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 # N/A

Project Title: Conditional Use Permit 24-05264

Lead Agency: City of Perris | Contact Person: Monica Carranza, Associate Planner
Mailing Address: 135 North "D" Street | Phone: 951-943-5003 Ext. 370
City: Perris | Zip: 92570 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Perris
Cross Streets: Sherman Road and Harrison Avenue | Zip Code: 92570
Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ′ 45.56 ″ N / 117 ° 10 ′ 53.95 ″ W Total Acres: 5.49
Assessor's Parcel No.: 329-240-031 and 329-240-028 | Section: 10 | Twp.: 5S | Range: 3W | Base: SBPM
Within 2 Miles: State Hwy #: I-215 and SR-74 | Waterways: San Jacinto River
Airports: None | Railways: BNSF San Jacinto Ind. Spur | Schools: Multiple

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 _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 24,405 Acres 5.49 Employees 35
☐ 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:

LI - Light Industrial / Light Industrial (LI)

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

Project includes development and operation of a new commercial contractor yard. The commercial contractor yard would include development of a 25,405-square foot building, a 43,470-square foot lumber storage yard with two covered shade structures totaling approximately 6,400 square feet, and associated parking and landscaping improvements. The proposed building would consist of approximately 14,207 square feet of office floor area, an approximately 6,800-square foot mechanics shop, and an approximately 4,340-square-foot storage facility. Project also includes a Conditional Use Permit for the proposed outdoor storage uses.

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**".

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

_____ Other: _____
_____ Other: _____

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

Starting Date November 20, 2026 Ending Date December 20, 2026

Lead Agency (Complete if applicable):

Consulting Firm: MIG, Inc.
Address: 5172 Arlington Avenue, #4453
City/State/Zip: Riverside, CA 92514
Contact: Cameron Hile, Project Manager
Phone: 951-787-9222

Applicant: PM Design Group
Address: 38 Executive Park, Suite 310
City/State/Zip: Irvine, CA 92614
Phone: 949-743-0884

Signature of Lead Agency Representative: Cameron Hile **Date:** 11/19/2026

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