

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: Brew Harley Knox Warehouse Project (SPA 22-05375 and DPR 22--00036)

Lead Agency: City of Perris, Planning Division

Contact Person: Alfredo Garcia, Associate Planner

Mailing Address: 135 N. D Street

Phone: (951) 943-5003 x287

City: Perris

Zip: 92570

County: Riverside

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

Cross Streets: Harley Knox Boulevard at Perris Boulevard Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 24 " N / 117 ° 13 ' 43 " W Total Acres: 4.01

Assessor's Parcel No.: 302-090-021

Section: 6 Twp.: 4S Range: 3W Base: SBBM

Within 2 Miles: State Hwy #: I-215

Waterways: Perris Valley Storm Drain, Perris Reservoir

Airports: March ARB/IEP

Railways: Metrolink (I-215)

Schools: Rancho Verde HS, May Ranch 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: Specific Plan Amendment

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 58,974 Acres 4.01 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: _____

Present Land Use/Zoning/General Plan Designation:

Vacant / Light Industrial / Commercial

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

The project proposes construction and operation of a 58,974-square-foot industrial non-refrigerated warehouse located on 4.01 gross acres within the Perris Valley Commerce Center Specific Plan (PVCCSP). The building area consists of 4,000 square feet dedicated as a mezzanine/office space, with the remaining 54,974 square feet designated as warehouse space. The project site is currently vacant and consists of one parcel (APN 302-090-021). The project site is designated as Commercial within the PVCCSP. The properties surrounding the project site are designated as Commercial (C) and Light Industrial (LI) in the PVCCSP. The proposal includes Specific Plan Amendment (SPA) 22-05375 to rezone the project site from Commercial (C) to Light Industrial (LI) within the PVCCSP and Development Plan Review (DPR) 22-00036 to allow the construction of a 58,974-square-foot industrial warehouse building.

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 # <u>8</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ 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	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date April 5, 2024 (revised) Ending Date May 6, 2024 (revised)(30-day)

Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG</u>	Applicant: <u>Brew Enterprises II</u>
Address: <u>1605 Spruce Street, Suite 106</u>	Address: <u>3535 Inland Empire Boulevard</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Ontario, CA 91764</u>
Contact: <u>Kent Norton</u>	Phone: <u>909-989-7771 (Mike Wolfe)</u>
Phone: <u>(909) 518-8200</u>	

Signature of Lead Agency Representative: _____ Date: 4-4-24

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