

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Riverside
Address: 4080 Lemon Street, 1st Floor
Riverside, CA 92501

From:

Public Agency: City of Perris
Address: 135 North D Street

Contact: Albert Armijo
Phone: 9519435003

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024080337

Project Title: Harvest Landing Retail Center and Business Park Project

Project Applicant: HIP SoCal Properties LLC

Project Location (include county): North Perris Blvd and Orange Ave; City of Perris, Riverside County

Project Description:

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

This is to advise that the City of Perris City Council has approved the above
(Lead Agency or Responsible Agency)

described project on 2/10/2026 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-fc>

Signature (Public Agency): _____ Title: Planning Manager

Date: 2/10/2026 Date Received for filing at OPR: _____

Project Description Continued:

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 analyzed in the EIR 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. The City of Perris City Council approved Alternative 4 in the Final EIR which consists of development of Phase I consistent with the proposed Project, however a portion of the Phase 2 area would not be subject to the Specific Plan Amendment. Phase 2 buildout would include development of Phase 2 west of Indian Avenue with MBU uses and development of the area east of Indian Avenue with approximately 615 dwelling units pursuant to the existing Harvest Landing Specific Plan designations. Therefore, this alternative would include development of approximately 3,403,877 square feet of MBU uses, 428,507 square feet of commercial retail uses, 615 dwelling units, and a 16.5-acre sports park. The entire 358.28-acre developable portion of the site would be developed. A Specific Plan Amendment, General Plan Amendment, and Zone Change would still be required. Areas planned for physical impact on and offsite would be identical to those required for development of the proposed Project.