

## 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 # 2023120020**

**Project Title:** The Cubes at Placentia Industrial Project

Lead Agency: City of Perris Contact Person: Mathew Evans  
 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: Placentia Ave and Wilson Ave Zip Code: 92571

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 27.56 " N / 117 ° 12 ' 39.21 " W Total Acres: 27.91

Assessor's Parcel No.: 300-170-003 through 06 and 10 through 17 Section: na Twp.: 04S Range: R03W Base: SB

Within 2 Miles: State Hwy #: I-215 Waterways: Perris Valley Channel, Lake Perris  
 Airports: March ARB/IPA Airport Railways: n/a Schools: Triple Crown ES, Orange Vista HS, Clearwater 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: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. 573,265 Acres 27.91 Employees 550  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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 base zoning and the Perris Valley Commerce Center Specific Plan/Light Industrial

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

The Project Applicant proposes to construct a 573,265 square foot concrete tilt up warehouse building with a 5,000 square foot mezzanine, for a total building area of 578,265 square feet (Proposed Project). The Proposed Project would provide a total of 201 automobile parking stalls and 138 trailer stalls. The warehouse would provide a total of 104 truck dock positions, 54 docks on the north side and 50 docks on the south side. The building would have a maximum height of 50 feet. The lot coverage would be 48.29 percent where a maximum of 50 percent is allowed, and the FAR would be 0.4871, where 0.75 is allowed.

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 checked="" 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 # _____	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" 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 checked="" 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 checked="" 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 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 December 5, 2025 Ending Date January 19, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Harris &amp; Associates</u>	Applicant: <u>The Cubes at Placentia LLC</u>
Address: <u>101 Progress, Suite 250</u>	Address: <u>13681 Newport Blvd. Suite 8301</u>
City/State/Zip: <u>Irvine, CA 92618</u>	City/State/Zip: <u>Tustin, CA 92780</u>
Contact: <u>William Halligan, Sr. Director/Sr. Environmental Counsel</u>	Phone: _____
Phone: <u>949-655-3900</u>	

Signature of Lead Agency Representative: *Mathew Evans* Date: Decmeber 4, 2025

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