

**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 #
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**Project Title:** Duke Warehouse at Patterson Avenue and Nance Street Project

Lead Agency: City of Perris

Contact Person: Mathew Evans

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: Patterson Avenue and Nance Street

Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 24.25 " N / 117 ° 15 ' 02.39 " W Total Acres: 35.7

Assessor's Parcel No.: See Attachment A

Section: 5

Twp.: 4S

Range: 4W

Base: SBBM

Within 2 Miles: State Hwy #: 215

Waterways: Perris Valley Storm Drain Channel

Airports: MARB/IPA

Railways: BNSF

Schools: See Attachment A

**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: \_\_\_\_\_  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  Site Plan  Land Division (Subdivision, etc.)  Other: Specific Plan Amendment

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. 769,668 Acres 35.7 Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  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:**

Vacant and Trailer Storage/Perris Valley Specific Plan/General Industrial and Light Industrial

**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 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 checked="" 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"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date January 19, 2022 Ending Date February 17, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Albert A Webb Associates</u>	Applicant: <u>Duke Realty Limited Partnership</u>
Address: <u>3788 McCray Street</u>	Address: <u>200 Spectrum Center Drive, Suite 1600</u>
City/State/Zip: <u>Riverside, California 92504</u>	City/State/Zip: <u>Irvine, California 92618</u>
Contact: <u>Eliza Laws</u>	Phone: <u>(949) 797-7050</u>
Phone: <u>(951) 686-1070</u>	

Signature of Lead Agency Representative:  Date: 1.13.2022

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

**To the Notice of Completion & Environmental Document Transmittal  
Duke Warehouse at Patterson Avenue and Nance Street**

Assessor's Parcel No.: 314-153-015 through 314-153-040, 314-153-042, 314-153-044, 314-153-046, 314-153-048, 314-160-005 through 314-160-012, and 314-160-033

Schools within Two Miles of the Project Location: Val Verde High School (1.24 mile south).Tomas Rivera Middle School (2.6 miles southwest).

Project Description: The proposed Project includes Specific Plan Amendment Case No. 21-05267 to the PVCCSP to amend the Circulation Plan to reflect the vacation of two streets: California Avenue (dedicated but not accepted) and Nance Street between Patterson Avenue to the west and Nevada Avenue to the east. The Project site is proposed to accommodate the construction of a 769,668-square-foot (SF) building with 751,668 SF for high-cube, non-refrigerated warehouse distribution uses and approximately 18,000 SF of supporting office space. The proposed Project is a permitted use ("warehouse/distribution centers") under both the GI and LI PVCCSP land use designations. The building height would be a maximum of 50 feet. The building will include approximately 64 dock doors on the east side of the building and approximately 49 dock doors on the west side of the building. The warehouse would be constructed as a "speculative" building, with no specific tenant identified at this time. It is anticipated that the building could operate 24 hours a day, seven days a week. Additionally, the Project Applicant has committed to achieve LEED "Certified" status for the building.

The Project will provide a total of 374 parking stalls for passenger vehicles consisting of approximately 335 standard automobile parking stalls, approximately 10 American Disabilities Act-compliant (ADA) accessible parking stalls and 29 Electric Vehicle (EV)/Clean Air/Vanpool stalls. The Project site also includes approximately 141 trailer parking stalls. There will be approximately 170,881 SF of on-site landscaping.

The Project also includes the following offsite improvements:

- A new storm drain facility is proposed within Patterson Avenue right-of-way along the Project site's frontage and continuing north to a connection point beneath Harley Knox Boulevard;
- A new storm drain facility is proposed within Nevada Avenue right-of-way along the Project site's frontage from California Avenue and continuing to a connection point beneath Harley Knox Boulevard;
- A new recycled water line is proposed within Nance Street from the Project site to Webster Avenue;
- Patterson Avenue will be improved with curb, gutter, and sidewalk along the Project site frontage;
- Nevada Street along the Project site's frontage will be improved with curb, gutter, and sidewalk and paved with 38-feet of asphalt;
- A new sewer line is proposed within Nance Street from the Project site to Webster Avenue.

Water (potable and recycled) and sewer service are provided to the Project area by the Eastern Municipal Water District (EMWD).

The proposed Project includes the following land use applications: (1) Development Plan Review (DPR) No. 21-00005 to allow the development of the approximate 35.7-acre site with a 769,668-square-foot building including a 751,668-square-foot high-cube, non-refrigerated warehouse distribution facility and 18,000 sf for supporting offices; (2) Specific Plan Amendment Case No. 21-05267 to amend the PVCCSP to change the Circulation Plan to reflect the vacation of two streets: California Avenue (dedicated but not accepted) and Nance Street between Patterson Avenue to the west and Nevada Avenue to the east; and (3) Tentative Parcel Map No. 38259 (Case No. 21-05086) to merge thirty-eight (38) existing parcels into one parcel and vacate all or portions of the rights-of-way of California Avenue and Nance Street.