

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 #2023110588

Project Title: Distribution Park Industrial and Commercial Project

Lead Agency: City of Perris Contact Person: Nathan Perez, Senior Planner
Mailing Address: 101 North D Street Phone: (951) 943-5003
City: Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: Perris
Cross Streets: Ramona Expressway/Painted Canyon Street Zip Code: 92570
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 17.64
Assessor's Parcel No.: APN 302-100-012 and -14 Section: 8 Twp.: 4S Range: 3W Base: SBBM
Within 2 Miles: State Hwy #: SR 76/Ramona Expressway Waterways: Perris Valley Storm Drain
Airports: March ARB Railways: Metrolink/Commuter Schools: Val Verde High School

Document Type:

CEQA: [] NOP [] Early Cons [] Neg Dec [] Mit Neg Dec [x] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [x] Land Division (Subdivision, etc.) [] Other: SP Amendment

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[x] Commercial: Sq.ft. 9,000 Acres ~4.6 Employees TBD
[x] Industrial: Sq.ft. 271,098 Acres ~12.5 Employees TBD
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[x] Other: 107 room hotel

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [] Recreation/Parks [x] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [x] Schools/Universities [] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[x] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Perris Valley Commerce Center Specific Plan/Commercial

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

The proposed Distribution Park Commercial and Industrial Project proposes to subdivide two existing parcels into four via Tentative Parcel Map (TPM) No. 38730 to construct one 107-room hotel and two sit-down restaurants (one 4,000 square feet and the other 5,000 square feet) (Development Plan Review DPR22-00037) and one 271,098 square foot industrial warehouse building (Development Plan Review DPR22-00038) consisting of 266,098 square feet of warehouse storage and 5,000 square feet of office space, truck parking and related on- and off-site improvements. An amendment to the Perris Valley Commerce Center Specific Plan (Specific Plan Amendment SPA22-05380) is required to rezone the 12.6-acre warehouse site from Commercial to Light Industrial.

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".

- | | |
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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 #11 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #7 |
| <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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | 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 April 26, 2024 Ending Date June 10, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Birdseye Planning Group</u>	Applicant: <u>Alabbasi Construction and Engineering, Inc.</u>
Address: <u>P.O. Box 1956</u>	Address: <u>764 West Ramona Expressway, Suite C</u>
City/State/Zip: <u>Vista, CA 92085</u>	City/State/Zip: <u>Perris, CA 92571</u>
Contact: <u>Ryan Birdseye</u>	Phone: _____
Phone: <u>760-712-2199</u>	

Signature of Lead Agency Representative:  Date: 7/26/24

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