

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 # 2023090525

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: 92507County: Riverside**Project Location:** County: RiversideCity/Nearest Community: PerrisCross Streets: Trumble Road and Ethanac RoadZip Code: 92507Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ' 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/GHG**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".

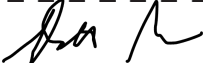
<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input 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 checked="" 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 February 16, 2024 Ending Date April 1, 2024

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: Feb 8, 2024

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

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

SCH #: 2023090525

Assessor Parcel Numbers

Assessor's Parcel Numbers (APNs) 329-240-016 through -020 and -023 through -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) including all on and offsite improvements, involves merging ten parcels to create one approximately 20-gross-acre parcel for the development of a 412,348-square-foot high-cube light industrial speculative warehouse building (no known tenant) with 50,000 square feet of cold-refrigerated storage, and 15,000 square feet for supporting office operating 24 hours a day seven days a week, along with associated infrastructure, appurtenances, parking areas, and offsite improvements. No e-commerce is anticipated. The building would provide 32 dock doors on the east side, 29 dock doors on the west side, 106 automobile parking stalls, 144 trailer parking stalls, and two outdoor patio areas. Proposed landscaping would meet or exceed Perris General Plan standards. Storm water runoff including offsite areas east of Sherman Road would be captured and ultimately conveyed to MDP Line A. The Project would include roadway improvements along Project frontage, an offsite area along Trumble Road (north of the Project site to Illinois Avenue), and potential offsite improvements to the intersection of Trumble Road and Ethanac Road. The Project will require 50,500 cubic yards of soil import. The Project will connect to existing Eastern Municipal Water District (EMWD) facilities for domestic water and sewer. No recycled water lines exist adjacent to the Project site. However, the Project would include infrastructure to connect to future recycled water facilities. The Project would also provide a diesel-powered fire flow pump used to meet fire flow demands.

The proposed Project includes the following discretionary actions by the City: (1) General Plan Amendment (Case No. PLN22-05326), to amend the City of Perris General Plan and redesignate the approximately 20-acre site from Community Commercial to Light Industrial; (2) Change of Zone (Case No. PLN22-05327), to rezone the approximately 20-acre site from Commercial Community Commercial to Light Industrial; (3) Tentative Parcel Map 38600 (Case No. PLN 22-05328) to consolidate the existing ten (10) parcels at the Project site into one parcel and to dedicate portions of Trumble Road, Sherman Road, and Ethanac Road right-of-way; (4) Development Plan Review (Case No. DPR 22-00030), to develop the approximately 20-gross-acre site with a 412,348-square-foot building consisting of a high-cube speculative warehouse for distribution uses, including 50,000 square feet of cold-refrigerated storage, and 15,000 square feet of supporting office uses. Approximately 12 additional gross acres of offsite improvements are also included; and (5) Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.