



NOTICE OF SCOPING MEETING &
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FIRST INDUSTRIAL LOGISTICS AT HARLEY KNOX AND INDIAN
PROJECT

Date: **May 23, 2025**

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies and Interested Parties

From: City of Perris Development Services Department | Planning Division
135 North D Street
Perris, CA 92570

Subject: Notice of Preparation and Public Scoping Meeting Notice for the preparation of a Draft Environmental Impact Report for the First Industrial Logistics at Harley Knox and Indian Project –Development Plan Review (DPR) 22-00016 and Tentative Parcel Map 25-0004 (TPM 38684).

Scoping Meeting: **June 18, 2025 at 6:00 p.m.** (City of Perris Planning Commission meeting)
Perris City Council Chambers 101 N. D Street
Perris CA 92570

NOP Comment Period: **May 30, 2025** through **June 30, 2025**

Project Title: Development Plan Review (DPR) 22-00016- First Industrial Logistics at Harley Knox and Indian Project

Applicant: First Industrial Realty Trust, Inc.
898 N Pacific Coast Highway, Suite 175
El Segundo, CA 90245

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR): The City of Perris (City) will be the Lead Agency pursuant to Section 15052 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines). The City will prepare a Draft Environmental Impact Report (EIR) for the proposed First Industrial Logistics at Harley Knox and Indian Project (Project). This Notice of Preparation identifies the Project applicant, contains the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A vicinity map is included in this Notice of Preparation.

The City is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization’s statutory responsibilities or interests in connection with the Project. Due to time limits mandated by State law, your response must be received at the earliest possible date, but not later than 30 days after the date of this Notice of Preparation. The public comment period for this Notice of Preparation begins on **May 30, 2025**, and is set

to close at 5:00 p.m. on **June 30, 2025**. Please send written comments to Mathew Evans, Project Planner, at the address shown above or via email at mevans@cityofperris.org. Please include the name and contact person of the agency or organization.

I. Project Location and Setting

The approximate 25-gross acres vacant unimproved Project site is located at the northwest corner of Harley Knox Boulevard and Indian Avenue in the City of Perris, Riverside County. The 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 proposed Project also includes a 1.1-acre off-site improvement area for improvements in Harley Knox Boulevard and Indian Avenue, and a drainage connection to the Riverside County Flood Control and Water Conservation District, Line B, located to the north of the Project site. The City of Perris General Plan land use designation for the site is PVCC SP - Perris Valley Commerce Center Specific Plan and the Perris Valley Commerce Center Specific Plan (PVCCSP) zone designation for the site is General Industrial (GI).

The Project site is located approximately 0.3 mile southeast of the March Air Reserve Base/Inland Pot Airport and is located within the area subject to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The Project site is located within Compatibility Zones A, B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

The Project site is relatively flat, with the western portion of the Project site draining southerly to storm drains in Harley Knox Boulevard and the easterly portion of the Project site draining easterly towards storm drains in Indian Avenue. The Perris Valley Storm Drain Lateral B (hereinafter "Lateral B") is an existing Riverside County Flood Control and Water Conservation District storm drain facility that is located adjacent to the north of the Project site.

As shown on Figure 1 – Aerial Map (attached to this Notice of Preparation), land uses surrounding the Project site include a mix of undeveloped and developed land. Specifically, uses surrounding Project site include Lateral B and industrial uses within the City of Moreno Valley to the north, warehouses to the east, vehicle action/storage and asphalt manufacturing uses to the south, and undeveloped vacant land to the west.

The Project site is located within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located within an MSHCP Criteria Cell, Cell Group, or Linkage Area.

II. Project Description

The First Industrial Logistics at Harley Knox and Indian and off-site improvement area 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. (Refer to Figure 2 – Site Plan.)

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 Project would include a total of 94 dock doors on the north side of the building. 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). There are existing potable water lines near the Project site: 12-inch diameter water lines are present in Harley Knox Boulevard and Indian Avenue, in addition to a 12-inch diameter water line in Webster Avenue. 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 proposed.

Recycled water services in the Project vicinity are also provided by the EMWD. The EMWD maintains a 12-inch recycled water line in Indian Avenue that is capped and ends approximately 166 linear feet north from the Harley Knox Boulevard and Indian Avenue intersection. There are recycled water lines within Nance Street, south of the Project site, and Redlands Avenue east of the Project site. There are no other existing recycled water lines adjacent to the Project site. Because there are no existing recycled water lines adjacent to the Project site, other than the capped 12-inch diameter recycled water line in Indian Avenue, recycled water connections are not proposed.

Sewer (wastewater) collection and treatment services in the Project vicinity are also provided by the EMWD. The EMWD maintains an existing 15-inch diameter sewer main (flows east) in Harley Knox Boulevard along the Project site's frontage and an existing 12-inch diameter sewer main (flows south) in Indian Avenue along the Project site's frontage. 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. No offsite sewer line improvements or additional treatment facilities are needed to serve the Project.

Offsite Improvements

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.

Project Construction

Project construction would not be phased and is anticipated to begin no sooner than June 2025 and would take approximately 11.5 months. Nighttime pouring of concrete is anticipated during summer months. The Project site will balance, no soil import or export will be needed.

III. Required Entitlements / Approvals

Pursuant to the provisions of CEQA and the CEQA Guidelines, the City of Perris, as the Lead Agency, is charged with the responsibility of deciding whether to approve the Project. The following approvals and permits are required from the City of Perris to implement the project:

- Certification of the EIR
- Tentative Parcel Map 25-0004 (TPM 38684)
- Development Plan Review (DPR) 22-00016

Approvals and permits that may be required by other agencies include:

- 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
- South Coast Air Quality Management District – Compliance with the Indirect Source Rule (Rule 2305) for warehouse owners and operators and a permit to install and operate a diesel fueled fire water pump
- Eastern Municipal Water District – Approval of water and sewer improvement plans
- Permits or associated approval by other utility agencies, as necessary, for installation of new utility infrastructure or connections to existing facilities
- California Department of Fish and Wildlife - Section 1602 Lake and Streambed Alteration Agreement for the storm drain connections to the Perris Valley Storm Drain; and
- Santa Ana Regional Water Quality Control Board – Waste Discharge Permit for storm drain connections to the Perris Valley Storm Drain
- Riverside County Flood Control and Water Conservation District - Encroachment permits and approval for outfall structure and riprap that would be constructed within the Perris Valley Storm Drain Lateral B.

IV. Probable Environmental Effects of the Project

The PVCCSP EIR is a program EIR, and project-specific evaluations in later-tier environmental documents for individual development projects within the Perris Valley Commerce Center area were anticipated. As stated in Section 15168(d)(3) of the CEQA Guidelines, “The program EIR can focus an EIR on a subsequent project to permit discussion solely of new effects which had not been considered before.” As such, the environmental analysis for the Project will be based on, or tiered from, the analysis presented in the PVCCSP EIR, when applicable.

The PVCCSP EIR analyzes the direct and indirect impacts resulting from implementation of the allowed development under the PVCCSP. Measures to mitigate, to the extent feasible, the significant adverse project and cumulative impacts resulting from that development are identified in the PVCCSP EIR. In conjunction with certification of the PVCCSP EIR, the City adopted a Mitigation Monitoring and Reporting Program. Additionally, the PVCCSP includes Standards and Guidelines to be applied to future development projects in the Specific Plan area. The City requires that future development projects in the Specific Plan area comply with the required PVCCSP Standards and Guidelines and PVCCSP EIR mitigation measures as outlined in the Mitigation Monitoring and Reporting Program and that these requirements are implemented in a timely manner.

The Draft EIR for the proposed Project will contain a detailed Project Description, a description of the existing environmental setting of the Project site and surrounding area, analysis of Project-

specific environmental impacts, analysis of cumulative impacts, identification of additional project-specific mitigation measures required to reduce potentially significant impacts, and an analysis of alternatives to the Project that could reduce one or more of the potentially significant impacts of the Project.

The City has prepared an Initial Study and determined that an EIR is required for the proposed Project based on its potential to cause significant environmental effects. The Initial Study found that the following environmental topics would result in less than significant environmental impacts; and therefore, will not be further analyzed in the Draft EIR:

- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities/Service Systems
- Wildfire

The Initial Study prepared for the proposed Project also identified environmental topics for which the Project has potential to cause significant environmental effects, but those effects would be mitigated below a level of significance with incorporation of mitigation measures. The following environmental topics would result in less than significant environmental impacts with implementation of the identified mitigation measures; and therefore, will not be further analyzed in the Draft EIR:

- Aesthetics
- Biological Resources
- Cultural Resources
- Geology/Soils
- Tribal Cultural Resources

The following environmental topics will be analyzed in the Draft EIR:

- Agriculture and Forestry Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Transportation
- Mandatory Findings of Significance

V. Public Meetings

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting with the City Planning Commission on:

June 18, 2025, at 6:00 p.m.

Perris City Council Chambers
101 N. D Street, Perris CA 92570.

At the meeting, the City will provide background information on environmental impact reports, a brief overview of the Project, and will solicit public input on environmental issues to be addressed in the Draft EIR, and on items of public concern. Issues identified during the scoping meeting will be addressed in the Draft EIR (as appropriate).

VI. Response to This Notice of Preparation

This Notice, as well as the Initial Study, is available for review on the City's website at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

Copies of the Notice of Preparation and Initial Study are also available for review at the Cesar E. Chaves Library at 162 E. San Jacinto Avenue, Perris, CA 92570 and at the Development Services Department located at 135 N. D Street, Perris, CA 92570.

Please provide written comments no later than 30 days from the receipt of this NOP. According to Section 15082(b) of the CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that you or your agency will need to have explored in the Draft EIR; and, whether your agency will be a responsible agency or a trustee agency, as defined by CEQA Guidelines Sections 15381 and 15386, respectively. Please return all comments to the following address or email:

Mathew Evans, Contract Project Planner
City of Perris, Planning Division
135 North D Street
Perris, CA 92570
mevans@cityofperris.org