

### 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 # 2024080337**

**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: (951) 943-5003  
 City: Perris Zip: 92570 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Perris  
 Cross Streets: North Perris Boulevard and Orange Avenue Zip Code: 92571  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 47.2" N / 117 ° 13 ' 58.6" W Total Acres: 358.28  
 Assessor's Parcel No.: See attached list Section: 18 & 1 Twp.: 4 South Range: 3 West Base: San Ber  
 Within 2 Miles: State Hwy #: I-215; SR-74 Waterways: Perris Valley Storm Drain  
 Airports: \_\_\_\_\_ Railways: Metrolink 91-Perris Schools: Clearwater Element

**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: SPA, TTM, D

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 423,01 Acres 46.49 Employees \_\_\_\_\_  
 Industrial: Sq.ft. 5,735 Acres 262.31 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:**

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

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

See attached

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".

- |   |  |
|---|--|
| <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 # <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 checked="" 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 May 30, 2025 Ending Date July 14, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>HIP SoCal Properties LLC</u>
Address: <u>3333 Michelson Drive, Suite 500</u>	Address: <u>1944 North Tustin Street, Suite 122</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Orange, CA 92865</u>
Contact: <u>Konnie Dobrev</u>	Phone: <u>(714)637-3333</u>
Phone: <u>(949)794-1180</u>	

Signature of Lead Agency Representative: *Albert Armiijo* - ALBERT ARMIJO Date: May 27, 2025

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

Phase I - Harvest Landing Retail Center & Business Park			
Building 1		Building 2	Building 3, 4, & 5
305-110-001	305-160-003	305-100-028	305-170-018
305-110-002	305-130-009	305-100-008	
305-110-003	305-160-030	305-100-009	
305-110-021	305-160-029	Retail Center	
305-110-007	305-160-028	305-110-015	305-140-031
305-110-006	305-160-027	305-110-016	305-140-032
305-110-005	305-160-025	305-110-022	305-140-034
305-110-004	305-160-026	305-110-023	305-140-040
305-120-020	305-160-022	305-110-024	305-140-041
305-120-021	305-160-023	305-110-025	305-140-049
305-120-022	305-160-024	305-110-026	305-140-050
305-120-023	305-190-028	305-110-027	305-140-052
305-120-024	305-190-029	305-110-032	305-140-053
305-120-025	305-190-030	305-110-033	305-140-054
305-120-004	305-190-031	305-110-034	305-140-055
305-120-005	305-190-014	305-110-035	305-140-056
305-120-006	305-190-020	305-140-012	305-140-057
305-120-007	305-190-019	305-140-024	305-140-058
305-120-008	305-190-033	305-140-025	305-140-059
305-120-026	305-220-011	305-140-026	305-140-060
305-130-001	305-220-020	305-140-027	305-140-061
305-130-002	305-220-021		
305-130-003	305-220-059		
305-130-004	305-220-060		
305-130-005	305-220-061		
305-130-006	305-220-062		
305-160-001	305-240-027		
305-160-002			
Phase II - Harvest Landing Future Business Park Buildout			
305-060-042	305-090-028	305-090-058	305-090-019
305-060-036	305-090-030	305-090-059	305-090-018
305-060-037	305-090-032	305-090-015	305-070-004
305-090-055	305-090-056	305-090-016	305-070-008
305-090-026	305-090-057	305-090-017	305-070-007

**Project Description Summary**

The adopted Harvest Landing Specific Plan (SP) guides land use over 341.1 acres (AC) for residential, business, commercial, and open space uses. The Project proposes a Specific Plan Amendment (SPA) to annex 3 parcels (APNs 305-060-042, -036, -037) and apply an MBU Overlay to APN 305-060-038, increasing the SP area to 358.28 AC. The SPA would also change the land use plan to replace residential uses with Multiple Business Uses (MBU) and Commercial uses, and increase the maximum floor area ratio (FAR) from 0.35 to 0.75 for both designations to align with the City's General Plan land use designations. The proposed Phase 1 development includes a 139.89 AC business park (1 hub parcel, 3 high-cube warehouses, 3 light industrial buildings totaling 1,727,579 SF), a 22.16 AC shopping center (250,457 SF), and a 24.33 AC retail site (167,050 SF store, 12-pump gas station, two 5,500 SF fast food restaurants). The maximum buildout of the SP would total approximately 5,735,535 SF of MBU and 428,507 SF of commercial uses.