



NOTICE OF AVAILABILITY
FIRST INDUSTRIAL LOGISTICS AT HARLEY KNOX AND INDIAN
PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)
SCH NO. 2025051368

December 5, 2025

Project Title: First Industrial Logistics at Harley Knox and Indian Project - Environmental Impact Report First Industrial Logistics at Harley Knox and Indian Project, Development Plan Review (DPR) 22-00016 and Tentative Parcel Map 25-0004 (TPM 38684).

Lead Agency:

City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570
(951) 943-5003
Contact: Mathew Evans, Project Planner

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: 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 as shown in Figure 1 – Aerial Map. 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. The proposed Project area is comprised of both on- and off-site areas totaling 26.22 gross acres. The Project site consists of Assessor's Parcel Numbers (APNs) 302-020-013, 302-020-028, 302-020-038, 302-020-032, 302-020-040, 302-020-043, and 302-020-048. The off-site area includes 1.10 gross acres of offsite improvements in Harley Knox Boulevard, Indian Avenue, and a storm drain connection to the Perris Valley Storm Drain (PVSD) Lateral B. The Project site is approximately 1.7 miles east of Interstate 215 (I-215), and approximately 0.30 mile southeast of March Air Reserve Base/Inland Port Airport.

Description of the Project: The Project would result in the construction and operation of a new 549,786-square-foot (approximate) non-refrigerated industrial warehouse building. 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 building would include solar-ready rooftop panels. 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 design of the building is modern industrial and includes concrete tilt-up wall construction with board-formed cement veneer and standard window glazing. 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.

As shown on Figure 2 – Site Plan, the Project site's automobile entrance would be separate from the truck entrance. Automobile vehicles would access the Project site via two driveways: the driveway along Harley Knox Boulevard and the southerly driveway along Indian Avenue. Trucks would access the Project site via one driveway: the northerly driveway on Indian Avenue. The trucks would stop at the guard shack to access the loading areas that are located north of the building. Emergency vehicle access would be available from the northerly Indian Avenue driveway and from the Harley Knox Boulevard driveway.

Domestic water services in the Project vicinity are provided by the Eastern Municipal Water District (EMWD). The Project would connect to the 12-inch diameter potable water lines in Harley Knox Boulevard and Indian Avenue for potable water, landscape irrigation, and fire water pump for fire flow demands. No offsite water line improvements are required.

Sewer (wastewater) collection and treatment services in the Project vicinity are also provided by the EMWD. The Project includes a proposed 6-inch diameter lateral sewer line to connect to the EMWD's existing 15-inch diameter sewer line in Harley Knox Boulevard.

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..

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.

Significant Effects Discussed in the Draft EIR: 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: Agriculture, Air Quality, Energy, Greenhouse Gas Emissions, Land Use, and Transportation. The Initial Study previously determined that the following issue areas have no impact, less than significant impacts, or potentially significant environmental impacts that will be mitigated to below a level of significance: Aesthetics, 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.

Electronic Copies of the Draft EIR are Available at: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>):

Hard copy documents may be reviewed at the following location, by appointment only.

City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570
Phone: (951) 943-5003
Monday – Friday 8:00 a.m. –6:00 p.m.

Cesar E. Chavez Library
163 E San Jacinto Avenue
Perris, CA 92570
Phone: (951) 657-2358

Public Review Period: The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **December 5, 2025**, and conclude on **January 20, 2026**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **January 20, 2026, at 5:00 pm**. Please send written comments to Mathew Evans, City of Perris Planning Division, 135 North "D" Street, Perris, CA 92570-2200. Mr. Mathew Evans may be reached by phone at (951) 943-5003, Ext 115, or via e-mail at mevans@cityofperris.org.

Public Hearing: Written and oral comments regarding the Draft EIR may also be submitted at a public hearing that will be held before the City of Perris Planning Commission. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and supporting documents, are available for review at the City of Perris Planning Department, located at the address provided above.

Hazardous Materials Statement: The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

NOTES: This project was not subject to Airport Land Use Commission (ALUC) review. Tribal Consultations were conducted in accordance with the provisions of AB 52.

FIGURE 1

Aerial Map



LEGEND

- Project Boundary
- Offsite Disturbance Footprint



0 137.5 275 Feet

Source: Nearmap, 2024.

FIGURE 2

FIRST INDUSTRIAL LOGISTICS AT HARLEY KNOX AND INDIAN

Site Plan

PROJECT DATA	
SITE AREA	BLDG. 2
In s.f.	1,094,727 s.f.
In acres	25.13 ac
BUILDING AREA	
Office - 1st floor	5,000 s.f.
Office - 2nd floor	5,000 s.f.
Warehouses	539,786 s.f.
TOTAL	549,786 s.f.
COVERAGE	49.8%
F.A.R. -	0.502
AUTO PARKING REQUIRED	
Office (office area is less than 10%)	20 stalls
Whse: 1st 20K @ 11,000 s.f.	10 stalls
2nd 20K @ 112,000 s.f.	102 stalls
above 40K @ 115,000 s.f.	102 stalls
TOTAL	132 stalls
AUTO PARKING PROVIDED	
Standard (9' x 19')	102 stalls
Standard (11' x 19')	42 stalls
Accessible Parking (Standard)(9'x18')	5 stalls
Accessible Parking (Van)(12'x18')	1 stalls
Standard EV Spaces (9' x 19')	32 stalls
Standard EVCS (9' x 19')	9 stalls
Accessible EVCS Parking (Standard) (9'x18')	1 stalls
Accessible EVCS Parking (Van) (12'x18')	1 stalls
Accessible EVCS Parking (Ambulatory) (12'x18')	1 stalls
TOTAL	185 stalls
TRAILER PARKING REQUIRED	
Trailer: 1/5,000 SF	110 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	132 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Perris Valley Commerce Center	
General Industrial	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR - 75	
MAXIMUM LOT COVERAGE	
Coverage - 50%	
LANDSCAPE REQUIREMENT	
Percentage - 10%	109,473 s.f.
LANDSCAPE PROVIDED	
In s.f.	183,438 s.f.
Percentage	16.8%
SETBACKS	
Harley Knox - 15'	
Side/Rear - none, adjoining R zone- 20'	

PROPERTY OWNER
FIRST INDUSTRIAL REALTY TRUST
898 N. PACIFIC COAST HIGHWAY SUITE 175
EL SEGUNDO, CA 90245
TEL: (310) 414-5400
CONTACT: MICHAEL GOODWIN
MGOODWIN@FIRSTINDUSTRIAL.COM

APPLICANT
FIRST INDUSTRIAL REALTY TRUST
898 N. PACIFIC COAST HIGHWAY SUITE 175
EL SEGUNDO, CA 90245
TEL: (310) 414-5400
CONTACT: MICHAEL GOODWIN
MGOODWIN@FIRSTINDUSTRIAL.COM

APPLICANT'S REPRESENTATIVE
HPA, INC.
18831 BARDEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-822-2116
ATTN: RUBEN CHOI

ADDRESS OF THE PROPERTY
657 HARLEY KNOX BOULEVARD PERRIS, CA

ASSESSOR'S PARCEL NUMBER
302-020-043, 302-020-048,
302-020-013, 302-020-028, 302-020-038,
302-020-040, 302-020-032

ZONING
ZONING DESIGNATION - PERRIS VALLEY COMMERCE CENTER
GENERAL INDUSTRIAL

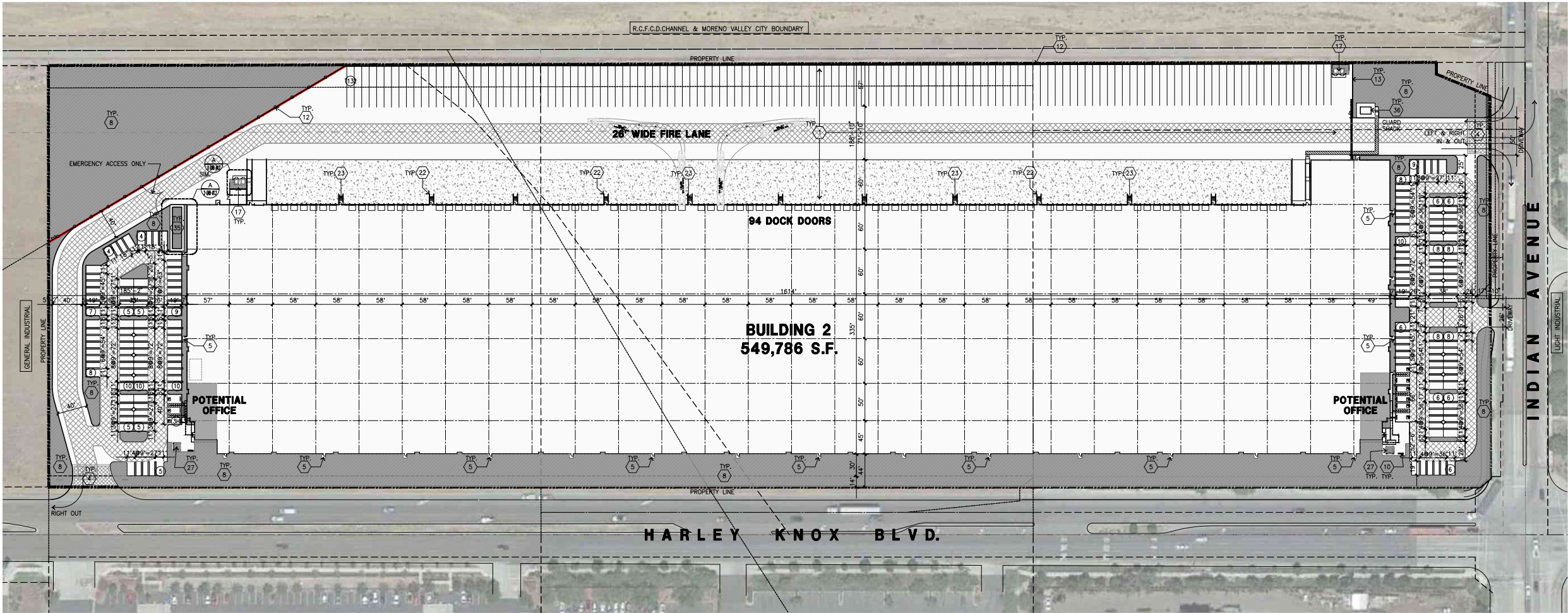
LEGAL DESCRIPTION
REFER TO CIVIL
REFERENCE FOR THE FULL LEGAL DESCRIPTION FOR CONCEPTUAL GRADING PLAN SHEET 1 OF 9
IS 1: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 3 IN BLOCK 3 OF RIVERSIDE TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 668 OF MAPS, RECORD OF SAN DIEGO COUNTY.
IS 2: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL A: THE NORTH OF ONE HALF OF LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORD OF SAN DIEGO COUNTY, CALIFORNIA.
PARCEL B: LOT 2 OF BLOCK 3 OF RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORD OF RIVERSIDE COUNTY, CALIFORNIA.
IS 3: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORD OF SAN DIEGO COUNTY, CALIFORNIA.
IS 4: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THE SOUTH 1/2 OF LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORD OF SAN DIEGO COUNTY, CALIFORNIA, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF AND LOT 1, SAID SOUTHEAST CORNER BEING A POINT ON THE WEST LINE OF INDIAN AVENUE, 60.00 FEET WIDE;

SITE PLAN GENERAL NOTES

1. THE SOILS REPORT PREPARED BY _____ SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
11. PROVIDE TWO FIRE HYDRANT ON THE SITE. FINAL LOCATION WILL DETERMINATE IN DURING SUBMITTAL.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

SITE LEGEND

- LANDSCAPED AREA
- SITE PAVING - SEE "C" DRWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAP PARKING STALL (9' X 19')
- 26' FIRE LANE.
- FIRE LANE RED CURBS
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION
- PROPERTY LINE
- PATH OF TRAVEL
- TRUCK IN & OUT
- FIRE LANE



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