



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

COUNTY CLERK
County of Riverside
2720 Gateway Drive
Riverside, CA 92507

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

State Clearinghouse Number (if submitted to Clearinghouse): 2024020647

Project Title: First Industrial Logistics at Sinclair Street Project DPR 22-00027

Project Applicant: Paul Loubet, First Industrial Realty Trust, Inc.

Lead Agency Contact Person: Alfredo Garcia, Associate Planner

Area Code/Telephone: (951) 943-5003 ext. 287

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

Project Description: The proposed First Industrial Logistics at Sinclair Street Project is a proposal to consider a Development Plan Approval for the construction of a 427,224 square-foot industrial, non-refrigerated warehouse building that includes 4,000 square feet of associated office space, 4,000 square feet of mezzanine space, with 70 loading docks, and associated landscaping, parking, and right-of-way improvements, on a 20.57-gross acre site.

This is to advise that the City of Perris Planning Commission approved the above-described project on January 15, 2025, and made the following determinations:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final MND with comments and responses and record of project approval is available to the General Public at:

City of Perris Development Services Department, 135 North D Street, Perris, CA 92570 or on the City of Perris webpage: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-421#docan1206_1313_479.

Signature: _____
RJ

Date: 1-15-2025 **Title:** Principal Planner

Date received for filing at OPR: _____