

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: Harvest Landing Retail Center & Business Park Project

Lead Agency: City of Perris Contact Person: Albert Armijo
 Mailing Address: 135 North D Street Phone: (949) 466-0038
 City: Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: Perris
 Cross Streets: Placentia Avenue, Indian Avenue, Perris Boulevard Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 51 " N / 117 ° 13 ' 52 " W Total Acres: 358.28

Assessor's Parcel No.: Multiple Section: 19 Twp.: 4 S Range: 3 W Base: SBPM

Within 2 Miles: State Hwy #: I-215, SR 74 Waterways: Perris Valley Storm Drain

Airports: _____ Railways: Metrolink Schools: Val Verde Elementary School, Perris High 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, TTM

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 428,507 Acres 46.72 Employees _____
 Industrial: Sq.ft. 5,735,535 Acres 263.39 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: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Single-family residences, vacant land; Harvest Landing Specific Plan

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

The Project proposes to amend the Harvest Landing Specific Plan; to develop the 358.28-acre amended Specific Plan Area to provide for Multiple Business (MBU), Commercial, and open space uses; and compliance with state housing regulations. Development of the Specific Plan Area is planned to occur in two phases. The site-specific plans for Phase 2 area are unknown at this time, and future entitlements will be needed to develop this area. Thus, the maximum development density of the 122.68-acre Phase 2 area will be analyzed programmatically in the EIR. Within the 140.71-acre Business Park site, the existing residential structures would be demolished and seven business park buildings totaling 1,239,079 SF, including one parcel hub, three high cube warehouses, and three light industrial buildings would be constructed. Within the 22.27-acre Community Shopping Center site, a new commercial retail center with a major retail building and eight retail pads would be constructed totaling 250,457 SF. Within the 24.25-acre Commercial Big Box Retail site, a new 167,050 SF discount store, 12 pump gas station, and two 5,500 SF fast food restaurants would be constructed.

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 type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input checked="" 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 August 9, 2024 Ending Date September 9, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>Howard Industrial Partners</u>
Address: <u>3333 Michelson Drive, Suite 500</u>	Address: <u>2244 N Pacific Street</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Orange, CA 92865</u>
Contact: <u>Konnie Dobрева, JD</u>	Phone: <u>714-637-3333</u>
Phone: <u>949-794-1183</u>	

Signature of Lead Agency Representative: Albert Armijo Digitally signed by Albert Armijo
Date: 2024.07.31 15:52:45 -0700 Date: 7/31/24

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