

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025051368**Project Title:** First Industrial Logistics at Harley Knox and Indian (DPR 22-00016 and TPM 25-0004 (TPM 38684))Lead Agency: City of PerrisContact Person: Mathew EvansMailing Address: 101 N. D StreetPhone: (951) 946-5003City: PerrisZip: 92570County: Riverside**Project Location:** County: RiversideCity/Nearest Community: PerrisCross Streets: Harley Knox Boulevard and Indian AvenueZip Code: 92570Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 30.08 " N / 117 ° 14 ' 21.94 " W Total Acres: 26.22Assessor's Parcel No.: See attachedSection: 6Twp.: 4SRange: 3WBase: SBBMWithin 2 Miles: State Hwy #: I-215Waterways: N/AAirports: March Air Force Base/IPARailways: BNSF RailwaySchools: See attached**Document Type:**

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☐ Mit Neg Dec Other: ☐ FONSI ☐

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: ☐

Development Type:

☐ Residential: Units ☐ Acres ☐ Transportation: Type ☐
☐ Office: Sq.ft. ☐ Acres ☐ Employees ☐ Mining: Mineral ☐
☐ Commercial: Sq.ft. ☐ Acres ☐ Employees ☐ Power: Type ☐ MW
☒ Industrial: Sq.ft. 549786 Acres 25.10 Employees 542 ☐ Waste Treatment: Type ☐ MGD
☐ Educational: ☐ Hazardous Waste: Type ☐
☐ Recreational: ☐ Other: ☐
☐ Water Facilities: Type ☐ MGD ☐

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: ☐

Present Land Use/Zoning/General Plan Designation:

Unimproved/Vacant/Perris Valley Commerce Center Specific Plan/General Industrial

Project Description: (please use a separate page if necessary)

See attachment.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 8	☐ Public Utilities Commission
☒ Caltrans Division of Aeronautics	☒ Regional WQCB # 8
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☒ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 6	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 5, 2025 Ending Date January 20, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Albert A. Webb Associates</u>	Applicant: <u>First Industrial Realty Trust, Inc.</u>
Address: <u>3788 McCray Street</u>	Address: <u>898 N Pacific Coast Highway, Suite 175</u>
City/State/Zip: <u>Riverside, California 92506</u>	City/State/Zip: <u>El Segundo, California 90245</u>
Contact: <u>Monica Tobias</u>	Phone: <u>(909) 230-3892</u>
Phone: <u>(951) 686-1070</u>	

Signature of Lead Agency Representative: Mathew Evans Date: 11-25-2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**To the Notice of Completion & Environmental Document Transmittal
First Industrial Logistics at Harley Knox and Indian
DPR 22-00016 and TPM 325-0004 (TPM 8684)**

Assessor's Parcel No.: 302-020-013, 302-020-028, 302-020-038, 302-020-032, 302-020-040, 302-020-043, and 302-020-048.

Schools within Two Miles of the Project Location: Val Verde High School, Mary McLeod Bethune Elementary School, Rancho Verde High School

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 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, 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 also includes the following offsite improvements:

- Modified median on Indian Ave for truck left-turn access.
- Harley Knox Boulevard and Indian Avenue would be removed in order to construct curb and gutter, new sidewalks, and a multipurpose trail per PVCCSP and City standards. Improvements to Harley Knox Boulevard would include a 12-foot-wide parkway multipurpose lane.
- A sewer line connection is proposed within Harley Knox Boulevard.

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

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.