

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023120020

Project Title: The Cubes at Placentia Industrial Project

Lead Agency: City of Perris

Contact Name: Mathew Evans

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Project Location: Perris Riverside
City County

Project Description (Proposed actions, location, and/or consequences).

The Project Applicant proposes to construct a 573,265 square foot concrete tilt up warehouse building with a 5,000 square foot mezzanine, for a total building area of 578,265 square feet (Proposed Project). The Proposed Project would provide a total of 201 automobile parking stalls and 138 trailer stalls. The warehouse would provide a total of 104 truck dock positions, 54 docks on the north side and 50 docks on the south side. The building would have a maximum height of 50 feet. The lot coverage would be 48.29 percent where a maximum of 50 percent is allowed, and the FAR would be 0.4871, where 0.75 is allowed.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR determined that the following issue areas have less than significant impacts or potentially significant environmental impacts that will be mitigated to below a level of significance: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Resources, Hydrology and Water Quality, Land Use, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on input received from the public during the scoping process, there are no areas of controversy known to the City at this time. However, concerns have been raised about Project and cumulative air quality and health risks to sensitive receptors from Project operations, including emission from trucks, and transportation impacts. Planning Commissioners and members of the public also requested an analysis of alternatives, and expressed concern with impacts to aesthetics, noise, public and emergency services, as well as impacts to the economy.

Provide a list of the responsible or trustee agencies for the project.

Santa Ana Regional Water Quality Control Board - A National Pollutant Discharge Elimination System (NPDES) permit to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened
Riverside County Airport Land Use Commission - Advisory review for a determination of consistency with the 2014 March ARB/IPA Airport Land Use Compatibility Plan (ALUCP)
South Coast Air Quality Management District - Issue necessary air quality permits to construct and permits to install and operate new stationary sources of equipment that emit or control air contaminants
California Department of Fish and Wildlife (CDFW) - Approval of Streambed Alteration Agreement per California Fish and Game Code Sections 1601, et seq. and Section 2081 Incidental Take Permits authorizing impacts to listed plant and wildlife species
Federal Emergency Management Agency - Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR)
Eastern Municipal Water District - Approval of Water Supply Assessment and water and sewer improvement plans