

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: First Industrial Logistics at Sinclair Street Project, Parcel Merger 23-05174, Development Plan Review 22-00027

Lead Agency: City of Perris Contact Person: Mario Arellano
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: Sinclair Street, North Perris Boulevard, Morgan Street and West Rider Street Zip Code: 92570
Longitude/Latitude (degrees, minutes and seconds): 33 ° 80 ' 7.39 " N / 117 ° 13 ' 40.90" W Total Acres: 20.57
Assessor's Parcel No.: 303-080-012, -013, and -015 Section: 7 Twp.: 4S Range: 3W Base: SBBM
Within 2 Miles: State Hwy #: I-215 Waterways: Perris Valley Storm Drain
Airports: N/A Railways: Union Pacific Railroad Schools: Val Verde Academy

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:
[ X ] Mit Neg Dec Other:

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 [ X ] Land Division (Subdivision, etc.) [ X ] Other: PM, DPR

Development Type:

- [ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ X ] Industrial: Sq.ft. 427,224 Acres 20.57 Employees 418
[ ] 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:

- [ X ] Aesthetic/Visual [ ] Fiscal [ X ] Recreation/Parks [ X ] Vegetation
[ X ] Agricultural Land [ X ] Flood Plain/Flooding [ X ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ X ] Forest Land/Fire Hazard [ X ] Septic Systems [ X ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ X ] Sewer Capacity [ X ] Wetland/Riparian
[ X ] Biological Resources [ X ] Minerals [ X ] Soil Erosion/Compaction/Grading [ X ] Growth Inducement
[ ] Coastal Zone [ X ] Noise [ X ] Solid Waste [ X ] Land Use
[ X ] Drainage/Absorption [ X ] Population/Housing Balance [ X ] Toxic/Hazardous [ X ] Cumulative Effects
[ X ] Economic/Jobs [ X ] Public Services/Facilities [ X ] Traffic/Circulation [ X ] Other: See Attachment

Present Land Use/Zoning/General Plan Designation:

Industrial Building/Light Industrial - Perris Valley Commerce Center Specific Plan Zone/Light Industrial - General Plan

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

See Attachment

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".

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| <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 #8             | <input type="checkbox"/> Public Utilities Commission  |
| <input 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 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 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 type="checkbox"/> Native American Heritage Commission         |   |

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

Starting Date February 16, 2024 Ending Date March 18, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Albert A. Webb Associates</u>	Applicant: <u>First Industrial Realty Trust</u>
Address: <u>3788 McCray Street</u>	Address: <u>898 N. Sepulveda Boulevard, Suite 175</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: <u>Monica Tobias</u>	Phone: <u>(310) 321- 3805</u>
Phone: <u>(951) 686-1070</u>	

Signature of Lead Agency Representative:  Date: 2/12/24

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

Attachment to Notice of Completion & Environmental Document Transmittal

**Assessor's Parcel Numbers:** 303-080-012, 303-080-013, and 303-080-015

**Schools:** Val Verde Academy and May Ranch Elementary School

**Project Description:** Parcel Merger 23-05174 and Development Plan Review 22-00027: Proposal to consider the following entitlements: 1) Parcel Merger to consolidate three lots into one lot. 2) Development Plan Review for the demolition of two existing light industrial buildings totaling 206,100 square feet to facilitate the construction and operation of a 427,224-square-foot industrial, non-refrigerated warehouse distribution facility consisting of 4,000 square feet of office space, 4,000 square feet of mezzanine space, 419,224 square feet of warehouse area, on a 20.57-gross-acre site. The Project site is located at the terminus of Sinclair Street, west of North Perris Boulevard Avenue, between Morgan Street and West Rider Street in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (APNs: 303-080-012, -013, and -015).

**Project Issues Discussed in Document (continued):** Cultural Resources, Energy, Greenhouse Gas, Tribal Cultural Resources