

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 Harley Knox IndustrialLead Agency: City of PerrisContact Person: Nathan PerezMailing Address: 135 N. "D" StreetPhone: (951)943-5003 Ext.279City: PerrisZip: 92570County: Riverside**Project Location:** County: RiversideCity/Nearest Community: PerrisCross Streets: Harley Knox Boulevard and Redlands AvenueZip Code: 92570Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 22.14" N / 117 ° 13 ' 38.66" W Total Acres: 9.3 grossAssessor's Parcel No.: 302-100-029Section: 5Twp.: 4SRange: 3WBase: SBBMWithin 2 Miles: State Hwy #: I-215Waterways: Riverside County Flood Control Channel Line BAirports: March Air Reserve BaseRailways: N/ASchools: N/A**Document Type:**CEQA: NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI EA Draft EIS FONSIOther: Joint Document Final Document Other: _____**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: _____**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Industrial: Sq.ft. 158,550 Acres 7.91 net 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 Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: _____**Present Land Use/Zoning/General Plan Designation:**

See Attachment.

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

See Attachment.

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".

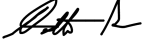
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> 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 | <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 January 5, 2022 Ending Date February 4, 2022

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. Pacific Coast Hwy, Suite 175</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>El Segundo, CA 9245</u>
Contact: <u>Cheryl DeGano</u>	Phone: <u>(310) 414-5400</u>
Phone: <u>(951) 320-6052</u>	

Signature of Lead Agency Representative:  Date: 12-21-21

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

Notice of Completion Attachment

Present Land Use/ Zoning/ General Plan Designation:

The Project site has a City of Perris General Plan land use designation and zoning designation of PVCCSP – Perris Valley Commerce Center Specific Plan and a PVCCSP land use designation of Light Industrial,

Project Description:

The proposed First Harley Knox Industrial (Project) consists of an approximately 158,550-square-foot warehouse distribution facility including approximately 154,250 square feet for industrial use and 4,300 square feet of mezzanine space. The Project proponent has committed to achieve LEED “Certified” status for the building.

The Project also includes demolishing and removing existing fencing throughout the Project site, a brick wall, and concrete pads located on the northeast portion of the Project site. Along Redlands Avenue existing power poles and overhead lines will be removed and undergrounded.

Two on-site storm drain lines will be constructed; Line A and Line B. Onsite storm drains will discharge into an underground chambers and into a Contech Filterra Unit for water quality treatment. From the Contech Filterra Unit treated runoff will flow to a proposed 30-inch diameter storm drain and connect to an existing 48-inch diameter storm drain at the southeast corner of the Project site within Harley Knox Boulevard (Line D-3A).

The PVCCSP Circulation Element designates Harley Knox Boulevard, which is adjacent to the southern Project site, a Primary Arterial Street and a truck route. Redlands Avenue has been designated as a Secondary Arterial Street. The Project applicant will be responsible for constructing the six-foot-wide sidewalk along the Project site frontages on the north side of Harley Knox Boulevard and the west side of Redlands Avenue.

The proposed Project would be constructed in a single phase. Construction is estimated to commence in September 2022 and estimated to be completed in 2023. The proposed warehouse distribution facility is a permitted use consistent with the PVCCSP; therefore, no General Plan Amendment, Specific Plan Amendment, or zone change is required.