



**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) 2369
FIRST HARLEY KNOX INDUSTRIAL**

January 5, 2022

Project Title: First Harley Knox Industrial (DPR20-00014)

Lead Agency:

City of Perris
135 North "D" Street
Perris, California 92570
(951) 943-5003

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The proposed Project site is located at the northwest corner of Harley Knox Boulevard and Redlands Avenue within the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area in the City of Perris (refer to the attached exhibit). The northern Project site boundary generally forms the City's boundary with the City of Moreno Valley. The Project site is Assessor Parcel Number (APN) 302-100-029. The site upon which the building is proposed to be constructed is part of a larger approximate 9.3-gross-acre site, of which 1.22 acres are located in the City of Moreno Valley and of which approximately 0.21 acre will be dedicated for Redlands Avenue leaving a net site area of 7.91 acres. (The portion of the property within the City of Moreno Valley is not a part of the Project. This area will be covered with gravel for weed abatement.)

Description of the Project: The proposed First Industrial Harley-Knox Boulevard and Redlands Avenue Warehouse Project (Project) would involve construction and operation of an approximately 154,250-square-foot (SF) industrial, non-refrigerated warehouse distribution use that includes 4,300 SF of mezzanine space for a total building size of 158,550 SF. The Project also would include two outdoor employee amenities are proposed adjacent to the northeast corner of the proposed building, a trellised employee break area outfitted with patio furniture and a bocce ball court. The Project would also include an indoor employee break area. The Project site has a City of Perris General Plan Land Use designation of PVCCSP – Perris Valley Commerce Center Specific Plan. Per the PVCCSP, the Project site has a Specific Plan land use designation of Light Industrial (LI). The Project does not require a General Plan amendment, PVCCSP amendment, or zone change.

Access to the Project site will be from Redlands Avenue and Harley Knox Boulevard via three driveways; the north most driveway on Redlands Avenue will have direct access to the truck yard. Truck yard access from Harley Knox Boulevard will be restricted to emergency vehicle use (fire access) only by an emergency access gate. Automobile access will be via the driveway located on Harley Knox Boulevard and the south-most driveway on Redlands Avenue. Decorative pavement is proposed at all three driveways. The Project would provide a total of 125 automobile parking stalls, including four (4) American with Disabilities Act (ADA)-compliant stalls. The warehouse building would include 26 loading docks along the north side of the building. There would be approximately 48,891 sf of onsite landscaping. The Project includes curb and gutter, and ribbon gutters to convey on-site flows to the proposed underground storage chambers. Runoff will be conveyed from the underground storage chambers to a Contech Filterra unit located on the southeast corner of the Project site for water quality treatment. Following water quality treatment, discharge from the Contech Filterra unit will flow to a proposed 30-inch diameter offsite reinforced concrete pipe (RCP) storm drain that will connect into an existing 48-inch diameter RCP storm drain (Line D-3A) in Harley Knox Boulevard. The Project includes construction of two onsite subsurface storm drains; Line A-1 and Line B-1. Line A-1 will collect surface flow from the northern portion of the Project site via a trench drain that would be located north of the trailer docks. Line B-1 will collect surface flows from the southern portion of the Project site through several low points of the landscaping area.

The Project would comply with applicable provisions of the City of Perris Airport Overlay Zone, the 2014 March MARB/IPA Land Use Compatibility Plan, and the 2018 March Air Installation Compatible Use Zone study. The Project site is within an area designated as Zone D in the March MARB/IPA Land Use Compatibility Plan, and is not within an Accident Potential Zone (APZ). Tribal Consultation in accordance with AB 52 has been completed.

Construction of the Project would occur in a single phase and is expected to begin in September 2022 and estimated to be completed over a period of approximately 10 months. As part of the site preparation prior to construction, existing fencing throughout the Project site, a brick wall, and concrete pads will be demolished and removed. Additionally, existing power poles and overhead electrical lines will be removed and undergrounded along Redlands Avenue. Earthwork will be balanced on the Project site with approximately 36,379 cubic yards (CY) cut and 38,183 CY fill with 1,504 CY shrinkage.

The Project includes the following discretionary actions the by the City: adoption of the Mitigated Negative Declaration (MND 2369) in compliance with the requirements of the California Environmental Quality Act (CEQA), and approval of Development Plan Review (DPR

20-00014) to allow for development of the Project site with an approximately 158,550 SF non-refrigerated warehouse facility. Copies of all relevant material, including the project specifications, are available for review at the City of Perris Planning Division, located at the address stated below.

Address Where Hard Copy of the Mitigated Negative Declaration is Available: The Draft MND is available for public review at the **City of Perris** Planning Division, 135 North “D” Street, Perris, California 92570-2200. The Planning Counter is open Monday – Thursday 8:00 a.m. – 6:00 p.m. *Electronic copies can be viewed on the City’s website at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>*

City of Perris

Planning Division
135 North “D” Street
Perris, California 92570-2200
Phone: (951) 943-5003
FAX: (951) 943-8379
Monday – Friday 8:00 AM to 6:00 PM

Public Review Period: The Initial Study/Mitigated Negative Declaration is being circulated for a **30-day review period**, which will commence on **January 5, 2022 and close on February 4, 2022**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than February 4, 2022. Please send your comments to Nathan Perez, City of Perris Planning Division, 135 North “D” Street, Perris, California 92570-2200. Mr. Perez may be reached by phone at (951) 943-5003 ext. 279, or via e-mail at nperez@cityofperris.org.

Public Hearing: Written and oral comments regarding the MND/Initial Study and project may also be submitted at public hearings 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 MND, and supporting documents, are available for review at the City of Perris Planning Division located at the address stated 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.