

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: Core5 Rider Business Center Project

Lead Agency: <u>City of Perris</u>	Contact Person: <u>Kenneth Phung</u>
Mailing Address: <u>135 N. D Street</u>	Phone: <u>951-943-5003 ext. 257</u>
City: <u>Perris, CA</u> Zip: <u>92570</u>	County: <u>Riverside</u>

Project Location: County: Riverside City/Nearest Community: Perris
 Cross Streets: Wilson Avenue & E. Rider Street Zip Code: 92571

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 47 " N / 117 ° 12 ' 48.3 " W Total Acres: 11.17
 Assessor's Parcel No.: 300-210-029, -011, -012, -013 Section: 00 Twp.: 4S Range: 3W Base: SBB&M
 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: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>Tentative Parcel Map</u>

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input checked="" type="checkbox"/> Industrial: Sq.ft. <u>238,483</u> Acres _____ Employees <u>242</u>	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> 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 # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <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 # 6 | <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 5/5/21 Ending Date 6/4/21

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>Core5 Industrial Partners</u>
Address: <u>2 Park Plaza, Suite 1120</u>	Address: <u>300 Spectrum Center Drive, Suite 880</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Konnie Dobreva, JD</u>	Phone: <u>949-467-3290</u>
Phone: <u>949-794-1183</u>	

Signature of Lead Agency Representative:  Date: 5/5/21

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

Core5 Business Center Project Description

The applicant for the proposed Project is requesting approval from the City of Perris to demolish the existing structures on the 11.17-acre site, which consists of three single-family residential and ancillary structures, pavement, and infrastructure; and construct an approximately 248,483 SF light industrial non-refrigerated warehouse building, parking lot, ornamental landscaping, and associated infrastructure.

The building would be single-story and approximately 44 feet tall, and include a mezzanine, loading docks, and associated vehicle and truck trailer parking spaces. The building would provide approximately 238,483 SF of warehouse space and approximately 10,000 SF of associated office space.

The Project would include a street front building setback of 20 feet along Wilson Avenue, a street side building setback of 10 feet to the south, a street front and side landscaped setback of 25 feet along East Rider Street, and a rear setback of 20 feet. The Project would also include two outdoor employee break areas, including a half basketball court and shaded seating area.

Truck loading docks and trailer parking would be along the eastern side of the building oriented toward Wilson Avenue. The Project would include 32 loading docks, including one 31 dock high doors and 1 drive through door. Approximately 28 truck trailer spaces would be provided within an area enclosed by sliding gates. The proposed Project would also provide 170 passenger car parking spaces, including 10 ADA spaces. Pursuant to Section 5.106.5.2 of the 2019 California Green Building Standards Code (CCR, Title 24, Part 11 – CalGreen), eighteen of the parking spaces will be designated for low-emitting, fuel efficient, and carpool/vanpool vehicles, 10 of which would be electric vehicle-only spaces. Pursuant to Section 5.106.5.3.2 of the CalGreen Code, 10 parking spaces will provide equipment for the charging of electric vehicles. Additionally, 5 bicycle spaces will be provided.

An 8-foot high retaining wall is proposed along Wilson Avenue to screen on-site trailers from public view. The proposed Project would retain the existing fencing along the southern and western perimeters. The proposed Project includes approximately 60,878 square feet of drought tolerant ornamental landscaping that would cover 12.5 percent of the site. Access to the proposed Project would be provided via one driveway from East Rider Street and two driveways from Wilson Avenue. Truck circulation is proposed to enter and exit the Project site from the northern and southern driveways on Wilson Avenue, with no truck access from the East Rider Street driveway.

The Project applicant would install onsite water lines that would connect to the existing 8-inch diameter water line in Wilson Avenue, and would install an onsite sewer system that would connect to the existing 12-inch diameter sewer line in East Rider Street. A proposed water infiltration/detention basin would be located along the northeastern boundary of the site, adjacent to Wilson Avenue near the intersection of East Rider Street. The proposed basin would be approximately 1,438 square feet in size and provide retention and infiltration of the proposed Project's stormwater drainage. Overflow from the basin would be discharged into a bio-filtration unit and treated before continuing into the existing storm drain in Wilson Avenue. The Project is anticipated to operate 7 days a week, 24 hours a day. The proposed Project would include construction of a sidewalk along East Rider Street.

The Project would be operated as an industrial business center. Typical operational characteristics include employees and customers traveling to and from the site, delivery of materials and supplies to the site, truck loading and unloading, and manufacturing activities. Discretionary actions required for the Project include Development Plan Review and Tentative Parcel Map Approval.