

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: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

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 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 type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

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 type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <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 type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

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

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".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: _____

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, Tomas Rivera Middle School

Project Description: The proposed Project includes construction and operation of approximately 769,668 square feet (SF) of high-cube, non-refrigerated, warehouse building which includes approximately 20,000 SF of office space. The warehouse building will be constructed as a "spec" 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. The building includes 64 dock doors on the east side and 49 dock doors on the west side. The proposed Project site will also provide 366 automobile parking stalls, consisting of 326 standard stalls, 10 American Disabilities Act-compliant (ADA) parking stalls, and 30 Electric Vehicle (EV)/Clean Air/Vanpool stalls and 140 trailer parking stalls. Automobile parking is provided in three locations: one across from each office area on the northwest and southwest corners of the building and a third area along the north side of the building. The Project site will also include two shaded outdoor patio areas for break areas as employee amenities. These outdoor amenity areas are adjacent to the offices proposed at the northwest and southwest corner of the building. One indoor employee amenity area will also be provided by the future tenant. The Project includes approximately 168,406 SF of drought-tolerant landscaping. The Project will collect all on-site stormwater flows within proposed underground storage chambers located on the southeastern portion of the property. Following water quality treatment, discharged stormwater will flow to a proposed storm drain in Nevada Avenue that will connect to existing facilities. All high intensity flows will push out of the chambers from a raised outlet pipe and gravity flow to a proposed off-site storm drain. To convey nuisance runoff from three existing culverts under Patterson Avenue, a west collector channel is proposed and will convey flow to a proposed storm drain in Patterson Avenue. No imported soil will be needed as mass grading will be balanced.

The Project will include a curb and gutter, parkway, streetlights and a sidewalk along the Project site frontage on Patterson Avenue. Depending on the condition of the existing paved roadway at the time of construction, the Project developer may be required to repave along the frontage, up to the road centerline plus one travel lane on the southbound side. Nevada Avenue along the Project site's frontage will be improved with curb, gutter, parkway, streetlights and sidewalk and paved with 38- feet of asphalt. North of the Project site's frontage, 30-foot foot-wide roadway paving shall be continued to Harley Knox Boulevard. Existing power poles along Patterson Avenue, Nance Street and Nevada Avenue within the Project site or off-site improvement areas will be relocated or moved underground. The Project will connect to an existing water line in Patterson Avenue, construct a tee for connection to a recycled water line in Patterson Avenue being constructed by others and will construct a new sewer line in Nevada Avenue.

The proposed Project includes the following discretionary actions by the City: (1) Specific Plan Amendment Case No, 21-05267 to amend the PVCCSP to change the Circulation Plan to delete two planned streets: California Avenue and Nance Street between Patterson Avenue to the west and Nevada Avenue to the east; (2) Tentative Parcel Map 38259 (Case No. 21-05086) to merge thirty-eight existing parcels into one parcel, and vacate all or portions of the right of way (ROW) of California Avenue and Nance Street within the Project site and dedicate a portion of Patterson Avenue and Nevada Avenue ROW; (3) Development Plan Review (DPR) 21-00005 to allow development of the approximately 35.7-net-acre site with a 769,668 SF building with 749,668 SF for high-cube, non-refrigerated warehouse distribution uses and approximately 20,000 SF of supporting office space; and (4) Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.