



Lead Agency: CITY OF PERRIS  
ATTN: NATHAN G. PEREZ  
Address: 135 N. "D" STREET  
PERRIS, CA. 92570

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202200190  
03/03/2022 10:10 AM Fee: \$ 2598.00  
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Removed: By: Deputy  


### Project Title

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE.

### Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

### Notes



# CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

135 N. "D" Street, Perris, CA 92570-2200

TEL: (951) 943-5003 FAX: (951) 943-8379

## NOTICE OF DETERMINATION

March 3, 2022

**To:** Riverside County Clerk  
2724 Gateway Drive  
Riverside, CA 92507

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

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

**Project Title:** First Harley Knox Industrial (DPR 20-00014)  
**Contact Person:** Nathan G. Perez, Senior Planner Telephone No.: (951) 943-5003 Ext 279  
**Project Location:** Northwest corner of Harley Knox Boulevard and Redlands Avenue (APN:302-100-029), City of Perris, Riverside County

**Project Description:** The proposed First Industrial Harley-Knox Industrial 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 speculative warehouse/distribution building is assumed to operate 24 hours a day 7 days a week. The Project includes approximately 26 truck dock doors on the north side of the warehouse building. A total of 125 auto parking stalls, including four handicapped-accessible stalls and 121 standard stalls will also be provided. The Project includes two outdoor employee, a trellised employee break area outfitted with patio furniture and a bocce ball court. The site upon which the building is proposed to be constructed is part of a larger approximate 8.1 gross acre site, of which approximately 0.18 acre will be dedicated for Redlands Avenue leaving a net site area of 7.92 acres. The Project applicant will be responsible for constructing a six-foot-wide sidewalk along the Project site frontage on the west side of Redlands Avenue and the north side of Harley Knox Boulevard. 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.

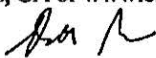
**Project Applicant:** First Industrial Realty Trust  
898 N. Pacific Coast Hwy. Suite 175  
El Segundo, California 90245

**Mitigated Negative Declaration No.: 2369**

This is to advise that the City of Perris Planning Commission (Lead Agency) has approved the above-described project on March 2, 2022 and has made the following determinations regarding the above-described project:

1. The project [ will **X will not**] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
**X A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.**
3. Mitigation measures [**X were**  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [**X was**  was not] adopted for this project.
5. A statement of Overriding Considerations [ was **X was not**] adopted for this project.
6. Findings [ were **X were not**] made pursuant to the provisions of CEQA.

The record of this project approval is available to the general public at the Office of the City Clerk, 101 North "D" Street, Perris, CA or [www.cityofperris.org](http://www.cityofperris.org).

  
\_\_\_\_\_  
Signature (Agency)

March 3, 2022  
\_\_\_\_\_  
Date

Senior Planner  
\_\_\_\_\_  
Title