

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: Harley Knox Boulevard Industrial Project

Lead Agency: City of Perris

Contact Person: Douglas Fenn

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: Harley Knox Boulevard east of N. Perris Boulevard and west of Redlands Avenue

Zip Code: 92571

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 48 " N / 117 ° 13 ' 19 " W Total Acres: 6.93

Assessor's Parcel No.: 300-100-002

Section: 5

Twp.: 4S

Range: 3W

Base:

Within 2 Miles: State Hwy #: I-215

Waterways: Perris Valley Channel

Airports: March Air Reserve Base

Railways: None

Schools: Val Verde High School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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☐ Mining: Mineral☐ Commercial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☒ Industrial: Sq.ft. 142,995

Acres 6.93

Employees 138

☐ Waste Treatment: Type

MGD

☐ Educational:☐ Hazardous Waste: Type☐ Recreational:☐ Water Facilities: Type

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:**

General Plan - Perris Valley Commerce Center Specific Plan – Light Industrial; Zone - Perris Valley Commerce Center Specific Plan – Light Industrial

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

Construction and operation of one 142,995 SF non-refrigerated warehouse and related facilities on 6.71 net acres. The Project Site is located on a 7.9-acre parcel, of which 0.97 acre were dedicated to the City of Perris in 2011 for the construction of Harley Knox Boulevard. An additional 0.22 acre would be dedicated for the full buildout of Las Palmas Avenue (refer to Off-Site Improvements in this section). The warehouse is designed to house one tenant, which has not been identified at this time, and includes one 8,000 SF office area, one grade level door, 25 truck dock positions, and associated landscaping.

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".

<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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input 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 type="checkbox"/> Fish & Game Region # _____	<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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date 11/18/22 Ending Date 12/7/22

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sagecrest Planning and Environmental</u>	Applicant: <u>Lake Creek Industrial, LLC</u>
Address: <u>27128 Paseo Espada, Suite 1524</u>	Address: <u>113681 Newport Ave, Suite 8301</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>Tustin, CA 92780</u>
Contact: <u>Kelly Ribuffo</u>	Phone: <u>(786) 200-9681</u>
Phone: <u>(714) 783-1863</u>	

Signature of Lead Agency Representative: _____

Date: 11/18/22

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