

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: Seaton Tech Center

Lead Agency: Riverside County Contact Person: Deborah Bradford
 Mailing Address: 4080 Lemon Street, 12th Floor Phone: 951-955-6646
 City: Riverside Zip: 92501 County: Riverside County

Project Location: County: Riverside City/Nearest Community: Perris
 Cross Streets: Perry/Seaton Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 50-53 ' 64 " N / 117 ° 15-33 ' 55 " W Total Acres: 9.15 gross acres
 Assessor's Parcel No.: 314-130-007 Section: 1 Twp.: 4 South Range: 4 West Base: SB and Meridian
 Within 2 Miles: State Hwy #: I-215; Cajalco Expressway Waterways: None
 Airports: March Air Reserve Base Railways: BNSF Schools: Val Verde High School

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) Other: _____
 Early Cons NEPA: NOI Other: Joint Document
 Neg Dec EA Final Document
 Mit Neg Dec Draft EIS Other: _____
 GOVERNOR'S Office of Planning & Research

APR 24 2020

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 _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 203,029 Acres 9.15 Employees 197
 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 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: Energy

Present Land Use/Zoning/General Plan Designation:

Vacant, undeveloped / Manufacturing-Service Commercial and Industrial Park / Light Industrial

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

Construction/operation of one approximately 203,029 SF warehouse building comprised of 193,029 SF of warehouse space, 5,000 SF of ancillary ground floor office space, 5,000 SF of ancillary mezzanine office space, with 19 loading docks on the east-facing side of the building. Associated improvements to the site include auto and truck trailer parking, drive aisles, fire lanes, metal fencing and metal gates, outdoor employee amenity/patio area, landscaping, utility improvements, roadway improvements to the frontage roadways and a segment of the County's multi-use trail system.

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".

<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 # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 22, 2020 Ending Date May 21, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>LDC Industrial Realty, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>555 N. El Camino Real #A456</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>San Clemente, CA 92672</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>(949) 226-4601</u>
Phone: <u>714-505-6360 Ext. 350</u>	

Signature of Lead Agency Representative:  Date: 4/21/20

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