

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: New Perris Commerce Center Specific Plan Project

Lead Agency: <u>City of Perris</u>	Contact Person: <u>Mathew Evans</u>
Mailing Address: <u>135 North D Street</u>	Phone: <u>(951) 943-5003</u>
City: <u>Perris</u> Zip: <u>92570</u>	County: <u>Riverside</u>

Project Location: County: Riverside City/Nearest Community: Perris
 Cross Streets: San Jacinto Avenue, Murrieta Road Zip Code: 92571

Longitude/Latitude (degrees, minutes and seconds): 33° 46' 49.03" N / 117° 12' 11.34" W Total Acres: 345 Acres

Assessor's Parcel No.: 310-200-05 and 014, 310-220-003, -022, -029, -047, -048, -055, and -056 Section: 33 Twp.: 4 South Range: 3 West Base: _____

Within 2 Miles: State Hwy #: I-215, SR-74 Waterways: San Jacinto River
 Airports: Perris Valley Airport Railways: BNSF Schools: Palms E.S., Sky View E.S., Clearwater E.S., Perris H.S.

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>DPR, TPM, DA</u> |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>6,780</u> Acres <u>1.6</u> Employees <u>unknown</u> | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>3,700,000</u> Acres <u>318.1</u> Employees <u>unknown</u> | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

New Perris Valley Specific Plan/New Perris Specific Plan (NP-SP)

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

The proposed Project includes a Specific Plan Amendment that would rescind the existing New Perris Specific Plan and replace it with the New Perris Commerce Center Specific Plan. This change would remove the existing specific plan designations of commercial, golf course, hotel, residential, and research and development. The proposed New Perris Commerce Center Specific Plan would include a development plan identifying the land uses, site access and transit connections, circulation, drainage, water, sewer, and public facilities and services, as well as development standards and permitted land uses for the planning areas within the New Perris Commerce Center Specific Plan. The Tentative Map would establish the legal subdivision of the individual parcels.

The Project is for the development of a large format high-cube logistics and e-commerce center. The Project site would consist of up to approximately 3.7 million square feet of mixed-use retail, light industrial/minor accessory commercial, high-cube logistics and e-commerce uses including parking areas for cars and trailers and landscaped areas as identified in Planning Areas 1-5.

The New Perris Commerce Center Specific Plan area is divided into five planning areas comprised of 9 parcels. Planning Area 1a is designated for retail uses and Planning Area 1b is designated for lighter use industrial park with minor accessory commercial uses and parking areas; Planning Area 2 is designated for industrial park, high cube logistics, with potential e-commerce uses, and auto and trailer parking areas; Planning Area 3 is designated for industrial park, high cube logistics, with potential e-commerce uses and auto and trailer parking areas; and Planning Area 5 is designated as a proposed Undeveloped Area or open space/conservation area with approximately 111 acres dedicated for perpetual conservation in the Western Riverside County Multiple Species Habitat Conservation Plan.

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 # <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 July 26, 2024 Ending Date August 26, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>Industrial VI Enterprises, LLC., a Delaware Limited Liability Company</u>
Address: <u>3801 University Avenue, Suite 300</u>	Address: <u>4740 Green River Road, #110</u>
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: <u>Corona CA, 92878</u>
Contact: <u>Candyce Burnett</u>	Phone: _____
Phone: <u>951-824-8697</u>	

Signature of Lead Agency Representative: *Mathew Evans* Date: 07/26/24

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