

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-Indian Warehouse Project

Lead Agency: City of Perris Contact Person: Mathew Evans
 Mailing Address: 135 N. "D" Street Phone: (951) 943-5003 ext. 115
 City: Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: Perris
 Cross Streets: Ramona Expy. and Perris Blvd. Zip Code: 92570
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 44.07 " N / 117 ° 13 ' 42.53 " W Total Acres: 14.93
 Assessor's Parcel No.: 302-060-041 Section: 24 Twp.: 4S Range: 3W Base: San Bernadino
 Within 2 Miles: State Hwy #: I-215 Waterways: Lake Perris
 Airports: March Air Reserve Base Railways: N/A Schools: Val Verde Elementary 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: _____
 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: Specific Plan Amendment

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 10,000 Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres 1.6 Employees _____
 Industrial: Sq.ft. 232,575 Acres 13 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:

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: _____

Present Land Use/Zoning/General Plan Designation:

Commercial, PVCC SP

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

The proposed Project involves the adoption of a Specific Plan Amendment to the PVCCSP and approval of a parcel map and Development Plan to allow the construction and operation of a 13 acre multi-tenant distribution building that allows for warehousing, showroom, and office uses, as well as 1.61 acres expected to be developed with future commercial uses (assumed to be 125-room hotel in analysis). The Project includes the development of a rectangular 232,575-square foot (sf) warehouse building that includes 10,000 sf of office space, with 215 parking stalls, 52 trailer parking stalls and 39 dock positions that would support warehousing, showroom, and office uses within a single building.

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".

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| <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 checked="" 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 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 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 7/29/2022 Ending Date 8/30/2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>HELIX Environmental Planning, Inc.</u>	Applicant: <u>JM Realty Group, Inc.</u>
Address: <u>7578 El Cajon Boulevard</u>	Address: <u>3535 Inland Empire Boulevard</u>
City/State/Zip: <u>La Mesa, CA 91942</u>	City/State/Zip: <u>Ontario, CA 91764</u>
Contact: <u>Yara Fisher</u>	Phone: <u>909-373-2914</u>
Phone: <u>619-462-1515</u>	

Signature of Lead Agency Representative: *Matthew W. Gung* Date: 7.28.2022

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