

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: Nance Street Trailer Storage and Maintenance Yards

Lead Agency: City of Perris Contact Person: Mathew Evans
 Mailing Address: 135 North "D" Street Phone: 951-943-5003 x 115
 City: Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: Perris
 Cross Streets: Nance Street and Wbster Avenue Zip Code: 92571

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 21.6288 " N / 117 ° 14 ' 41.3484 " W Total Acres: 10.41

Assessor's Parcel No.: (APNs: 303-020-0005, 303-020-022, 303-020-023, 303-020-024, 303-020-025, 314-0 Section: 1 Twp.: 4 South Range: 4 West Base: San Bernardino
 Within 2 Miles: State Hwy #: I-215 Waterways: Riverside County Flood Control District Channel; Perris v-Valley Storm Channel
 Airports: March ARB Railways: Perris Valley Rail Line Schools: Val Verde HS; 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: _____
 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 Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type Trailer Maintenance and Storage
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 23,480 Acres 10.41 Employees 5 Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant - General Industrial (GI) - Perris Valley Commerce Center Specific Plan

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

DPR 22-00022, DPR 23-00009, and DPR 23-00010 known as the Nance Street Trailer Storage and Maintenance Yards - A proposal to develop 9.72 acres with two office maintenance shops and a truck storage facility on three (3) separate sites represents the following entitlements: 1) DPR 22-00022 (Site 1) - A proposal to consolidate eight (8) parcels to construct an 11,700 square foot office/ maintenance shop with the remaining area dedicated for trailer storage with its respective improvements on 5.18 acres; 2) DPR 23-00009 (Site 2) - A proposal to consolidate two (2) parcels to construct an 11,700 square foot office/ maintenance shop with the remaining area dedicated for trailer storage with its respective improvements on 1.82 acres; and 3) DPR 23-00010 (Site 3) - A proposal to construct a trailer storage facility on three (3) parcels on 2.73 acres.

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".

<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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<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 # <u>6</u>	<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 type="checkbox"/> Other: _____
<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 April 11, 2025 Ending Date May 12, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Christine Saunders & Associates, LLC</u>	Applicant: <u>Lake Creek Industrial, LLC</u>
Address: <u>11317 Streamhurst Drive</u>	Address: <u>113681 Newport Avenue, Suite 8301</u>
City/State/Zip: <u>Riverside, CA 92505</u>	City/State/Zip: <u>Tustin, CA 92780</u>
Contact: <u>Christine Saunders</u>	Phone: <u>(786) 200-9681</u>
Phone: <u>714-488-1529</u>	

Signature of Lead Agency Representative: Mathew Evans Date: April 10, 2025

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