

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

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| SCH # |
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Project Title: OLC3 Ramona Expressway and Perris Boulevard Commercial Warehouse Project

Lead Agency: City of Perris Contact Person: Douglass Fenn
 Mailing Address: 135 North "D" Street Phone: 909 730 2424
 City: Perris Zip: 92570 County: Riverside County

Project Location: County: Riverside City/Nearest Community: Perris
 Cross Streets: Ramona Expressway and Perris Boulevard Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 45.28" N / 117 ° 13 ' 39.21" W Total Acres: 48.1
 Assessor's Parcel No.: 302-130-2,8,18,21,22,23,24 and 27 Section: 5 Twp.: 4 South Range: 3 West Base: San Bernardino
 Within 2 Miles: State Hwy #: None Waterways: San Jacinto River
 Airports: March Air Reserve Base Railways: BNSF Schools: Val Verde Unified

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: _____

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. 0 Acres _____ Employees _____
 Commercial: Sq.ft. 45,000 Acres 4.5 Employees 140
 Industrial: Sq.ft. 774,419 Acres 36 Employees 752
 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:

Vacant/PVCC SP/PVCC SP

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

The Project includes a 774,419 total square feet of a high-cube fulfillment center. It also includes 45,000 square feet of retail and food uses comprised of 21,825 square feet of strip retail plaza use, 5,000 square foot high turnover restaurant, 14,775 square feet of fast-food restaurant without drive through window use in line with retail use, and 3,400 square foot fast-food restaurant with drive-through window use.

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".

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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 # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" 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 type="checkbox"/> Fish & Game Region # _____ | <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 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 4/14/2023 Ending Date 5/14/2023

Lead Agency (Complete if applicable):

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|--|---|
| Consulting Firm: <u>HELIX Environmental Planning</u> | Applicant: <u>Optimus Building Corporation (c/o Mike Naggar and Associates)</u> |
| Address: <u>16485 Laguna Canyon Road, Suite 150</u> | Address: <u>445 South D Street</u> |
| City/State/Zip: <u>Irvine, CA 92618</u> | City/State/Zip: <u>Perris, California 92570</u> |
| Contact: <u>Kurt Schlyer</u> | Phone: <u>951 551 7730</u> |
| Phone: <u>415 574 8099</u> | |

Signature of Lead Agency Representative:  Date: 4/10/23

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