

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 #: 2025051368Project Title: First Industrial Logistics at Harley Knox and Indian (DPR 22-00016 and TPM 25-0004 (TPLead Agency: City of PerrisContact Name: Matthew EvansEmail: mevans@cityofperris.org Phone Number: (951) 943-5003Project 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.

Comments received in response to NOP were related to the following CEQA topics:

- Agriculture Resources
- Air Quality
- Cultural Resources
- Cumulative Impacts
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

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. The proposed Project site is located in the northwest corner of Harley Knox Boulevard and Indian Avenue, within the City of Perris on approximately 25.10 gross acres. The Project site is within the northern portion of the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area, in the City of Perris, in Riverside County.

Pursuant to the 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 is proposed to be consistent with City standards and include 14-foot-high screen walls, 8-foot-high perimeter wrought iron fence along the perimeter of the proposed building, and landscaping along the Project site's frontage.

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, 35 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 includes approximately 1.1 acres of offsite improvements associated with potable water, sewer and storm drain connections in Harley Knox Boulevard and Indian Avenue, and sidewalk and parkway improvements along the Project's frontage.

Water (potable) and sewer service are provided to the Project area by the Eastern Municipal Water District (EMWD).

The proposed Project includes the following discretionary actions by the City: (1) approve a Tentative Parcel Map 25-0004 (TPM 38684) to merge (7) parcels into one; (2) approval of Development Plan Review (DPR) 22-00016 to allow development of an approximately 549,786-square-foot non-refrigerated warehouse building and (3) Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.

Mitigation Measures: The Draft Environmental Impact Report (DEIR) prepared for the Project evaluated potential environmental impacts to Agriculture Resources, Energy, Greenhouse Gas, Land Use, Noise, and Transportation.

As identified in the Initial Study, environmental topics related to Aesthetics, 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,

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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 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.

In addition the proposed Project will not result in any potentially significant impacts to Agriculture Resources, Energy, Greenhouse Gas, Land Use, Noise, and Transportation with implementation of the following mitigation measures from the PVCCSP EIR and Project-specific measures: PVCCSP MM Air 2 - PVCCSP MM Air 9, PVCCSP MM Air 11 – PVCCSP MM Air 14, PVCCSP MM Air 19, PVCCSP MM Air 18, PVCCSP MM Air 20, PVCCSP MM Noise 1, Project-specific MM NOI 1, Project-specific MM NOI 2, PVCCSP MM Trans 1 – PVCCSP MM Trans 5, PVCCSP Trans 7, PVCCSP Trans 8.