

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: First Industrial Warehouse at Rider Street and Redlands Avenue Project, DPR 19-00016

Lead Agency: City of Perris Contact Person: Alfredo Garcia
 Mailing Address: 135 North D. Street Phone: 951-943-5003
 City: Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: Perris
 Cross Streets: Rider Street, Redlands Avenue Zip Code: 92570
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 48 " N / 117 ° 13 ' 02 " W Total Acres: 16.25
 Assessor's Parcel No.: 300-210-001,-002,-003,-004, &-005 Section: 5 Twp.: 4S Range: 3W Base: SBBM
 Within 2 Miles: State Hwy #: I-215 Waterways: Perris Valley Storm Drain
 Airports: N/A Railways: Union Pacific Railroad Schools: Triple Crown Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 324,147 Acres 16.25 Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

PVCCSP - Perris Valley Commerce Center Specific Plan / Light Industrial

Project Description: (please use a separate page if necessary)
 See attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 19, 2021 Ending Date June 17, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Albert A. Webb Associates</u>	Applicant: <u>First Industrial Realty Trust</u>
Address: <u>3788 McCray Street</u>	Address: <u>5898 N. Sepulveda Boulevard, Suite 175</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: <u>Eliza Laws</u>	Phone: _____
Phone: <u>(951) 686-1070</u>	

Signature of Lead Agency Representative:  Date: May 13, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment to the Notice of Completion and Environmental Document Transmittal

Project Name: First Industrial Warehouse at Rider Street and Redlands Avenue Project

Project Description:

The proposed First Industrial Warehouse at Rider Street and Redlands Avenue Project (Project) involves the construction and operation of an approximately 324,147-square-foot industrial, non-refrigerated warehouse distribution facility, with 8,000 SF of office space and 4,000 square feet of mezzanine space on 16.25-acre (gross) site, of which approximately 1.40 acres will go for street dedication, for a net site area of 14.85-acres. The speculative warehouse/distribution use is assumed to operate 24 hours a day 7 days a week.

The Project includes minimal subsurface storm drain and will utilize curb and gutter, curb cuts, and valley gutters to convey on-site flows to four proposed water quality basins and an underground storage system. Additionally, two subsurface storm drain lines will be constructed on-site to convey flows into the underground storage chambers. The storm drain system then collects the treated flows and higher degree flows from the bio-retention facilities on-site and underground storage chamber and conveys them to existing storm drain Line A-B, located within Rider Street which drains into the Perris Valley Storm Drain Channel.

Access to the Project site will be available from Redlands Avenue and Rider Street via three driveways; the south most driveway on Redlands Avenue and the driveways on Rider Street have direct access to the truck yard. Trucks would use the PVCCSP-designated truck routes to travel to and from the Project site. Partial-width improvements will be constructed on east side of Redlands Avenue and the south side of Rider Street adjacent to Project site, including medians, curb and gutter, and sidewalk. Existing power poles along the Project frontage of Redlands Avenue will be removed and undergrounded.

The Project includes the following discretionary actions the by the City: adoption of the Mitigated Negative Declaration (MND 2358) in compliance with the requirements of the California Environmental Quality Act (CEQA), and approval of Development Plan Review (DPR No. 19-00016) to allow for development of the Project site with an approximately 324,147-square-foot warehouse facility.



H:\2019\19-0237\GIS\Aerial.mxd; Map created 12 Mar 2020

Sources: Riverside Co. GIS, 2020, (parcels, streets) and 2016 (imagery).

Figure 1 - Aerial Map
First Industrial Rider

