

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: Duke Warehouse at Perry Street and Barrett Avenue

Lead Agency: City of Perris Planning Division Contact Person: Mary Blais
Mailing Address: 135 North "D" Street Phone: (951)943-5003 ext 252
City: City of Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: City of Perris
Cross Streets: Perry Street and Barrett Avenue Zip Code: 92570
Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 51 " N / 117 ° 13 ' 46.32" W Total Acres: 7.25
Assessor's Parcel No.: 302-060-011, 302-060-026, 302-060-044 Section: 6 Twp.: 4 South Range: 3 West Base: SBBM
Within 2 Miles: State Hwy #: 215 Waterways: Lake Perris
Airports: MARB/ IPA Railways: NA Schools: Val Verde High School

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: [] FONSI

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.) [X] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[X] Industrial: Sq.ft. 148,297 Acres 7.25 Employees
[] 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
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: Energy Cons.

Present Land Use/Zoning/General Plan Designation:

Use: Undeveloped Zoning: PVCC SP General Plan Designation: PVCCSP/ Light Industrial

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

The proposed Project consists of construction and operation of a 148,297-square-foot high-cube, non-refrigerated warehouse including approximately 6,000 square feet of office space. The Project applicant will be responsible for constructing Barrett Avenue to its ultimate width east of the centerline; this includes four-feet of pavement, two-foot curb and gutter and a six-foot sidewalk along the Project frontage. On the west side of the centerline, the Project includes constructing four-feet of pavement and a two-foot curb and gutter. The Project will also involve construction of an on-site storm drain that will originate at the east side of the property and run to Perris Blvd. A 4-legged intersection will be constructed at Perry Street and Indian Avenue. Refer to 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 and "X".
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District #8
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region #6
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB #8
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

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

Starting Date 8/14/19 Ending Date 9/12/19

Lead Agency (Complete if applicable):

Consulting Firm: Albert A. WEBB Associates
 Address: 3788 McCray Street
 City/State/Zip: Riverside, CA 92506
 Contact: Cynthia Gibbs
 Phone: (951) 320-6057

Applicant: Duke Realty Limited Partnership
 Address: 200 Spectrum Center Drive, Suite 1600
 City/State/Zip: Irvine, CA 92618
 Phone: (949)797-7038

Signature of Lead Agency Representative: *MBlais* Date: 8-6-19

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

**To the Notice of Completion & Environmental Document Transmittal
Duke Warehouse at Perry Street and Barrett Avenue Project**

Schools within 2 Miles of the Project Location: Val Verde High School (approximately 1.5 mile south)

Project Description: The Proposed Project consists of the construction of an approximately 148,297 square foot (SF) building with approximately 142,297 SF for warehouse distribution uses and approximately 6,000 SF of supporting office space. The building will include approximately 25 dock doors on the southern side of the building. The Project will provide a total of approximately 100 parking stalls for passenger vehicles consisting of approximately 79 automobile parking stalls and 6 American Disabilities Act-compliant (ADA) handicapped parking stalls, 17 clean air/vanpool parking stalls, and 21 trailer parking stalls for a total of 123 stalls. There will be approximately 61,886 SF of on-site landscaping as well as one on-site stormwater detention basin that incorporates best management practices (BMP) features for stormwater quality treatment and attenuation of peak runoff rates to less than existing flows.

The Project will require approximately 450 linear feet of a 12-18 inch diameter water line from Perry Street to terminus of Barrett Avenue, and approximately 20 linear feet of a 6-8 inch diameter sewer line from the northwest portion of the building to an existing 10-inch sewer line on Perry Street. An onsite storm drain line (Line A) and an offsite storm drain line (Line B) will be constructed. Line B will be an approximate 24-30 inch diameter line and extend approximately 845 linear feet from the proposed bioretention basin at the southeast corner of the site to Perris Boulevard where it will connect to Lateral E-11.

Barrett Avenue, along the western Project site boundary, has currently been constructed to 28-feet of its ultimate 60-foot width as a local road. The Project applicant will be responsible for constructing Barrett Avenue to its ultimate width east of the centerline; this includes four-feet of pavement, two-foot curb and gutter and a six-foot sidewalk along the Project frontage as well as a cul-de-sac at the terminus of Barrett Street. On the west side of Barrett Avenue, the Project is responsible for constructing four-feet of pavement and a two-foot curb. On Perry Street, the Project applicant will be responsible for constructing a six-foot wide sidewalk along the Project frontage. A 4-legged intersection will be constructed at Perry Street and Indian Avenue. The Project is being designed to include a 14-foot high screen wall along the southern Project site boundary to provide noise abatement for the residential unit south of the site.

Planning cases associated with the proposed Project include MND Case No. 18-2343, and Development Plan Review No. 18-00011.