

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 # 2016081061

Project Title: Veterans Industrial Park 215 (VIP 215) Project
Lead Agency: March Joint Powers Authority **Contact Person:** Jeffrey M. Smith, AICP, Senior Planner
Mailing Address: 14205 Meridian Parkway, Suite 140 **Phone:** (951) 656-7000
City: Riverside **Zip:** 92518 **County:** Riverside

Project Location: County: Riverside City/Nearest Community: Perris
Cross Streets: East of Interstate 215 (I-215), south of Alessandro Avenue and Cactus Avenue, west of Heacock Street, north of Harley Knox Boulevard and Nandina Avenue and east of Barton Street. Zip Code: 92518
Lat. / Long. (degrees, minutes, and seconds): 33° 52' 33" N/ 117° 16' 03" W **Total Acres:** 147.85
Assessor's Parcel No.: 294-150-009, 294-170-005, 295-300-008, and 294-180038 **Sections:** 25, 26, 36 **Twp.:** 3 South **Range:** 4 West
Base: N/A
Within 2 Miles: State Hwy #: I-215 **Waterways:** Lake Perris
Airports: March Air Reserve Base **Railways:** BNSF Railway
Schools: Rainbow Ridge Elementary School, March Middle School, Rancho Verde High School

Document Type:
CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) Other _____
 Early Cons Neg Dec Mit Neg Dec
NEPA: NOI EA Draft EIS FONSI
Other: Joint Document Final Document Other _____
Governor's Office of Planning & Research
MAR 11 2016
STATE CLEARINGHOUSE

Local Action Type:
 General Plan Update General Plan Amendment General Plan Element Community Plan
 Specific Plan Amendment Master Plan Planned Unit Development Site Plan
 Rezone Prezone Use Permit Land Division (Subdivision, etc.)
 Annexation Redevelopment Coastal Permit Other
Zone Change/Specific Plan, Tentative Parcel Map, Plot Plan, Development Agreement, Disposition and Development Agreement

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 2,219,852 Acres 142.5 Employees max 3,171
 Educational _____
 Recreational _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Utility improvements/5.35 acres

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
 Archaeological/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 Greenhouse Gas Emissions, Tribal Cultural Resources, Wildfire.

Present Land Use/Zoning/General Plan Designation:
GP Designation: Aviation. Zoning Designation: None.

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

The proposed project includes the development of industrial/logistics uses. The project includes two development options including the development of two warehouse buildings under the two buildings option and one building under the single building option within the 142.5-acre onsite portion of the project. Offsite utility (street, drainage and pipeline) improvements, including the construction of Western Way north of Nandina Avenue, are also proposed in four areas encompassing 5.35 acres.

A Specific Plan for the project site has been prepared to identify the permitted uses and ancillary uses for the project site. The permitted use includes heavy and light logistics/distribution and warehousing, including high-cube warehousing (including uses requiring refrigeration of up to 10,000 square feet). The specific uses could be (1) ecommerce, including fulfillment centers, (2) research and development, and (3) light manufacturing and assembly, including aviation-related manufacturing. The proposed ancillary uses which are subordinate to the primary permitted use include various uses such as offices, maintenance facilities, public utility uses, employee support uses including cafeteria/café and training facilities.

The proposed development under the two warehouse buildings option and a single warehouse building option encompass 2,219,852 square feet. After issuance of the Notice of Preparation (NOP) for the proposed project, the total square footage for the two buildings option was modified. The modification was made based on a review of the proposed building square footages for the proposed two buildings option by the Riverside County Airport Land Use Commission. Under the two buildings option, the project would have 2,090,518 square feet. Under the single building option, the proposed warehouse building would encompass 2,026,101 square feet. However, the Draft EIR evaluates the 2,219,852 square feet of warehouse buildings which represents a worst-case evaluation where greater impacts would occur with more square feet of land use area compared to the lesser square feet of land use area of the proposed modified project.

The project under both the two buildings option and the single building option are proposed to operate 24 hours per day in two to three shifts of employment per day. The Draft EIR includes two employment estimates: 1,563 employees under the high-cube warehouse use and 3,171 employees under the intensive ecommerce use. The project also includes employee/visitor parking that is separate from the truck docks and service areas.

The discretionary actions and approvals required for the project include the following from March JPA: (1) General Plan Amendment, (2) Zone Change/Specific Plan, (3) Tentative Parcel Map, (4) Plot Plan, and (5) Development Agreement (DA) and Disposition and Development Agreement (DDA). The project also requires approval by responsible, trustee, and other agencies including: Caltrans (Encroachment Permit), City of Perris (Encroachment Permit), Western Municipal Water District (Water and Sewer Lines), Eastern Municipal Water District (Fire Suppression Line), California Department of Fish and Wildlife (Section 1602 Agreement), Regional Water Quality Control Board (Section 401 Certification), Riverside County Airport Land Use Commission (Consistency Determination for the Single Building Option), U.S. Army Corps of Engineers (Section 404 Permit), Federal Aviation Administration (Approval of Project), and March Air Reserve Base (Approval of Drainage Improvements).

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 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 Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and 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 Mountains 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 checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife 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 type="checkbox"/> Health Services, Department of	Other _____
<input type="checkbox"/> Housing & Community Development	Other _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date: March 11, 2020

Ending Date: April 24, 2020

Lead Agency (Complete if applicable):

Consulting Firm: Environmental Science Associates

Applicant: Jeffrey M. Smith, AICP, Senior Planner, March JPA

Address: 2121 Alton Parkway

Address: 14205 Meridian Parkway, Suite 140

City/State/Zip: Irvine, CA, 92606

City/State/Zip: Riverside, CA 92518

Contact: Michael Houlihan

Phone: (951) 656-7000

Phone: (949) 753-7001

Signature of Lead Agency Representative: 

Date: March 10, 2020

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