



**NOTICE OF INTENT  
TO ADOPT A MITGATED NEGATIVE DECLARATION (MND) 2366  
HARLEY KNOX COMMERCE CENTER PROJECT**

**Project Title:** Harley Knox Commerce Center Project (PLN21-00006)

**Lead Agency:**

City of Perris  
Planning Division  
135 North "D" Street  
Perris, California 92570  
(951) 943-5003 ext. 115  
Contact: Mathew Evans, Project Planner

**Project Location - City:** Perris

**Project Location - County:** Riverside

**Project Location - Specific:** The Project site encompasses approximately 6.4 acres, and is located at 25264 E Nance Street, south of Harley Knox Boulevard and north of Nance Street, generally between Las Palmas and Redlands Avenue, and within Assessor Parcel Numbers 302-100-020, 302-100-030, and 302-100-031. The site is located in the northeastern portion of the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area, in the City of Perris (City), in Riverside County.

**Description of the Project:** The proposed Harley Knox Commerce Center Project (Project) would involve construction and operation of an approximately 156,094-square-foot (sf) industrial building to be used for warehouse and associated office functions. The Project also includes indoor and outdoor employee amenities. 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 (zoning) designation of Light Industrial (LI). The Project does not require a General Plan amendment, PVCCSP amendment, or zone change. Tribal consultation required pursuant to Assembly Bill 52 has been completed.

Access to the Project site would be provided via two driveways along Harley Knox Boulevard and two driveways along Nance Street. The driveways along Harley Knox Boulevard would be right-in and right-out only; the western driveway would be for trucks and automobiles and the eastern driveway would be for automobiles only. The driveways along Nance Street would be full access; the western driveway would be for trucks and automobiles and the eastern driveway would be for automobiles only. Nance Street would be improved to its ultimate half-section width as a Local Street (60-foot right-of-way) adjacent to the Project site. A 30-foot-wide pavement section would also be constructed a short distance west of the Project site (approximately 200 feet). The roadways would be constructed consistent with the requirements outlined in the PVCCSP and the City of Perris General Plan Circulation Element.

The Project would provide 54 automobile parking stalls, including standard and van American with Disabilities Act (ADA)-compliant stalls; 53 automobile parking stalls are required. Automobile parking would be provided in the northwest and southwest corners and eastern portion of the site. The warehouse building would include 25 loading docks along the west side of the building. There would be approximately 35,342 sf of onsite landscaping. Wet and dry utility infrastructure would be installed onsite to serve the proposed use. The Project includes an on-site drainage system that drains in the same direction as the existing undeveloped condition (to the south). Stormwater discharges into the existing 54-inch public storm drain beneath Redlands Avenue located east of the Project site. Additionally, a new public storm drain line is proposed to be installed in Nance Street and would be installed as part of the Project. The public storm drain would be sized to adequately convey runoff from the Project site and future development of the adjacent property to the west.

The Project site is approximately 1.5 miles southeast of the March Air Reserve Base/Inland Port Airport (MARB/IPA) and is within the Airport Influence Area (AIA). Any development within this area is required to be compatible with applicable provisions of the City of Perris Airport Overlay Zone, the 2014 MARB/IPA Airport Land Use Compatibility Plan (2014 MARB/IPA ALUCP), and the 2018 MARB



Air Installation Compatible Use Zone (2018 AICUZ) study. The Project site is within an area designated as Zone D (Flight Corridor Buffer) in the 2014 MARB/IPA ALUCP and is not within an Accident Potential Zone (APZ). The Project site is within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located within any designated MSHCP “Criteria Area” cells, and it is not within a “Core” or “Linkage” area. No Riparian/Riverine areas or vernal pools are located within or adjacent to the Project site or offsite impact areas. No sensitive plant or burrowing owl were detected during completion of required focused surveys.

Construction of the Project would occur in a single phase and is expected to occur over 13 months. Construction would involve mass grading of the entire site. Earthwork quantities include approximately 12,641 cubic yards (cy) of cut and approximately 12,641 cy of fill, resulting in balanced grading; no import or export of soil from the Project site is anticipated.

The Project includes the following discretionary actions the by the City: adoption of the Mitigated Negative Declaration (MND 2366) in compliance with the requirements of the California Environmental Quality Act (CEQA), Parcel Merger (Case No. 21-05281) to merge three existing parcels into one parcel, and approval of Development Plan Review (DPR No. 21-00006) to allow for development of the Project site with an approximately 156,094 sf warehouse facility.

**Mitigation Measures:** The Initial Study evaluated potential environmental impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems and wildfires. As identified through the analysis presented in the Initial Study, with incorporation of applicable mitigation measures from the PVCCSP EIR and PVCCSP Standards and Guidelines, and compliance with regulatory requirements, the Project would have no impacts or less than significant impacts for each topic with the exception of Aesthetics, Cultural Resources, Geology and Soils (Paleontological Resources), and Tribal Cultural Resources. With the implementation of Project-specific mitigation measures, the Project’s impacts related to these topics would be less than significant. The City did not identify any significant, unavoidable impacts.

---

**Address Where a Copy of the Mitigated Negative Declaration and Documents Incorporated by Reference are Available:**

**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

**Electronic copies of documents can be viewed at:**

Initial Study/MND:

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

General Plan and General Plan EIR:

<https://www.cityofperris.org/departments/development-services/general-plan>

Perris Municipal Code:

<https://www.cityofperris.org/departments/development-services/municipal-code>

Perris Valley Commerce Center Specific Plan and EIR:

<https://www.cityofperris.org/departments/development-services/specific-plans>

---

**Public Review Period:** The Draft MND/Initial Study is being circulated for a **30-day review period**, estimated to start on April 13, 2022, and to close on May 12, 2022. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than May 12, 2022 at 6:00 PM. Please send your comments to Mathew Evans, City of Perris Planning Division, 135 North “D” Street, Perris, California 92570-2200. Mr. Evans may be reached by phone at (951) 943-5003 Ext. 115, or via e-mail at [mevans@cityofperris.org](mailto:mevans@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.