



## Development Services Department Planning Division

135 North "D" Street, Perris  
CA 92570

### NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND No. 2386) FOR THE CITY OF PERRIS, CALIFORNIA

#### PROJECT DESCRIPTION:

**Development Plan Review 22-00017:** The proposed First Industrial Logistics at Wilson Avenue Project is a proposal to consider a Development Plan Approval for the construction of a 192,623 square-foot industrial, non-refrigerated warehouse building consisting of 8,000 square feet of associated office space, 4,000 square feet of mezzanine space, and 180,623 square feet of warehouse area with 24 loading docks, and associated landscaping, parking, and right-of-way improvements, on 9.52-gross acre site.

**NOTES:** *The proposed Project is located within Airport Overlay Zone C1 (Primary Approach/Departure Approach), of the March Air Reserve Base/Inland Port Airport (MARB/IP) Land Use Compatibility Plan. The proposed development does not conflict with the MARB/IP Land Use Compatibility Plan and is required to comply with the standard Conditions of Approval for these Airport Zones. In addition, Tribal Consultations have been conducted.*

**PROJECT LOCATION:** The Project site is located on the west side of Wilson Avenue, approximately 800 feet south of East Rider Street in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (APNs: 300-210-014, 300-210-015, 300-210-023, and 300-210-024).

**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 2386).

**PUBLIC HEARINGS:** The City of Perris will hold a formal public hearing with the City Planning Commission on the above noted project (DPR22-00017) and the Mitigated Negative Declaration (MND 2386). 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 2386), pursuant to State CEQA Guidelines Section 15105, commences on March 31, 2023, and will close on May 1, 2023, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND 2386), via regular mail or e-mail to the following:

**PROJECT CONTACT:**

Lupita Garcia, Associate Planner

**PHONE:**

(951) 943-5003 Extension # 236

**E-MAIL:**

[lgarcia@cityofperris.org](mailto:lgarcia@cityofperris.org)

**ADDRESS:**

City of Perris

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**DOCUMENT AVAILABILITY:** The Mitigated Negative Declaration (MND 2386) 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>