

**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 #
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**Project Title:** Patterson Commerce Center

Lead Agency: City of Perris

Contact Person: Lupita Garcia

Mailing Address: 101 North D. Street

Phone: 951.943.5003 ext. 236

City: Perris

Zip: 92570

County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Mead Valley

Cross Streets: Nance Street and Patterson Avenue

Zip Code: 92571

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 16.0 " N / 117 ° 15 ' 15.3 " W Total Acres: 16.1

Assessor's Parcel No.: See attached

Section: 1

Twp.: 4S

Range: 4W

Base: San Bern

Within 2 Miles: State Hwy #: I-215

Waterways: N/A

Airports: March Air Reserve Base

Railways: N/A

Schools: Val Verde HS. Academy, Regional Learning Ctr.

**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: Vest. Tent. Parcel Map

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Industrial: Sq.ft. 263,820 Acres 16.1 Employees 256

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, GHG

**Present Land Use/Zoning/General Plan Designation:**

Perris Valley Commerce Center Specific Plan (Light Industrial)/Perris Valley Commerce Center Specific Plan

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

The Project Applicant is requesting discretionary approvals to develop the 16.1-acre Project site with an approximately 263,820 square foot industrial building and associated on- and off-site improvements. The building would include approximately 10,000 square feet of potential office space in the southeast and northwest corners of the building, with 6,304 square feet of mezzanine space and 247,516 square feet of building space for warehouse and manufacturing uses. The proposed building is designed to comply with the standards and guidelines set forth in the PVCCSP. Applications include Case No. DPR 22-00003 (Development Plan Review) and Case No. 22-05043 (Vesting 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 and "X". If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <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 |  |

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

Starting Date 04/14/2023 Ending Date 05/15/2023

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>T&amp;B Planning, Inc.</u>	Applicant: <u>RG Patterson LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>3161 Michelson Drive, Suite 900</u>
City/State/Zip: <u>Irvine, CA, 92602</u>	City/State/Zip: <u>Irvine, CA, 92612</u>
Contact: <u>Tina Andersen, Principal</u>	Phone: <u>(949) 468-1812</u>
Phone: <u>(949) 300-7304</u>	

Signature of Lead Agency Representative: *Lupit Cervi* Date: 4/4/2023

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

Patterson Commerce Center Notice of Completion Attachment – Assessor's Parcel No.

314-110-008, -009, -010, -016, -017, -018, -020, -021, -022, -023, -043, -044, -045, -046, -052, -053, -058, -059.