

**NOTICE OF AVAILABILITY**  
**HARVEST LANDING RETAIL CENTER & BUSINESS PARK PROJECT**  
**DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)**  
**SCH NO. 2024080337**

May 30, 2025

**Project Title:** Harvest Landing Retail Center & Business Park Project - Environmental Impact Report/SCH No. 2024080337, Specific Plan Amendment (SPA) 22-05250; General Plan Amendment (GPA) 24-05175; Zone Change 24-05176; Development Plan Reviews (DPR) 22-00023, 22-00024, 22-00025, 22-05235, 22-05238, 23-00017, 24-00008, 24-00009; Conditional Use Permits (CUP) 22-05050, 23-05235; Tentative Tract Maps (TTM) 38810 and 38811; and Development Agreement (DAA) 17-05136.

**Lead Agency:**

City of Perris  
Planning Division  
135 North D Street  
Perris, CA 92570  
(951) 943-5003  
Contact: Albert Armijo, Project Planner

**Project Location - City:** Perris

**Project Location - County:** Riverside

**Project Location - Specific:** The Project site is located in the central portion of the City of Perris, in Riverside County. The Project site includes approximately 358.28 acres in the central portion of the City of Perris and is generally bounded by I-215 to the west, Perris Boulevard to the east, Nuevo Road to the south, and Placentia Avenue to the north. The Project site includes the current Harvest Landing Specific Plan (Specific Plan) area and parcels proposed to be annexed into the Specific Plan.

**Existing Harvest Landing Specific Plan:** In 2011, the City of Perris City Council adopted the Harvest Landing Specific Plan, which is a master-planned community including residential, recreation, and general business and commercial land uses on 341.1 acres in western Perris. As approved, the Specific Plan allows for the development of 169.5 acres of residential uses (1,860 units), 88.5 acres of business uses (1,306,582 square feet), 39 acres of roads and drainage/detentions areas, and 44 acres of open space amenities, including a lake, parks, recreation center, and paseos.



**Description of the Project:** The Project includes a Specific Plan Amendment to annex three parcels (Assessor's Parcel Numbers [APNs] 305-060-042, 305-060-036, and 305-060-037) to the Specific Plan Area and designate them as Multiple Business Use (MBU) as well as add an MBU Overlay to APN 305-060-038, increasing the total Specific Plan area to 358.28 acres. In addition, the Specific Plan Amendment is proposed to change the existing land use plan of the Specific Plan area to replace residential uses with MBU and commercial uses.



totaling 250,457 square feet; and a 24.33-acre commercial big box retail site with a new 167,050-square-foot, free-standing big box discount store with a 12-pump gas station and two approximately 5,500-square-foot fast food restaurants. The

The Specific Plan Amendment is proposed to increase the maximum allowed floor area ratio within the Commercial designation from 0.35 to 0.75, which would be consistent with the City of Perris Commercial Community General Plan land use designation. In addition, the Specific Plan Amendment would increase the maximum allowed floor area ratio within the MBU designation from 0.35 to 0.75, which would be consistent with the City of Perris Light Industrial General Plan land use designation. The proposed Phase 1 development would include a 139.89-acre business park with one parcel hub, three high cube warehouses, and three light industrial buildings totaling 1,727,579 square feet; a 22.16-acre community shopping center with a major retail building and eight retail pads

maximum feasible buildout of the entire Specific Plan, based on the submitted development applications for commercial and industrial uses within the Phase 1 sites and the maximum allowed buildout of Phase 2, would be 5,735,535 square feet of MBU uses and 428,507 square feet of Commercial uses.

The proposed Project includes the following discretionary actions by the City: Specific Plan Amendment (SPA) No. 22-05250 to revise land use designations, establish a plan for public facilities, design guidelines, and to annex properties to the north of the Project into the Specific Plan; General Plan Amendment (GPA) No. 24-05175 to redesignate annexed parcels as Specific Plan (SP); Zone Change No. 24-05176 to rezone the properties being annexed into the Specific Plan overlay from various zonings to HL-SP (MBU); Development Plan Review (DPR) Nos. 22-00023, 22-00024, 22-00025, 22-05235, 22-05238, 24-00008, and 24-00009 to construct the proposed industrial buildings and No. 23-0017 to construct the proposed commercial buildings; Tentative Tract Map No. 22-05250 (TTM 38810 and 38811) to revise site boundaries within the Harvest Landing Specific Plan; Conditional Use Permit (CUP) No. 22-05050 for drive-thru operations and No. 23-05235 for fuel stations; Development Agreement Amendment(s) (DAA) No. 17-05136 to update to the Harvest Landing Development Agreement per the revised Project; and Certification of the Environmental Impact Report (EIR) with the determination that the EIR has been prepared in compliance with the requirements of the California Environmental Quality Act (CEQA).

**Significant Effects Discussed in the Draft EIR:** The Draft EIR determined that the following issue areas have less-than-significant impacts or potentially significant environmental impacts that will be mitigated to below a level of significance: aesthetics, agriculture and forestry resources, air quality (localized emissions and odors), biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise (on-site noise and vibration), population and housing, public services, recreation, transportation (circulation plan, hazards, and emergency access), tribal cultural resources, and utilities. The Draft EIR determined that the Project would result in significant and unavoidable impacts related to air quality (conflict with the Air Quality Management Plan [AQMP] and construction and operational regional emissions), greenhouse gas (GHG) emissions (emissions and conflict with a GHG reduction plan), noise (off-site traffic noise), and transportation (vehicle miles traveled).

**Address Where the Draft EIR is Available:**

(Electronic copy provided online at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>)

Hard copy documents may be reviewed at the following location, by appointment only:

**City of Perris**

Planning Division  
135 North D Street  
Perris, CA 92570  
Phone: (951) 943-5003  
Monday – Friday 8:00 a.m. – 6:00 p.m.

**Public Review Period:** The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **May 30, 2025**, and conclude on **July 14, 2025**. Due to the time limits mandated by State law, your comments must be received at the earliest date, but not later than **July 14, 2025, at 5:00 pm**. Please send your comments to Albert Armijo, City of Perris Planning Division, 135 North D Street, Perris, CA 92570-2200. Albert Armijo may be reached via e-mail at [aarmijo@cityofperris.org](mailto:aarmijo@cityofperris.org).

**Public Hearing:** Written and oral comments regarding the Draft EIR may also be submitted at public hearings that will be held before the City of Perris Planning Commission and City Council. The dates, times, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and supporting documents, are available for review at the City of Perris Planning Department, located at the address provided above.

**Hazardous Materials Statement:** The Project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

**NOTES:** This Project was subject to Airport Land Use Commission (ALUC) review. Tribal consultations were conducted in accordance with the provisions of SB 18 and AB 52.