

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: Harvill and Rider (PPT190039; CZ 2000008; CEQ190175)

Lead Agency: Riverside County Contact Person: Brett Dawson
Mailing Address: 4080 Lemon Street, 12th Floor Phone: 951-955-0972
City: Riverside Zip: 92501 County: Riverside

Project Location: County: Riverside City/Nearest Community: Perris
Cross Streets: Harvill Avenue / Rider Street Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 117 ° 14 ' 53.95 " N / 33 ° 49 ' 55.06 " W Total Acres: 15.07

Assessor's Parcel No.: 317-170-024; 317-170-045 Section: 12 Twp.: 4 South Range: 4 West Base: SB and Meridian

Within 2 Miles: State Hwy #: I-215, Cajalco Expressway Waterways: None

Airports: March Air Reserve Base/Inland Port Airport Railways: RCTC/Metrolink Railway Schools: Val Verde High School

Document Type:

- CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) Mit Neg Dec
- NEPA: NOI EA Draft EIS FONSI
- Other: Joint Document Final Document 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. 334,922 Acres 15.07 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: Energy; Wildfire

Present Land Use/Zoning/General Plan Designation:

Vacant, disturbed, undeveloped/Manufacturing-Service Commercial & Manufacturing-Heavy/Community Development-Light Industrial

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

Plot Plan and Change of Zone to develop an approximately 15.07-gross acre site for the construction and operation of one approximately 334,922 square foot (SF) warehouse building with approximately 10,990 SF of 1st floor office, 7,850 SF of office mezzanine, 316,082 SF of warehouse, 41 dock doors, parking for automobiles and trucks, one water quality detention basin, and associated improvements. Additional site improvements include, vehicle drive aisles, screen walls, steel fencing and gates, trash enclosures, exterior ancillary lighting, signage, landscaping, patio, and utility improvements. Change of Zone No. 2000008 proposes to change the zoning classification of a 13.27-acre section of the Project site from Manufacturing-Heavy (M-H) to Manufacturing-Service Commercial (M-SC) in order to apply the M-SC zoning classification throughout the Project site.

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".

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| <input checked="" 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 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 checked="" 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 checked="" 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 August 3, 2021 Ending Date September 2, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Duke Realty</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>200 Spectrum Center Drive, Suite 1600</u>
City/State/Zip: <u>Irvine, CA 92606</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>949-797-7048</u>
Phone: <u>714-505-6360 Ext. 350</u>	

Signature of Lead Agency Representative:  Date: 7/29/21

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