

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 ProjectLead Agency: City of PerrisContact Person: Nathan Perez, Senior PlannerMailing Address: 101 North D StreetPhone: (951) 943-5003City: PerrisZip: 92570County: Riverside**Project Location:** County: RiversideCity/Nearest Community: PerrisCross Streets: Ramona Expressway/Painted Canyon StreetZip Code: 92570Longitude/Latitude (degrees, minutes and seconds): 33 ° 50 ' 34 " N / 117 ° 13 ' 14 " W Total Acres: 17.64Assessor's Parcel No.: APN 302-100-012 and -14Section: 8Twp.: 4SRange: 3WBase: SBBMWithin 2 Miles: State Hwy #: SR 76/Ramona ExpresswayWaterways: Perris Valley Storm DrainAirports: March ARBRailways: Metrolink/CommuterSchools: Val Verde High School**Document Type:**CEQA: NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: Revised EIRNEPA: NOI EA Draft EIS FONSIOther: Joint Document Final Document Other: _____**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: SP Amendment**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. 9,000 Acres ~4.6 Employees TBD 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 _____ Other: 107 room hotel**Project Issues Discussed in Document:** Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: _____**Present Land Use/Zoning/General Plan Designation:**Vacant/Commercial/PVCCSP - Perris Valley Commerce Center Specific Plan**Project Description:** *(please use a separate page if necessary)*

The Project would construct and operate a new 271,098-square-foot (approximate) non-refrigerated industrial warehouse building for the storage of non-perishable goods, a 107-room hotel and two sit-down restaurants, one 4,000 square feet and the other 5,000 square feet. The Draft EIR evaluated three alternatives to the proposed Project. A fourth alternative was added and evaluated in the Revised Environmental Impact Report. Alternative 4 - Retreat at Lake Perris, retains the two restaurants and 107-room hotel. In place of the warehouse, a 204-unit apartment complex in two buildings with 406 parking spaces and a self-storage facility that provides 1,079 storage units totaling 181,000 square feet in six buildings, 43 RV storage/parking spaces (and approximately 12 visitor vehicle parking spaces) would be developed on the 12.6-acre southern portion of the site.

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 and "X". If you have already sent your document to the agency please denote that with an "S".


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| <input 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. |
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| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
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| <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 | <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 June 13, 2025 Ending Date July 28, 2025

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: 6-13-25

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