

**Summary Form for Electronic Document Submittal****Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022010274Project Title: Duke Warehouse at Patterson Avenue and Nance StreetLead Agency: City of PerrisContact Name: Mary BlaisEmail: mblais@cityofperris.org Phone Number: (951) 943-5003Project Location: Perris *City* Riverside *County*

Project Description (Proposed actions, location, and/or consequences).

See attachment.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attachment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comments received on the NOP and at the Scoping meeting were related to:

- Aesthetics
- Air Quality
- Drainage
- Greenhouse Gas Emissions/Energy
- Hazardous Materials
- Noise
- Traffic

Provide a list of the responsible or trustee agencies for the project.

Riverside County Airport Land Use Commission  
Riverside County Flood Control and Water Conservation District  
Eastern Municipal Water District  
Regional Water Quality Control board, Santa Ana Region  
South Coast Air Quality Management District

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Project Description: The proposed Project includes construction and operation of approximately 769,668 square feet (SF) of high-cube, non-refrigerated, warehouse building which includes approximately 20,000 SF of office space. The warehouse building will be constructed as a “spec” building with no specific tenant identified at this time. It is anticipated that the building could operate 24 hours a day, seven days a week. The building includes 64 dock doors on the east side and 49 dock doors on the west side. The proposed Project site will also provide 366 automobile parking stalls, consisting of 326 standard stalls, 10 American Disabilities Act-compliant (ADA) parking stalls, and 30 Electric Vehicle (EV)/Clean Air/Vanpool stalls and 140 trailer parking stalls. Automobile parking is provided in three locations: one across from each office area on the northwest and southwest corners of the building and a third area along the north side of the building. The Project site will also include two shaded outdoor patio areas for break areas as employee amenities. These outdoor amenity areas are adjacent to the offices proposed at the northwest and southwest corner of the building. One indoor employee amenity area will also be provided by the future tenant. The Project includes approximately 168,406 SF of drought-tolerant landscaping. The Project will collect all on-site stormwater flows within proposed underground storage chambers located on the southeastern portion of the property. Following water quality treatment, discharged stormwater will flow to a proposed storm drain in Nevada Avenue that will connect to existing facilities. All high intensity flows will push out of the chambers from a raised outlet pipe and gravity flow to a proposed off-site storm drain. To convey nuisance runoff from three existing culverts under Patterson Avenue, a west collector channel is proposed and will convey flow to a proposed storm drain in Patterson Avenue. No imported soil will be needed as mass grading will be balanced.

The Project will include a curb and gutter, parkway, streetlights and a sidewalk along the Project site frontage on Patterson Avenue. Depending on the condition of the existing paved roadway at the time of construction, the Project developer may be required to repave along the frontage, up to the road centerline plus one travel lane on the southbound side. Nevada Avenue along the Project site’s frontage will be improved with curb, gutter, parkway, streetlights and sidewalk and paved with 38- feet of asphalt. North of the Project site’s frontage, 30-foot foot-wide roadway paving shall be continued to Harley Knox Boulevard. Existing power poles along Patterson Avenue, Nance Street and Nevada Avenue within the Project site or off-site improvement areas will be relocated or moved underground. The Project will connect to an existing water line in Patterson Avenue, construct a tee for connection to a recycled water line in Patterson Avenue being constructed by others and will construct a new sewer line in Nevada Avenue.

The proposed Project includes the following discretionary actions by the City: (1) Specific Plan Amendment Case No, 21-05267 to amend the PVCCSP to change the Circulation Plan to delete two planned streets: California Avenue and Nance Street between Patterson Avenue to the west and Nevada Avenue to the east; (2) Tentative Parcel Map 38259 (Case No. 21-05086) to merge thirty-eight existing parcels into one parcel, and vacate all or portions of the right of way (ROW) of California Avenue and Nance Street within the Project site and dedicate a portion of Patterson Avenue and Nevada Avenue ROW; (3) Development Plan Review (DPR) 21-00005 to allow development of the approximately 35.7- net-acre site with a 769,668 SF building with 749,668 SF for high-cube, non-refrigerated warehouse distribution uses and approximately 20,000 SF of supporting office space; and (4) Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.

Mitigation Measures: The Draft Environmental Impact Report (DEIR) evaluated potential environmental impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise,

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Utilities and Service Systems, Transportation and Tribal Cultural Resources. The proposed Project will not result in any potentially significant impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources with implementation of the following mitigation measures from the Perris Valley Commerce Center Specific Plan EIR (PVCCSP) and Project-specific measures: Project-specific MM AES 1, PVCCSP MM Air 2 through PVCCSP MM Air 9, PVCCSP MM Air 11 through PVCCSP MM Air 14, PVCCSP MM Air 18 through PVCCSP MM Air 20, Project-specific MM BIO 1 and PVCCSP MM Bio 2, Project-specific MM CR 1 and MM CR 2, Project-specific MM GEO 1 and MM GEO 2, PVCCSP MM Geo 1, PVCCSP MM Haz 1 through PVCCSP MM Haz 6, Project-specific MM HAZ 1 and MM HAZ 2, PVCCSP MM Noise 1 through PVCCSP MM Noise 4, PVCCSP MM Trans 1 through PVCCSP MM Trans 5, PVCCSP MM Trans 7 and PVCCSP MM Trans 8.