

# 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 #: \_\_\_\_\_

Project Title: Ethanac Logistics Center

Lead Agency: City of Perris

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Phone Number: (951)943-5003 Ext. 279

Project 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.

An Initial Study has been prepared for the project. As identified in the Initial Study, Aesthetic Resources and Biological Resources may be impacted by the proposed project and the project proposes to implement mitigation to reduce environmental effects to less than significant. As detailed in the Initial Study, the following mitigation measures would be implemented as part of the project MM AES-1, MM BIO-1, MM BIO-2, and MM BIO-3. The analysis in the Initial Study identified that potentially significant environmental effects could occur to Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Noise, Transportation & Traffic, Tribal Cultural Resources, Utilities/Services Systems. These topics, together with other CEQA-mandated analyses including Alternatives, Cumulative Effects, and Consistency, will be addressed in the EIR that will be prepared for the proposed project. The EIR will identify the impacts result from detailed analysis for Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Noise, Transportation & Traffic, Tribal Cultural Resources, Utilities/Services Systems. Mitigation will be identified in the EIR.

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

None identified.

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

- Riverside County Airport Land Use Commission
- Santa Ana Regional Water Quality Control Board
- South Coast Air Quality Management District
- Eastern Municipal Water District
- Riverside County Flood and Water Conservation District
- City of Menifee

# **SUMMARY FORM FOR ELECTRONIC DOCUMENT SUBMITTAL (FORM F) ATTACHMENT (Ethanac Logistics Center)**

## **Project Description**

The Ethanac Logistics Center (proposed Project) includes all on and offsite improvements and involves the merging of ten parcels at the Project site to create one approximately 20-gross-acre parcel for the construction and operation of a 412,348-square-foot building including infrastructure, appurtenances, associated parking areas, and associated offsite supporting improvements. The building is proposed to accommodate high-cube warehouse distribution uses, anticipating that 50,000 square feet could be utilized for cold-refrigerated storage and 15,000 square feet for supporting office uses. The warehouse is not anticipated to include e-commerce. The building would include some solar panels on the rooftop, 32 dock doors on the east side, and 29 dock doors on the west side. The building height would not exceed the City's maximum standard of 50 feet. 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 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 provide 14-foot-high screen walls and perimeter landscaping along the Project site's frontage.

The Project site's automobile entrance would be separate from the truck entrance. Automobile vehicles would access the Project site via two driveways along Ethanac Road. Trucks would access the site via two separate driveways along Trumble Road. Emergency access would also be available from Trumble Road. No access is proposed to be offered from Sherman Road.

Domestic water services in the Project vicinity are provided by the Eastern Municipal Water District (EMWD). There are existing water lines near the Project site: 12-inch diameter waterline in Trumble Road; 20-inch diameter waterline and 18-inch brackish waterline in Ethanac Road; 8-inch diameter waterline, 18-inch brackish waterline, brackish water blowoff valve, and fire hydrant in Sherman Road; as well as a 12-inch waterline in Sherman south of Ethanac Road. There is also an existing 8-inch water line in Illinois Avenue. The Project would connect to the 12-inch waterline in Trumble Road. The Project would also provide a diesel-powered fire flow pump that would be used for fire flow demands. The fire flow pump would only be used during fire emergencies and routine testing and would not be part of the Project's normal daily operations. No offsite water line improvements are proposed. Recycled water services in the Project vicinity are also provided by the EMWD.

Recycled water services in the Project vicinity are also provided by the EMWD. There are no existing recycled water lines adjacent to the Project site. The closest recycled water lines are within Case Road, west of I-215 and within McLaughlin Road, south of the Project site over half a mile away. The sizing of those recycled water lines do not account for irrigation demands from this proposed Project and the EMWD will not require extension of those lines. There are nearby projects in development that may result in construction of recycled water facilities closer to the Project site. The Project would include recycled water irrigation facilities that would connect to future recycled water facilities. In the

meantime, irrigation lines within the Project site would connect to the existing 12-inch waterline in Trumble Road.

Sewer (wastewater) collection and treatment services in the Project vicinity are also provided by the EMWD. There is an existing 15-inch sewer line in Ethanac Road, an existing 10-inch sewer line in Trumble Road, and an existing 8-inch sewer line in Sherman Road (south of Ethanac Road). The Project would connect to the existing 15-inch sewer line in Ethanac Road. No offsite sewer line improvements are proposed.

The Project site is located within Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP). As such, the Project has been reviewed by the Riverside County Airport Land Use Commission (ALUC) to ensure compatibility with the MARB/IPA ALUCP. The ALUC determined via a public hearing June 8, 2023, that the Project is consistent with the MARB/IPA ALUCP.

#### *Offsite Improvements*

The Project includes approximately 12 acres of offsite improvements are associated with storm drain facilities and roadway improvements. Drainage improvements would require an extension of City Line A, located along the west side of Trumble Road. Drainage improvements would extend from the Project site north in Trumble Road to Illinois Avenue and then west to I-215 in order to connect to existing MDP Line A-11 and ultimately MDP Line A. Construction of this line and repaving of Trumble Road would require an encroachment permit from the City of Menifee since improvements may extend slightly beyond the centerline and for construction traffic control. The Project may also be required to improve the intersection of Ethanac and Trumble Roads along frontage of the not-a-part parcel identified on the Development Plan. These improvements would also require an encroachment permit from the City of Perris for construction traffic control and potential encroachment over the roadway centerline. *Project*

#### *Construction and Site Preparation*

Project construction would not be phased and is anticipated to begin in Fall 2024. Construction is anticipated to be completed in 2025. Nighttime pouring of concrete is anticipated during summer months. The Project site grading would provide 15,600 cubic yards (CY) of cut and 66,100 CY of fill; hence will require 50,500 CY of soil import.