

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 #: 2023090525

Project Title: Ethanac Logistics Center

Lead Agency: City of Perris

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Project Location: Perris Riverside
City *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 in response to the NOP were related to the following CEQA topics:

- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Alternatives

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

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

SCH SUBMITTAL SUMMARY FORM F Attachment A

Ethanac Logistics Center (SCH #: 2023090525)

Project Description

The Ethanac Logistics Center (proposed Project) including all on and offsite improvements, involves merging ten parcels to create one approximately 20-gross-acre parcel for the development of a 412,348-square-foot high-cube light industrial speculative warehouse building (no known tenant) with 50,000 square feet of cold-refrigerated storage, and 15,000 square feet for supporting office operating 24 hours a day seven days a week, along with associated infrastructure, appurtenances, parking areas, and offsite improvements. No e-commerce is anticipated. The building would provide 32 dock doors on the east side, 29 dock doors on the west side, 106 automobile parking stalls, 144 trailer parking stalls, and two outdoor patio areas. Proposed landscaping would meet or exceed Perris General Plan standards. Storm water runoff including offsite areas east of Sherman Road would be captured and ultimately conveyed to MDP Line A. The Project would include roadway improvements along Project frontage, an offsite area along Trumble Road (north of the Project site to Illinois Avenue), and potential offsite improvements to the intersection of Trumble Road and Ethanac Road. The Project will require 50,500 cubic yards of soil import. The Project will connect to existing Eastern Municipal Water District (EMWD) facilities for domestic water and sewer. No recycled water lines exist adjacent to the Project site. However, the Project would include infrastructure to connect to future recycled water facilities. The Project would also provide a diesel-powered fire flow pump used to meet fire flow demands.

The proposed Project includes the following discretionary actions by the City: (1) General Plan Amendment (Case No. PLN22-05326), to amend the City of Perris General Plan and redesignate the approximately 20-acre site from Community Commercial to Light Industrial; (2) Change of Zone (Case No. PLN22-05327), to rezone the approximately 20-acre site from Commercial Community Commercial to Light Industrial; (3) Tentative Parcel Map 38600 (Case No. PLN 22-05328) to consolidate the existing ten (10) parcels at the Project site into one parcel and to dedicate portions of Trumble Road, Sherman Road, and Ethanac Road right-of-way; (4) Development Plan Review (Case No. DPR 22-00030), to develop the approximately 20-gross-acre site with a 412,348-square-foot building consisting of a high-cube speculative warehouse for distribution uses, including 50,000 square feet of cold-refrigerated storage, and 15,000 square feet of supporting office uses. Approximately 12 additional gross acres of offsite improvements are also included; and (5) 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: 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.

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.

In addition, the proposed Project will not result in any potentially significant impacts to Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Noise, Tribal Cultural Resources, and Utilities/Services Systems with implementation of the following mitigation measures: MM CR-1, MM CR-2, MM GEO-1, MM GEO-2, and MM NOI-1.

The Draft EIR determined that potentially significant and unavoidable impacts associated with Transportation with the implementation of the proposed Project would occur. A Statement of Overriding Considerations is required prior to Project approval, in addition to implementation of mitigation measures MM TRANS-1 and MM TRANS-2.