

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: Ramona Gateway Commerce Center Project

Lead Agency: City of Perris Contact Person: Matthew Evans, Project Planner
 Mailing Address: 135 North D Street Phone: 915.943.5003 ext. 115
 City: Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: Perris
 Cross Streets: Ramona Expressway and Webster Avenue Zip Code: 92571

Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 35 " N / 117 ° 14 ' 45 " W Total Acres: 49.97 gross

Assessor's Parcel No.: 317-120-021; 317-130-048, -025, -021, and -017 Section: 12 Twp.: 4S Range: 4W Base: San Bern

Within 2 Miles: State Hwy #: N/A Waterways: N/A
 Airports: March Air Reserve Base Railways: N/A Schools: Val Verde Academy, Val Verde HS

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: _____ 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.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 37,215 Acres 6.95 Employees 74 Transportation: Type _____
 Industrial: Sq.ft. 950,224 Acres 42.4 Employees 997 Mining: Mineral _____
 Educational: _____ Power: Type _____ MW _____
 Recreational: _____ Waste Treatment: Type _____ MGD _____
 Water Facilities: 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: GHG, Energy

Present Land Use/Zoning/General Plan Designation:

Zoning: Specific Plan; Land Use: Specific Plan

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

The Project Applicant is requesting discretionary approvals to develop the 49.97 gross-acre Project site with eight retail buildings (totaling 37,215 square feet [sf]) on 6.95-net-acres within the northern portion of the Project site, and a 950,224-sf industrial warehouse building on 42.22-net-acres within the southern portion of the Project site. The proposed buildings are designed to comply with the standards and guidelines set forth in the PVCCSP. Applications include PLN21-05216 (Conditional Use Permit), DPR21-00013 (Development Plan Review), PLN21-05218 (Specific Plan Amendment) from Commercial and Business Professional Office to Light Industrial for the industrial use, and PLN21-05219 (Tentative Parcel Map).

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 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 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"/> 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 March 30, 2022 Ending Date April 29, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Perris Landco LLC</u>
Address: <u>3200 El Camino Real</u>	Address: <u>3130 20th Street, Suite 290</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>San Francisco, CA 94110</u>
Contact: <u>Tina Andersen, Principal</u>	Phone: <u>312.576.4291</u>
Phone: <u>714.505.6360</u>	

Signature of Lead Agency Representative:  Date: 03/30/2022

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