



**NOTICE OF AVAILABILITY
DUKE WAREHOUSE AT PATTERSON AVENUE AND
NANCE STREET PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)
SCH NO. 2022010274**

November 4, 2022

Project Title: Duke Warehouse at Patterson Avenue and Nance Street Project - Environmental Impact Report/SCH No. 2022010274, Specific Plan Amendment (Case No.21-05267), Tentative Parcel Map (TPM 38259) (Case No.21-05086), and Development Plan Review (DPR 21-00005)

Lead Agency:

City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570
(951) 943-5003
Contact: Mary Blais, Contract Planner

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The proposed Project is located in the northern portion of the City on approximately 35.7-net-acres within the Perris Valley Commerce Center Specific Plan. Affected parcels include Assessor Parcel Numbers (APNs) 314-153-015 through -040, 314-153-042, 314-153-044, 314-153-046, 314-153-048, 314-160-005 through -012, and 314-160-033. The Project site is located at the northeastern corner of Patterson Avenue and Nance Street, in the City of Perris, California 92571.

Description of the Project: 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.

Significant Effects Discussed in the Draft EIR: The Draft EIR determined that the following issue areas have less than significant impacts or potentially significant environmental impacts that will be mitigated to below a level of significance: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Utilities and Service Systems, Transportation, and Tribal Cultural Resources. The Draft EIR determined that no significant unavoidable impacts associated with the implementation of the proposed Project would occur.

Address where the Draft EIR is Available

(Electronic copy provided on-line at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>):

Hard copy documents may be reviewed at the following location, by appointment only.

City of Perris

Planning Division

11 South "D" Street

Perris, CA 92570

Phone: (951) 943-5003

Monday – Friday 8:00 a.m. –6:00 p.m.

Public Review Period: The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **November 4, 2022** and conclude on **December 19, 2022**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **December 19, 2022 at 5 pm**. Please send your comments to Mary Blais, City of Perris Planning Division, 11 South "D" Street, Perris, CA 92570-2200. Ms. Blais may be reached via e-mail at mblais@cityofperris.org.

Public Hearing: Written and oral comments regarding the Draft EIR may also be submitted at a public hearing that will be held before the City of Perris Planning Commission. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and supporting documents, are available for review at the City of Perris Planning Department, located at the address provided above.

Hazardous Materials Statement: The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

NOTES: This project was subject to Airport Land Use Commission (ALUC) review. Tribal Consultations were conducted in accordance with the provisions of AB 52 and SB 18