

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: March Plaza Project

Lead Agency: City of Perris Contact Person: Nathan Perez, Senior Planner
Mailing Address: 135 North "D" Street Phone: (951) 943-5003 x279
City: Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: Perris

Cross Streets: Harley Knox Blvd. and Perris Blvd. Zip Code: 92570
Lat. / Long. (degrees, minutes, and seconds): 33° 51' 28" N/ 117° 13' 38" W Total Acres: 4.37

Assessor's Parcel No.: 302-090-052 through -061 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: 215 Waterways: Perris Reservoir
Airports: March Air Reserve Base Railways: _____ Schools: Val Verde 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 PDO

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 66,686 Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational _____ Hazardous Waste: Type _____
 Recreational _____ Other: _____
 Water Facilities: Type _____ MGD _____

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:

The City of Perris General Plan land use designation for the site is PVCC SP - Perris Valley Commerce Center Specific Plan. The PVCCSP establishes the zoning for the properties within the PVCC area. The PVCCSP zoning designation for the site is Commercial.

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

The proposed project is called the March Plaza Project (PLN22-00031, DPR 22-00031, PLN23-05028, PLN23-05029), which would involve the construction and operation of three (3) multi-tenant concrete tilt-up buildings with spec suites. Projected uses would be non-industrial in nature, and more consistent with business park or office development. No use or transport of hazardous materials is anticipated. The total building area would be 66,686 square feet. A total of 143 parking spaces serving the development would be provided, including 8 accessible stalls.

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.

The project also requires an amendment to the PVCCSP in order to include a Planned Development Overlay (PDO) on the 4.37-acre project site to facilitate the proposed development. The PDO would allow flexibility from the architectural design standards, development standards and land uses of the underlying Commercial (C) zone with the proposed Overlay to allow business professional office uses. .

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 type="checkbox"/> Caltrans District #	<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 Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and 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 Mountains 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 & Wildlife 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"/> 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 November 29, 2024 Ending Date December 30, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>JFR Consulting</u>	Applicant: <u>Elliott Kahn, Ruth Kahn Perris, LLC</u>
Address: <u>7675 Bella Vista Road</u>	Address: <u>3057 McConnell Drive</u>
City/State/Zip: <u>Atascadero, CA 93422</u>	City/State/Zip: <u>Los Angeles, CA 90064</u>
Contact: <u>John Rickenbach</u>	Phone: <u>(805) 377-3999</u>
Phone: <u>(805) 610-1109</u>	

Signature of Lead Agency Representative:  Date: 11/26/24

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