



May 7, 2025

Mathew Evans  
Project Planner  
Development Services Department – Planning Division  
135 North “D” Street  
Perris, CA 92570

**Subject: Nance Street Trailer Storage and Maintenance Yards – Notice of Intent to Adopt Mitigated Negative Declaration (MND No. 2405)**

Dear Mr. Evans:

EMWD appreciates the opportunity to provide comments on the proposed Nance Street Trailer Storage and Maintenance Yards Mitigated Negative Declaration.

The Nance Street Trailer Storage and Maintenance Yards may require either water, sewer and/or recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD’s Design Conditions (DC), to be developed by the project proponent and approved by EMWD.

The DC evaluation will identify the potential requirement to construct new facilities, such as on-site and offsite water, sewer and recycled water pipelines, sewer lift station, water booster station, water storage tank, facilities relocation related to conflicts with proposed improvements, (such as relocating existing facilities, street realignments, street vacations, proposed medians and additional soil import), as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

The Nance Street Trailer Storage and Maintenance Yards is an active project with EMWD’s Development Services Department, with Project Record Number PPI 2023-0292. Development Services

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**EASTERN MUNICIPAL WATER DISTRICT**

2270 Trumble Road • Perris, CA 92572-8300  
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has provided the project with “will-serve” letters, presented in the MND as Appendix J, as well as a Fire Flow Report.

To date, a final DC has not been completed to identify on-site and offsite facilities required to serve this project.

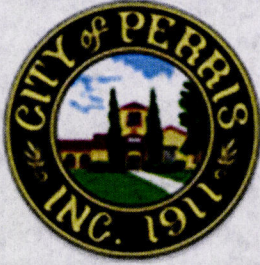
If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by email at [El-hagem@emwd.org](mailto:El-hagem@emwd.org).

Sincerely,

Anthony Budicin  
Director of Environmental and Regulatory Compliance

Cc: Maroun El-Hage, MPA, MS, PE, EMWD Principal Civil Engineer, Dev. Services Dept.  
Jose Ruiz, EMWD Assistant Engineer, Dev. Services Dept.  
Martha Vilchis, EMWD Water Resources Specialist Assistant, ERC Dept.

Attachment: Copy of Public Notice



**Development Services Department  
Planning Division**

**135 North "D" Street, Perris  
CA 92570**

**NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION (MND No. 2405)  
FOR THE CITY OF PERRIS, CALIFORNIA**

**PROJECT DESCRIPTION:** DPR 22-00022, DPR 23-00009, and DPR 23-00010 known as the Nance Street Trailer Storage and Maintenance Yards - A proposal to develop 9.72 acres with two office maintenance shops and a truck storage facility on three (3) separate sites represents the following entitlements: 1) DPR 22-00022 (Site 1) - A proposal to consolidate eight (8) parcels to construct an 11,700 square foot office/ maintenance shop 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 consolidate two (2) parcels to construct an 11,700 square foot office/ maintenance shop 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 on three (3) parcels on 2.73 acres.

**NOTES:** *The Project site is located within Airport Overlay Zone B1 and B2 of the March Air Reserve Base/Inland Port (MARB/IP) Airport Land Use Compatibility Plan. The proposed Project does not conflict with the MARB/IP Land Use Compatibility Plan and is required to comply with the standard Conditions of Approval for this Airport Zone. In addition, Tribal Consultation has been concluded.*

**PROJECT LOCATION:** Sites 1, 2 and 3 are generally located north and south of Nance Street between Nevada Avenue and Webster Avenue in the Perris Valley Commerce Center Specific Plan - General Industrial Zone (APNs: 303-020-0005, 303-020-022, 303-020-023, 303-020-024, 303-020-025, 314-0160-013, 314-0160-014, 314-0160-016, 314-0160-17 and 314-0160-18).

**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 2405).

**PUBLIC HEARINGS:** The City of Perris will hold a formal public hearing with the City Planning Commission on the above-noted project and the Mitigated Negative Declaration (MND 2405). 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 2405) pursuant to State CEQA Guidelines Section 15105, commences on April 11, 2025, and will close on May 12, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND 2405), via regular mail or e-mail to the following:

**PROJECT CONTACT:** Mathew Evans, Project Planner  
**PHONE:** (951) 943-5003 Extension # 115  
**E-MAIL:** [mevans@cityofperris.org](mailto:mevans@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 2405) 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>