

1st Addendum to the Environmental Impact Report

SCH No. 2023110588

Distribution Park Commercial and Industrial Project

(SPA 22-05380, TPM 38730, DPR 22-00037, and
DPR 22-00038)



Lead Agency:

City of Perris

101 North D Street

Perris CA, 92570

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1.0 INTRODUCTION

This document is an Addendum to the Environmental Impact Report (EIR) (State Clearinghouse No. 2023110588) for the Distribution Park Commercial and Industrial Project (SPA 22-05380, TPM 38730, DPR 22-00037, and DPR 22-00038), which was certified by the City of Perris on September 30, 2025. In accordance with the California Environmental Quality Act (CEQA), this Addendum analyzes proposed modifications to the approved Retreat at Lake Perris development, which was evaluated as Alternative 4 in the certified EIR, to determine whether any of the potential environmental impacts associated with the proposed modifications would be no greater than ,or different from, those impacts already evaluated in the certified EIR.

1.1 ADDENDUM PURPOSE

Addendums review proposed modifications to the scope of a project in the context of the approved project and changes in baseline conditions that have occurred since the environmental document was adopted or certified. Addendums also review any new relevant information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time that, in this case, the EIR, was certified. It further examines whether, as a result of any changes or any new information, a subsequent or supplemental EIR may be required, pursuant to Sections 15162-15164 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines).

1.2 PROJECT BACKGROUND

On September 20, 2025, the City of Perris City Council certified the EIR for the Distribution Park Commercial and Industrial Project and approved the development referred to as the Retreat at Lake Perris, which was evaluated as Alternative 4 in the certified EIR. The certified EIR consists of a Draft EIR dated April 2024, a Revised Draft EIR dated June 2025, which evaluated the potential impacts of the Retreat at Lake Perris, and a Final EIR dated August 2025. The Retreat at Lake Perris provides two restaurants and 107-room hotel in the northern portion of the Project site, 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, 43 RV storage/parking spaces (and approximately 12 visitor vehicle parking spaces), and one 2,000-square-foot office/residential building in the southern portion of the site. The following entitlements were required for the Retreat at Lake Perris:

- Specific Plan Amendment SPA 22-05380 – a proposal to 1) rezone 7.13 acres from Commercial (C) Zone to Multi-Family (MR) within the Perris Valley Commerce Center Specific Plan (PVCCSP), 2) 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 3) 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).
- Tentative Parcel Map 22-05379 (TPM 38730) – a Tentative Parcel Map to consolidate two parcels into five parcels totaling 16.19 acres;
- Conditional Use Permit CUP 25-00004 – A proposal to construct a 181,000-square-foot self-storage facility on 7.13 acres;

- Development Plan Review DPR 22-00037 – Review of site plan and building elevations for a four-story hotel (107 rooms) and two sit-down restaurants (4,000 and 5,000 square feet) on 4.31 acres; and
- Development Plan Review DPR 22-00038 – Review of site plan and building elevations for a 204-unit multi-family residential development on 2.8 acres.
- Variance (not submitted) - to allow a self-storage unit to be built at the 0 lot line rather than 10 feet from the property.

Each of the entitlements listed above were approved by the City Council with the exception of the requested action to amend the PVCCSP land use table to allow self-storage facilities within the Commercial land use designation through approval of a CUP.

1.3 MODIFIED PROJECT

The Modified Project revises Specific Plan Amendment SPA 22-05380 and Conditional Use Permit CUP 25-00004 to rezone 5.47 acres of the Project site designated for self-storage use from Commercial (C) to Business/Professional Office (BPO) and update the PVCCSP land use table to allow self-storage facilities in the BPO zone with approval of a CUP. The Modified Project is a land use planning action only. The proposed Project scope and environmental impacts would remain the same as described in the certified EIR.

1.4 CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

When a lead agency has prepared and certified or adopted a CEQA document, CEQA Guidelines Section 15164 states that "no subsequent or supplemental EIR shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

CEQA Guidelines Section 15162 states that "when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR or Negative Declaration due to

the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

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- 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative;
 - D. or Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Section 21166 states that when an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occurs:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; and/or
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available

When only minor revisions or additions to a previously certified EIR or adopted Negative Declaration (or Mitigated Negative Declaration) are necessary and none of the conditions described in CEQA Section 21166 or CEQA Guidelines Section 15162 calling for the preparation of a subsequent or supplemental EIR or Negative Declaration are met, CEQA allows the lead agency to prepare and adopt an Addendum (CEQA Guidelines Section 15164(a).)

2.0 REVISIONS TO THE CERTIFIED EIR

The following defines all changes made to the Revised Draft EIR and Final EIR to reflect the Modified Project. As stated, all changes are administrative land use planning revisions. No changes to the environmental effects associated with construction and operation of the approved Retreat at Lake Perris would occur as a result of the Modified Project. Thus, the only Revised Draft EIR text revisions pertain to the proposed planning action.

Page 5-21, Paragraph 2 of the Revised Draft EIR

Specific Plan Amendment SPA 22-05380 – a proposal to 1) rezone 7.13 acres from Commercial (C) Zone to Multi-Family (MR) and rezone 5.47 acres from Commercial (C) Zone to Business/Professional Office (BPO) within the PVCCSP, 2) 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 3) Amend the PVCCSP land use table to allow self-storage facilities ~~within the Commercial~~ Business/Professional Office land use designation through approval of a conditional use permit (CUP).

Page 5-21, Paragraph 2 of the Revised Draft EIR

Conditional Use Permit CUP 25-00004 – A proposal to construct a 181,000-square-foot self-storage facility ~~on 5.47~~ acres.

Page 5-28, Paragraph 5 of the Revised Draft EIR

Approval of Alternative 4 would require approval of Specific Plan Amendment to rezone 7.13 acres from Commercial (C) to Multi-Family (MR) within the PVCCSP and 5.47 acres from Commercial (C) to Business/Professional Office (BPO), an amendment to 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 an amendment to the PVCCSP land use table to allow self-storage facilities within the Business/Professional Office Commercial zone with approval of a CUP.

Page 5-35, Paragraph 4 of the Revised Draft EIR

Implement the Perris Valley Commerce Center Specific Plan through development of land uses allowed by the Commercial and Business/Professional Office ~~Light Industrial~~ land use designations consistent with the Standards and Guidelines relevant to the Project site and proposed uses. *Alternative 4 would attain this objective. Like the proposed Project, a Specific Plan Amendment would be required. For Alternative 4, the Specific Plan Amendment would change the land use designation for the proposed residential parcel to multifamily residential (MR) to accommodate the proposed apartment development and the land use designation for the self-storage parcel to Business/Professional Office to accommodate self-storage.* An amendment to 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 an amendment to the PVCCSP land use table to allow self-storage facilities within the Business/Professional Office zone with approval of a CUP.

Page 5-36, Paragraph 3 of the Revised Draft EIR

Develop a new warehouse and commercial uses that meet current industry standards, can accommodate a variety of users and are economically competitive with similar uses in the local area and region. This is intended to help the City of Perris compete economically both domestically and internationally through the efficient and cost-effective movement of goods. *Alternative 4 would retain the proposed hotel and restaurant uses and provide a new self-storage facility, also a commercial use allowed within the Business/Professional Office zone with approval of a CUP. Alternative 4 would not provide a new warehouse; however, the commercial uses and proposed multifamily residences would provide housing benefits that could not be achieved with the warehouse component.*

Page 2-1, Paragraph 1 of the Final EIR

The Final Environmental Impact Report (Final EIR) for the Distribution Park Commercial and Industrial Project (SPA 22-05380, TPM 38730, DPR 22-00037, ~~and DPR 22-00038~~, and CUP 25-00004) has been prepared in accordance with the California Environmental Quality Act (CEQA), the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), and the City of Perris' policies for implementing CEQA.

3.0 EIR ADDENDUM CONCLUSION

The analysis provided below provides substantial evidence that there would be no new significant environmental effects and no substantial increase in the severity of previously identified significant effects with the Modified Project. Furthermore, there are no known mitigation measures or alternatives that were previously considered feasible that are now feasible that would substantially reduce one or more significant effects on the environment previously identified in the certified EIR. Similarly, there are no known mitigation measures or alternatives that are considerably different than those required by the certified EIR that would substantially reduce one or more significant effects on the environment identified in the certified EIR. Therefore, neither a subsequent EIR nor supplemental EIR as defined under CEQA Guidelines Sections 15162 and 15163, respectively, is required. An Addendum to the certified EIR, as allowed per CEQA Guidelines Section 15164, is appropriate.

Consistent with CEQA Guidelines Sections 15164(c) and 15164(d), this Addendum will be attached to the certified EIR and the City will consider this Addendum with other applicable information in the administrative record prior to making a decision on the Modified Project.