



**Development Services Department
Planning Division**

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

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION (MND No. 2394)
FOR THE CITY OF PERRIS, CALIFORNIA**

PROJECT DESCRIPTION: First Industrial Logistics at Sinclair Street Project

Parcel Merger 23-05174 and Development Plan Review 22-00027: Proposal to consider the following entitlements: 1) Parcel Merger to consolidate three lots into one lot. 2) Development Plan Review for the demolition of two existing light industrial buildings totaling 206,100 square feet to facilitate the construction and operation of a 427,224-square-foot industrial, non-refrigerated warehouse distribution facility consisting of 4,000 square feet of office space, 4,000 square feet of mezzanine space, 419,224 square feet of warehouse area, on a 20.57-gross-acre site.

NOTES: *The Project site is located within Airport Overlay Zone B1 (Inner Approach/ Departure Zone) 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 Airport 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 conducted.*

PROJECT LOCATION: The Project site is located at the terminus of Sinclair Street, west of North Perris Boulevard Avenue, between Morgan Street and West Rider Street in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (APNs: 303-080-012, -013, and -015).

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 2394).

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 2394). 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 2394), pursuant to State CEQA Guidelines Section 15105, commences on February 16, 2024, and will close on March 18, 2024, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND 2394), via regular mail or e-mail to the following:

PROJECT CONTACT:

Mario Arellano, Associate Contract Planner

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E-MAIL:

marellano@cityofperris.org

ADDRESS:

City of Perris

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DOCUMENT AVAILABILITY: The Mitigated Negative Declaration (MND 2394) 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>