

# 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 #: \_\_\_\_\_

Project Title: First Industrial Logistics at Harley Knox and Indian DPR 22-00016 and TPM 25-0004 (TP)

Lead Agency: City of Perris

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Project Location: Perris Riverside  
*City* *County*

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

See Attached

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

See Attached

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

N/A

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

Riverside County Airport Land Use Commission  
Riverside County Flood Control and Water Conservation District  
Eastern Municipal Water District  
Regional Water Quality Control Board, Santa Ana Region  
South Coast Air Management District

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First Industrial Logistics at Harley Knox and Indian  
DPR 22-00016 and TPM 25-0004 (TPM 38684)**

Project Description: The First Industrial Logistics at Harley Knox and Indian Project and off-site improvement area (collectively referred to as proposed Project or Project) involves the merging of seven (7) parcels for the construction and operation of an approximately 549,786-square-foot non-refrigerated warehouse building including infrastructure, appurtenances, associated parking areas, and associated offsite supporting improvements. The proposed warehouse building would accommodate high-cube warehouse distribution uses, anticipating that approximately 10,000 square feet could be utilized for supporting office and mezzanine uses. Pursuant to the Perris Valley Commerce Center Specific Plan (PVCCSP) Guidelines, the building would include solar-ready rooftop panels. The Project would include a total of 94 dock doors on the north side of the building. Based on the employment projection factor for light industrial uses per the PVCCSP, the Project is anticipated to create approximately 542 jobs. The proposed Project would be constructed as a speculative or “spec” building; that is, there is not a specific tenant identified at this time. It is anticipated that the building could operate 24 hours a day, seven days a week. The warehouse is not anticipated to include e-commerce.

The Project would provide a total of 188 automobile parking stalls, which includes 147 standard stalls, 5 Americans with Disabilities Act-compliant (ADA) stalls, 1 ADA van stall, 32 standard electric vehicle stalls, 9 electric vehicle charging stations, 1 ADA electric vehicle charging station, 1 van electric vehicle charging station, and 1 ambulatory electric vehicle charging station. Automobile parking would be provided on the east and west side of the building near the office areas. The Project also includes 132 trailer parking stalls. The Project site will also include two shaded outdoor patio areas for break areas as employee amenities. These outdoor amenity areas are adjacent to the offices proposed at the northwest and southwest corner of the building. One indoor employee amenity area will also be provided by the future tenant.

The Project will include a curb and gutter, parkway, streetlights and a sidewalk along the Project site frontage on Harley Knox Boulevard and Indian Avenue. Improvements to Harley Knox Boulevard would include a 12-foot-wide parkway multipurpose lane. Existing power poles along Harley Knox Boulevard and Indian Avenue within the Project site or off-site improvement areas will be relocated or moved underground. The Project will connect to an existing water line in Harley Knox Boulevard and Indian Avenue.

The proposed Project includes the following land use applications: (1) Development Plan Review (DPR) No. 22-00016 to allow the development of the approximate 25.10 acre site with a 549,786-square-foot high-cube, non-refrigerated warehouse distribution facility; (2) Tentative Parcel Map 25-0004 (TPM 38684) to merge seven (7) existing parcels into one parcel and dedicate portions of the Project site to Harley Knox Boulevard and Indian Avenue Road right-of-way.

Mitigation Measures: An Initial Study (IS) was prepared for the Project. As identified in the IS, environmental topics related to Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire were found to either have a less than significant impact after mitigation is incorporated, a less than significant impact, or no impact. These conclusions are supported by the implementation of the following Project-specific or Perris Valley Commerce Center Specific Plan EIR (PVCCSP) mitigations measures: Project-specific MM AES 1, PVCCSP MM Bio 1- PVCCSP Bio 6, Project-specific MM BR 1 and MM BR 2, Project-specific MM CR 1 and MM CR 2, Project-specific MM GEO 1, and PVCCSP MM Geo 1.

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As identified in the IS, environmental topics related to Agricultural Resources, Air Quality, Energy, Greenhouse Gas, Land Use, Noise, and Transportation. may have the potential to have significant impacts and will be analyzed in the EIR in addition to other CEQA -mandated topics including Alternatives, Cumulative Effects, and Consistency with Regional Plans.