

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: Ethanac Logistics CenterLead Agency: City of PerrisContact Person: Nathan Perez , Senior PlannerMailing Address: 101 N. D StreetPhone: (951)943-5003 Ext. 279City: PerrisZip: 92570County: Riverside**Project Location:** County: RiversidCity/Nearest Community: PerrisCross Streets: Trumble Road and Ethanac RoadZip Code: 92570Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 39.82" N / 117 ° 10 ' 34.56" W Total Acres: 32Assessor's Parcel No.: See Attachment.Section: 10Twp.: 5SRange: 3WBase: SBBMWithin 2 Miles: State Hwy #: I-215 & SR-74Waterways: Perris Valley Storm Drain ChannelAirports: N/ARailways: BNSFSchools: See Attachment.**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. 412,348 Acres 20 Employees 400 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: Energy/Greenhouse**Present Land Use/Zoning/General Plan Designation:**Vacant/ Zoning - Commercial Community/ GP Designation - Community Commercial**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".

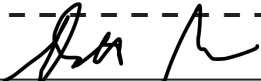
<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input 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 checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u>
<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 September 22, 2023 Ending Date October 23, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Albert A. Webb Associates</u>	Applicant: <u>Hillwood</u>
Address: <u>378 McCray Street</u>	Address: <u>901 Via Piemonte, St. 175</u>
City/State/Zip: <u>Riverside, California 92504</u>	City/State/Zip: <u>Ontario, California 91764</u>
Contact: <u>Melissa Perez</u>	Phone: <u>951-796-4376</u>
Phone: <u>(951) 320-6007</u>	

Signature of Lead Agency Representative:  Date: 9/21/23

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

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL ATTACHMENT (Ethanac Logistics Center)

Assessor Parcel Numbers

329-240-016, 329-240-017, 329-240-018, 329-240-019, 329-240-020, 329-240-023, 329-240-024, 329-240-025, 329-240-026, 329-240-027

Schools

- Romoland Elementary School, 25890 Antelope Road, Romoland, CA 92585
- Hans Middle School, 27625 Sherman Road, Menifee, CA 92585
- Boulder Ridge Elementary School, 27327 Junipero Road, Menifee, CA 92585

Project Description

The Ethanac Logistics Center (proposed Project) includes all on and offsite improvements and involves the merging of ten parcels at the Project site to create one approximately 20-gross-acre parcel for the construction and operation of a 412,348-square-foot building including infrastructure, appurtenances, associated parking areas, and associated offsite supporting improvements. The building is proposed to accommodate high-cube warehouse distribution uses, anticipating that 50,000 square feet could be utilized for cold-refrigerated storage and 15,000 square feet for supporting office uses. The warehouse is not anticipated to include e-commerce. The building would include some solar panels on the rooftop, 32 dock doors on the east side, and 29 dock doors on the west side. The building height would not exceed the City's maximum standard of 50 feet. The proposed Project would be constructed as a speculative or "spec" building; that is, there is not a specific tenant identified at this time. It is anticipated that the building could operate 24 hours a day, seven days a week. The design of the building is modern industrial and includes concrete tilt-up wall construction with board-formed cement veneer and standard window glazing. The Project is proposed to be consistent with City standards and provide 14-foot-high screen walls and perimeter landscaping along the Project site's frontage.

The Project site's automobile entrance would be separate from the truck entrance. Automobile vehicles would access the Project site via two driveways along Ethanac Road. Trucks would access the site via two separate driveways along Trumble Road. Emergency access would also be available from Trumble Road. No access is proposed to be offered from Sherman Road.

Domestic water services in the Project vicinity are provided by the Eastern Municipal Water District (EMWD). There are existing water lines near the Project site: 12-inch diameter waterline in Trumble Road; 20-inch diameter waterline and 18-inch brackish waterline in Ethanac Road; 8-inch diameter waterline, 18-inch brackish waterline, brackish water blowoff valve, and fire hydrant in Sherman Road; as well as a 12-inch waterline in Sherman south of Ethanac Road. There is also an existing 8-inch water line in Illinois Avenue. The Project would connect to the 12-inch waterline in Trumble Road. The Project would also provide a diesel-powered fire flow pump that would be used for fire flow demands. The fire flow pump would only be used during fire emergencies and routine testing and would not be part of the Project's normal daily operations. No offsite water line improvements are proposed. Recycled water services in the Project vicinity are also provided by the EMWD.

Recycled water services in the Project vicinity are also provided by the EMWD. There are no existing recycled water lines adjacent to the Project site. The closest recycled water lines are within Case Road, west of I-215 and within McLaughlin Road, south of the Project site over half a mile away. The sizing of those recycled water lines do not account for irrigation demands from this proposed Project and the EMWD will not require extension of those lines. There are nearby projects in development that may result in construction of recycled water facilities closer to the Project site. The Project would include recycled water irrigation facilities that would connect to future recycled water facilities. In the meantime, irrigation lines within the Project site would connect to the existing 12-inch waterline in Trumble Road.

Sewer (wastewater) collection and treatment services in the Project vicinity are also provided by the EMWD. There is an existing 15-inch sewer line in Ethanac Road, an existing 10-inch sewer line in Trumble Road, and an existing 8-inch sewer line in Sherman Road (south of Ethanac Road). The Project would connect to the existing 15-inch sewer line in Ethanac Road. No offsite sewer line improvements are proposed.

The Project site is located within Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP). As such, the Project has been reviewed by the Riverside County Airport Land Use Commission (ALUC) to ensure compatibility with the MARB/IPA ALUCP. The ALUC determined via a public hearing June 8, 2023, that the Project is consistent with the MARB/IPA ALUCP.

Offsite Improvements

The Project includes approximately 12 acres of offsite improvements are associated with storm drain facilities and roadway improvements. Drainage improvements would require an extension of City Line A, located along the west side of Trumble Road. Drainage improvements would extend from the Project site north in Trumble Road to Illinois Avenue and then west to I-215 in order to connect to existing MDP Line A-11 and ultimately MDP Line A. Construction of this line and repaving of Trumble Road would require an encroachment permit from the City of Menifee since improvements may extend slightly beyond the centerline and for construction traffic control. The Project may also be required to improve the intersection of Ethanac and Trumble Roads along frontage of the not-a-part parcel identified on the Development Plan. These improvements would also require an encroachment permit from the City of Perris for construction traffic control and potential encroachment over the roadway centerline.

Project Construction and Site Preparation

Project construction would not be phased and is anticipated to begin in Fall 2024. Construction is anticipated to be completed in 2025. Nighttime pouring of concrete is anticipated during summer months. The Project site grading would provide 15,600 cubic yards (CY) of cut and 66,100 CY of fill; hence will require 50,500 CY of soil import.