

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 # 2023120020
Project Title: The Cubes at Placentia Industrial Project

Lead Agency: City of Perris

Contact Person: Mathew Evans

Mailing Address: 135 N. D Street

Phone: 951-943-5003

City: Perris

Zip: 92570

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Perris

Cross Streets: Placentia Ave and Wilson Ave

Zip Code: 92571

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 27.56 " N / 117 ° 12 ' 39.21 " W Total Acres: 27.91

Assessor's Parcel No.: 300-170-003 through 06 and 10 through 17

Section: na

Twp.: 04S

Range: R03W

Base: SB

Within 2 Miles: State Hwy #: I-215

Waterways: Perris Valley Channel, Lake Perris

Airports: March ARB/IPA Airport

Railways: n/a

Schools: Triple Crown ES, Orange Vista HS, Clearwater ES

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: _____

Development Type:
☐ Residential: Units _____ Acres _____

☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____

☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

Employees _____

☐ Mining: Mineral _____

☒ Industrial: Sq.ft. 573,265 Acres 27.91

Employees 550

Employees 550

☐ Power: Type _____ MW _____

☐ Educational: _____

Type _____

Type _____

☐ Waste Treatment: Type _____ MGD _____

☐ Recreational: _____

Type _____

Type _____

☐ Hazardous Waste: Type _____

☐ Water Facilities: Type _____

MGD _____

MGD _____

☐ 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: _____

Present Land Use/Zoning/General Plan Designation:

Vacant/Light Industrial base zoning and the Perris Valley Commerce Center Specific Plan/Light Industrial

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

The Project Applicant proposes to construct a 573,265 square foot concrete tilt up warehouse building with a 5,000 square foot mezzanine, for a total building area of 578,265 square feet (Proposed Project). The Proposed Project would provide a total of 201 automobile parking stalls and 138 trailer stalls. The warehouse would provide a total of 104 truck dock positions, 54 docks on the north side and 50 docks on the south side. The building would have a maximum height of 50 feet. The lot coverage would be 48.29 percent where a maximum of 50 percent is allowed, and the FAR would be 0.4871, where 0.75 is allowed.

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".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # _____	☐ Public Utilities Commission
☒ Caltrans Division of Aeronautics	☒ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 5, 2025 Ending Date January 19, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Harris & Associates</u>	Applicant: <u>The Cubes at Placentia LLC</u>
Address: <u>101 Progress, Suite 250</u>	Address: <u>13681 Newport Blvd. Suite 8301</u>
City/State/Zip: <u>Irvine, CA 92618</u>	City/State/Zip: <u>Tustin, CA 92780</u>
Contact: <u>William Halligan, Sr. Director/Sr. Environmental Counsel</u>	Phone: _____
Phone: <u>949-655-3900</u>	

Signature of Lead Agency Representative: Mathew Evans Date: December 4, 2025

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