

Notice of Completion & Environmental Document Transmittal

2019069093

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: IDI - Indian Avenue and Ramona Expressway Warehouse Project

Lead Agency: City of Perris Contact Person: Mary Blais, Contract Planner
Mailing Address: 135 N. "D" Street Phone: (951) 943-5003
City: Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: City of Perris
Cross Streets: Indian Avenue and Ramona Expressway Zip Code: 92571
Longitude/Latitude (degrees, minutes and seconds): 33 0 50 46.99 N / 117 0 13 59.46 W Total Acres: 26.84
Assessor's Parcel No.: Various Section: 6 and 7 Twp.: 4 South Range: 3 West Base: SBBM
Within 2 Miles: State Hwy #: I-215 Waterways: Perris Valley Storm Drain Channel
Airports: March Air Reserve Base Railways: BNSF Schools: May Ranch Elementary School and 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:

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 [X] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Development Type:

[X] Industrial: Sq.ft. 428,730 Acres 26.84 Employees Power: Type MW

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 [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Specific Plan-Light Industrial / Zoning: Perris Valley Commerce Center Specific Plan (PVCCSP) and Airport Overlay / General Plan: PVCCSP

Project Description: (please use a separate page if necessary) See Attachment A.

Project Description: The proposed IDI Indian Avenue and Ramona Expressway Warehouse Project and off-site improvement area (herein collectively referred to as proposed Project or Project) involves the construction and operation of approximately 428,730 square feet of industrial high-cube, non-refrigerated warehouse/distribution uses including approximately 8,800 square feet of supporting office uses on an approximately 24.2-acre site at the northwest corner of Indian Avenue and Ramona Expressway, Perris, California (see Figure 1 - Regional Map, Figure 2 - Aerial Map, and Figure 3 - Proposed Site Plan). The warehouse building will feature approximately 66 dock doors on the northern side of the building. The Project will also provide approximately 206 standard automobile parking stalls and approximately 205 trailer parking stalls on site. The Project site will also include employee break areas, and associated landscape as well as on-site water quality basin and best management practices (BMP) facilities for stormwater quality treatment. The proposed Project will comply with all requirements under Compatibility B1, Accident Potential Zone I (APZ I), and APZ II of the 2014 March Air Reserve Base (MARB)/Inland Port Airport Land Use Compatibility Plan (ALUCP).

State Clearinghouse Contact: (916) 445-0613

State Review Began: 6 - 21 - 2019

SCH COMPLIANCE 7 - 22 - 2019

Project Sent to the following State Agencies

- Resources: Boating & Waterways, Central Valley Flood Prot., Coastal Comm, Colorado Rvr Bd, Conservation, CDFW # 6, Cal Fire, Historic Preservation, Parks & Rec, Bay Cons & Dev Comm, DWR
Cal EPA: ARB: Airport & Freight, ARB: Transportation Projects, ARB: Major Industrial/Energy Resources, Recycl. & Recovery, SWRCB: Div. of Drinking Water, SWRCB: Div. Drinking Wtr #, SWRCB: Div. Financial Assist., SWRCB: Wtr Quality, SWRCB: Wtr Rights, Reg. WQCB # 8, Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: Corrections
Independent Comm: Delta Protection Comm, Delta Stewardship Council, Energy Commission, NAHC, Public Utilities Comm, Santa Monica Bay Restoration, State Lands Comm, Tahoe Rgl Plan Agency, Conservancy, Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019069093
Please forward late comments directly to the Lead Agency

AQMD/APCD 33
(Resources: 6 / 22)

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 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 type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

 Address: 3788 McCray Street Address: 840 Apollo Street Suite 100
 City/State/Zip: Riverside, CA 92506 City/State/Zip: El Segundo, CA 90245
 Contact: Cynthia Gibbs Phone: (949) 351-7243
 Phone: (951) 686-1070

 Signature of Lead Agency Representative:  Date: June 21, 2019

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

**To the Notice of Completion & Environmental Document Transmittal
IDI Indian Avenue and Ramona Expressway Warehouse Project**

Project site Assessor's Parcel Nos.: 302-060-005, 302-060-006, 302-060-038, 302-050-036, and 302-050-034

Off-site Assessor's Parcel No.: 302-060-002

Project Description: The proposed IDI Indian Avenue and Ramona Expressway Warehouse Project and off-site improvement area (herein collectively referred to as proposed Project or Project) involves the construction and operation of approximately 428,730 square feet of industrial high-cube, non-refrigerated warehouse/distribution uses including approximately 8,800 square feet of supporting office uses on an approximately 24.2-acre site at the northwest corner of Indian Avenue and Ramona Expressway, Perris, California (see Figure 1 – Regional Map, Figure 2 – Aerial Map, and Figure 3 – Proposed Site Plan). The warehouse building will feature approximately 66 dock doors on the northern side of the building. The Project will also provide approximately 206 standard automobile parking stalls and approximately 205 trailer parking stalls on site. The Project site will also include employee break areas, and associated landscape as well as on-site water quality basin and best management practices (BMP) facilities for stormwater quality treatment. The proposed Project will comply with all requirements under Compatibility B1, Accident Potential Zone I (APZ I), and APZ II of the 2014 March Air Reserve Base (MARB)/Inland Port Airport Land Use Compatibility Plan (ALUCP).

Construction of the proposed Project would involve mass grading of the Project site with approximately 108,000 cubic yards of cut, approximately 140,200 cubic yards of fill, and 22,200 cubic yards of shrinkage which would require approximately 10,000 cubic yards of import.

The approximately 2.64-acre off-site improvements include the construction of Driveway 2 for trucks, to be solely used for egress and ingress to and from the Project site, open landscaped area at the southwest corner of West Perry Street and Indian Avenue, and West Perry Street and Indian Avenue intersection improvements (e.g., signal and median) (see Figure 3).

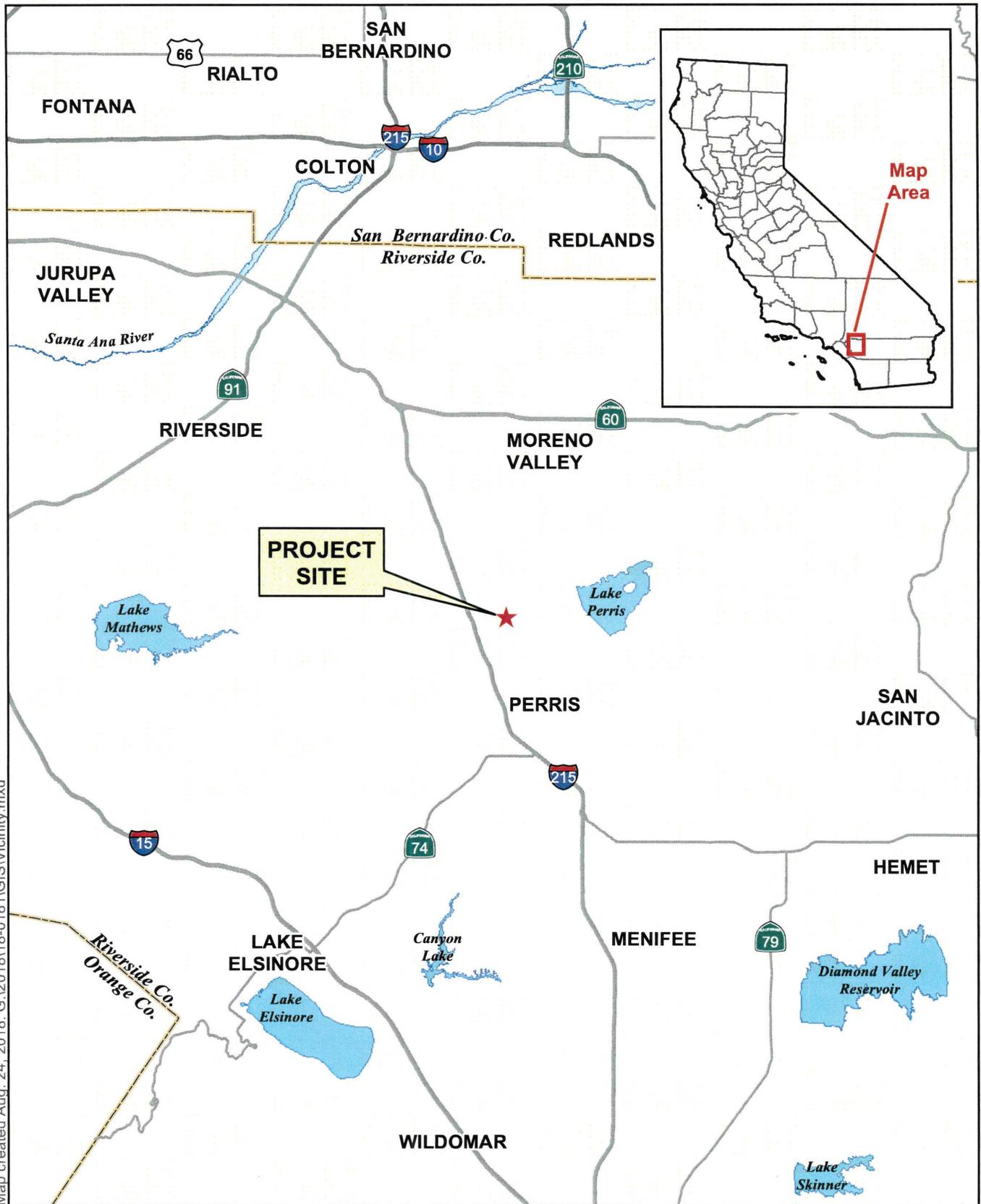
The proposed Project would include roadway improvements to Ramona Expressway, Indian Avenue, and Perry Street. The Project applicant will construct Ramona Expressway to its ultimate half-section width as an Expressway (184-foot right-of-way) between the western Project boundary and Indian Avenue; construct Indian Avenue to its ultimate half-section width as a Secondary Arterial (94-foot right-of-way) including sidewalk between the northern Project boundary (at the proposed Driveway 3) and Ramona Expressway; and vacate a portion of Perry Street which will remain as right-of-way with a proposed 10-foot Eastern Municipal Water District (EMWD) easement.

The proposed Project will include three driveways. Driveway 1 off Ramona Expressway will be right-in right-out access only for passenger cars, Driveway 2 off Indian Avenue will be full access only for trucks, and Driveway 3 off Indian Avenue will be right-in right-out access only for passenger cars. The Project applicant is proposing the installation of a traffic signal at Driveway 2 as it is proposed to accommodate access to trucks heading to and from the north (Harley Knox Boulevard via Indian Avenue) (see Figure 3).

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The proposed Project will involve on-site water pipeline improvements and installation of a waterline in a portion of Indian Avenue between Markham Street and Perry Street, and between Perry Street and Ramona Expressway. The proposed Project will involve installation of a recycled waterline in Indian Avenue from the stub out to the intersection of Ramona Expressway and Indian Avenue. The proposed Project will involve connecting the two reaches of the existing Line E storm drain that exist on both sides of the Project, along Ramona Expressway. Reinforced concrete boxes (RCBs) will connect the existing channel on the west of the site to the existing RCB to the east of the site. The Project will involve installation of a sewer line on the southern side of the proposed warehouse building and will connect to the existing sewer along Ramona Expressway.

The proposed Project includes the following discretionary actions by the City: (1) Adopt the Mitigated Negative Declaration (MND) (18-2342) with the determination that the MND has been prepared in compliance with the requirements of CEQA; (2) Development Plan Review (18-00002) to allow the development of the approximately 24.2-acre site for an approximately 428,730–square-foot warehouse including approximately 8,800 square feet of supporting office space and an approximately 2.64-acre off-site improvement area; (3) Tentative Parcel Map 37457 (18-05058) application submitted to merge multiple parcels into one and vacate unimproved Perry Street; and (4) Approve the Agricultural Diminishment and Notice of Nonrenewal applications (18-05219) to cancel the Williamson Act Contract for the Project site.

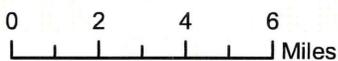


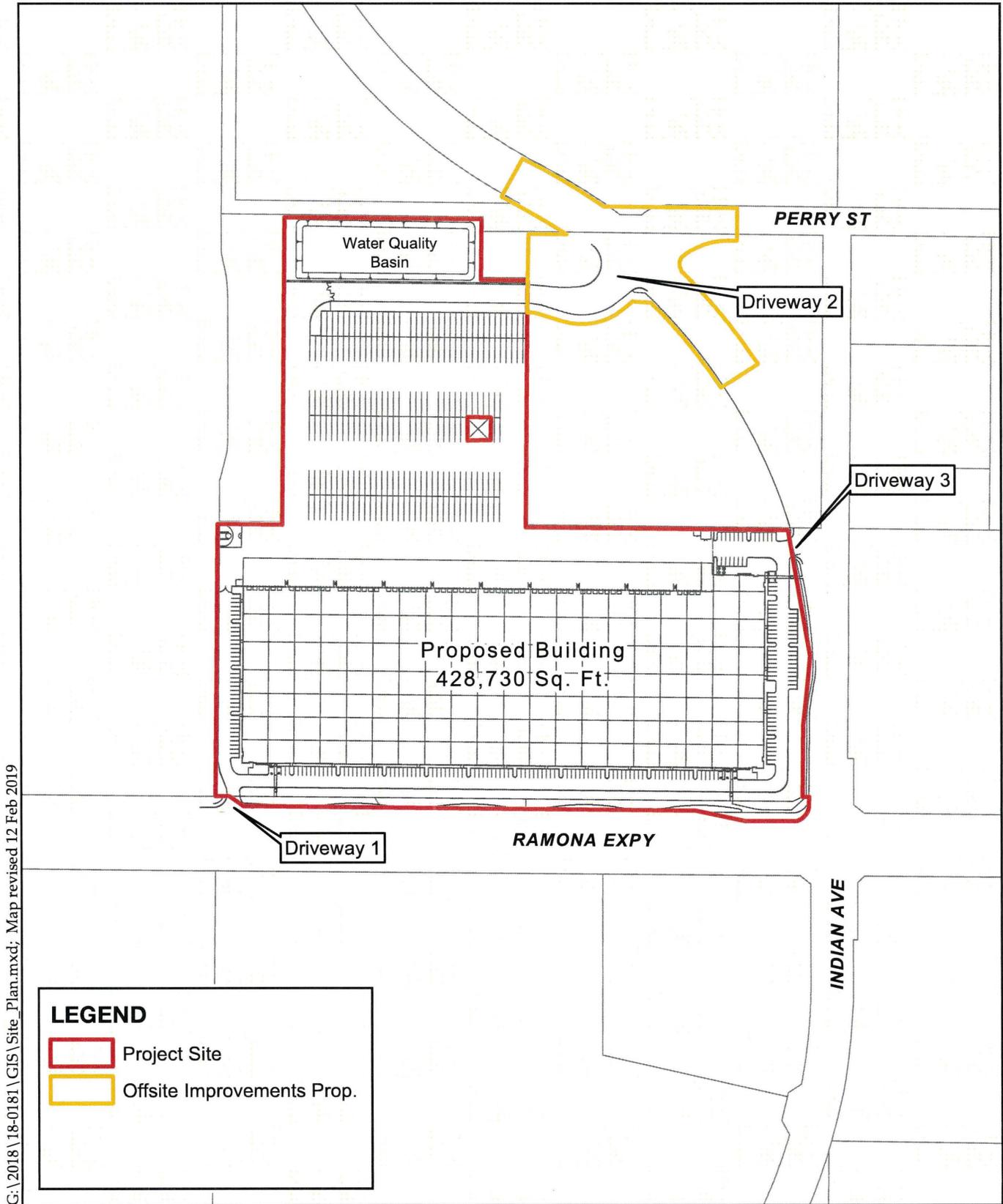
Map created Aug. 24, 2018. G:\2018\18-0181\GIS\Vicinity.mxd

Source: Riverside Co. GIS, 2018

Figure 1 – Regional Map

IDI Indian Avenue and Ramona Expressway Warehouse Project

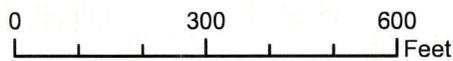




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Source: Riverside Co. GIS, 2019

Figure 3 - Proposed Site Plan



IDI Indian Avenue and Ramona Expressway Warehouse Project



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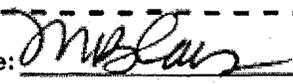
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<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date June 21, 2019 Ending Date July 22, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Albert A. Webb Associates</u>	Applicant: <u>IDI Logistics</u>
Address: <u>3788 McCray Street</u>	Address: <u>840 Apollo Street Suite 100</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: <u>Cynthia Gibbs</u>	Phone: <u>(949) 351-7243</u>
Phone: <u>(951) 686-1070</u>	

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