



**NOTICE OF PUBLIC HEARING
AND
NOTICE OF AVAILABILITY
OF A FINAL ENVIRONMENTAL IMPACT REPORT (EIR)
ADDITIONAL ALTERNATIVES INFORMATION
SCH NO. 2023110588**

Project Title: Distribution Park Commercial and Industrial Project - Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map (TPM 38730) 22-05328, Development Plan Review (DPR) 22-00037, Development Plan Review (DPR) 22-00038 - Environmental Impact Report SCH No. 2023110588

Lead Agency:
City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570

Contact Planner:
Nathan Perez, Senior Planner
(951) 943-5003 ext. 279
nperez@cityofperris.org

Project Location - The Project site is located on the south side of Ramona Expressway, east of Painted Canyon Street, west of Camper Resorts of America facility and north of Dawes Street, within the Perris Valley Commerce Center Specific Plan (PVCCSP), in the City of Perris, County of Riverside (APN 302-100-012 and -14).

Project Description: The proposed Project includes a 271,098-square-foot non-refrigerated industrial warehouse building for the storage of non-perishable goods, a 107-room hotel, and two sit-down restaurants consisting of 4,000 square feet and 5,000 square feet. The 271,098 square foot industrial warehouse includes a 5,000 square-foot office area. The maximum building height would be 46 feet. A total of 34 truck loading docks and 78 truck parking spaces would be provided on the east side of the building.

The California Environmental Quality Act (CEQA) Guidelines require an evaluation of reasonable alternatives to the project that would feasibly attain most of the basic objective of the project while avoiding or substantially lessening significant environmental impacts. The Draft EIR for the proposed Project examined three alternatives: 1) Alternative 1, a "no project" alternative; 2) Alternative 2, Reduced Intensity; and Alternative 3, Commercial Development.

The Draft EIR was circulated for a 45-day public review period commencing on April 26, 2024, and ending on June 10, 2024. A Final EIR has been prepared, and it contains written responses to the comments on the Draft EIR received by the City, errata to the text of the Draft EIR, and the Mitigation Monitoring and Reporting Program for the Project. The Final EIR, along with the original alternatives analysis, was presented to the City of Perris Planning Commission on August 5, 2024, for a recommendation to the City Council. On September 10, 2024, the City Council considered the project, and the Applicant requested a continuance to address City Council and public concerns in one of the alternatives. Based on comments provided by the Planning Commission and City Council, the Project Applicant has reevaluated the Project and developed Alternative 4.

Proposed Alternative 4 Retreat at Lake Perris – Retreat at Lake Perris encompasses two restaurants and a 107-room hotel proposed on the northern portion of the site. In place of the warehouse, this alternative would develop the 12.6-acre southern portion of the site with a 204-unit apartment complex in two buildings with 406 parking spaces and a self-storage facility that provides 1,079 storage units totaling 181,000 square feet in six buildings, a total of 43 RV storage/parking spaces (and approximately 12 visitor vehicle parking spaces), and one 2,000-square-foot office/residential building. The development would be accessed via two connecting driveways, one on the north side from Ramona Expressway and another on the south side from

East Dawes Street. Alternative 4 would require approval of the following discretionary approvals:

1. Specific Plan Amendment SPA 22-05380 – A proposal to a) rezone 7.13 acres from Commercial (C) Zone to Multi-Family (MR) within the PVCCSP, b) amend the PVCCSP development standards table to clarify MR zone floor area ratio (FAR) maximum and increase the MR Zone height from 30 feet to 50 feet, and c) amend the PVCCSP land use table to allow self-storage facilities within the Commercial land use designation through approval of a conditional use permit (CUP);
2. Tentative Parcel Map 22-05379 (TPM 38730) – Subdivide two parcels into five parcels totaling 16.19 acres; and
3. Conditional Use Permit (CUP 25-00004) – Permit a 181,000-square-foot self-storage facility on 7.13 acres.

Environmental Information: The Draft EIR determined that the following areas have less than significant impacts or potentially significant environmental impacts that will be mitigated to below a level of significance: Aesthetics, Biological Resources, Cultural Resources, Energy, Geology and Soils, Land Use, Transportation, Public Services and Tribal Cultural Resources. The Draft EIR determined that potentially significant and unavoidable Air Quality, Greenhouse Gas emissions and Noise impact could occur with the implementation of the proposed Project. Alternative 4 was evaluated as part of the EIR and concluded that it would result in a less than significant impact to Air Quality and Noise. Like the proposed Project, a Statement of Overriding Considerations is required prior to Project approval to address Greenhouse Gas emissions, which while less than the proposed Project, would be significant and unavoidable.

The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to the input received on the Draft EIR. Unlike the Draft EIR, the City is not required to respond to comments on the Final EIR. If written comments are received, they will be provided to the Planning Commission as part of the staff report for the project. The Final EIR is available on the City of Perris Development Services Department website at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>). A hard copy of the FEIR can be viewed at City of Perris Development Services Department, 135 N. “D” Street, Perris CA 92570.

Hazardous Materials Statement: The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Public Review Period: The Additional Alternatives Information and updated sections of the Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **June 13, 2025**, and conclude on **July 28, 2025**. Comments must be received no later than **July 28, 2025, at 5:00 pm**. For further information regarding this project or to provide written correspondence, please contact Nathan Perez, at (951) 943-5003 ext. 279 or email nperez@cityofperris.org, or City of Perris Planning Division, 135 North “D” Street, Perris, CA 92570-2200.

Public Hearing: The Planning Commission of the City of Perris will hold a Public Hearing on **Wednesday, August 20, 2025**, at 6:00 p.m. at the City Council Chambers, 101 N. D Street, Perris, CA 92570. Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before 5:00 p.m. on the day of the Planning Commission hearing. At the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal.

Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the Planning Commission prior to the public hearing.