

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 2 at Wilson Avenue Project, DPR 21-00001

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: Wilson Avenue, East Rider Street, Placentia Avenue Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 049 40.76 N / 117 012 42.24 W Total Acres: 9.7

Assessor's Parcel No.: 300-170-008 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:
[X] Mit Neg Dec Other: [] FONSI

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 [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[X] Industrial: Sq.ft. 154,558 Acres 9.7 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:

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

Present Land Use/Zoning/General Plan Designation:

PVCCSP - Perris Valley Commerce Center Specific Plan / Light Industrial and Perris Valley Storm Drain

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".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | 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 October 27, 2021 Ending Date November 29, 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>898 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>Monica Tobias</u>	Phone: _____
Phone: <u>(951) 686-1070</u>	

Signature of Lead Agency Representative:  **Date:** 10/20/21

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

Project Description

The proposed First Industrial Warehouse 2 at Wilson Avenue Project and offsite improvement area involves the construction and operation of an approximately 154,558-square-foot(sf) industrial, non-refrigerated warehouse distribution facility use that includes 4,000 sf of mezzanine space on an approximately 9.7-acre site, of which approximately 1,359 sf will be dedicated to Wilson Avenue. The speculative warehouse/distribution use is assumed to operate 24 hours a day 7 days a week.

The Project includes curb and gutter, curb cuts, and u-channels to convey on-site flows to the proposed water quality basin located at the southeast corner of the Project site. Project flows will be conveyed in a southeast direction to the proposed water quality basin, then to the proposed Line AC-2 which will connect to the Perris Valley Master Drainage Plan (MDP) Line A-C, which will be constructed as part of different project, and then into the Perris Valley Storm Drain Channel.

Access to the Project site will come from Wilson Avenue via two driveways; the south most driveway has direct access to the truck yard. No passenger vehicle parking stalls are proposed near this driveway along the truck's path of travel. Trucks would use the PVCCSP-designated truck routes of Rider Street, Indian Avenue, and Harley Knox Boulevard and Placentia Avenue to travel to and from the Project site. The north driveway on Wilson Avenue will be restricted to passenger vehicles

The Project includes the following discretionary actions the by the City: adoption of the Mitigated Negative Declaration (MND 2365) in compliance with the requirements of the California Environmental Quality Act (CEQA), and approval of Development Plan Review (DPR No. 21-00001) to allow for development of the Project site with an approximately 154,558 sf warehouse facility. Copies of all relevant material, including the project specifications, are available for review at the City of Perris Planning Division, located at the address stated below.