

ERRATA TO THE FINAL EIR

The City of Perris (City) has prepared this Errata sheet to update information in the May 2025 Final Environmental Impact Report (Final EIR) for the proposed Perris Gateway Project (or Project) based on input provided by City staff. This Errata sheet includes minor edits to the Final EIR for the proposed Project and subsequent revisions herein do not contain significant new information that deprives the public of a meaningful opportunity to comment upon a potential adverse environmental effect of the proposed Project or a feasible way to mitigate or avoid such an effect. Additionally, information clarified in the Final EIR does not present a feasible Project alternative or mitigation measure considerably different from others previously analyzed in the Draft EIR for the proposed Project.

The City has reviewed the information in this Errata sheet and has determined that it does not change any of the conclusions of the Final EIR and does not constitute “significant new information” pursuant to CEQA Guidelines Section 15088.5.

In conformance with Section 15121 of the CEQA Guidelines, the Final EIR, technical appendices, and reports thereof, together with the Errata, are intended to serve as documents that will generally inform the City of Perris decision-makers and the public of environmental effects of the proposed Project. The Draft EIR, the Response to Comments received on the Draft EIR, the Draft EIR Clarification and Revisions, the Mitigation Monitoring and Reporting Program, and this Errata sheet comprises the Final EIR for the proposed Project.

Global Modification and Clarification

The Project discretionary actions have been revised to remove the request to add self-storage as a conditionally permitted use in the PVCCSP Commercial land use designation and, instead, request a change in PVCCSP land use designation on a 6.85-acre portion of the western site from Commercial to Business/Professional Office. The proposed changes to the discretionary actions would not result in any changes to the physical environment that have already been evaluated in the Draft EIR for the proposed Project and do not deprive the public of either a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect that the Project proponent has declined to implement. The proposed changes to the discretionary actions are within the scope of the analysis presented in the Draft and Final EIRs and no new impacts would occur. The analysis and overall significance conclusions identified within the Draft and Final EIRs would not be materially altered nor would the severity of a potential impact increase with implementation of the modified Development Regulations.

Changes to Final EIR Text

Chapter 3.0, *Draft EIR Clarifications and Revisions* has been modified as follows. Changes in text are signified by ~~strikeout~~ where text has been removed and by bold underline (**underline**) where text has been added.

Chapter 3.0 Draft EIR Clarifications and Revisions

3.1.1 Chapter 1.0 - Executive Summary

~~No changes have been made to this Section of the Draft EIR.~~

The Project's revisions to its discretionary actions have been made as follows:

1.4.1 Discretionary Actions and Approvals

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City, as the Lead Agency, is charged with the responsibility of deciding whether to approve the Project. As identified above, the following permits and discretionary actions are required by the City to implement the proposed Project:

- Certification of the Environmental Impact Report (SCH No. 2024080050) with the determination that the EIR has been prepared in compliance with the requirements of CEQA.
- Specific Plan Amendment (SPA 22-05280) to **1) change a 6.85-acre portion of the western site PVCCSP land use designation from Commercial to Business Professional Office** ~~add self-storage as a conditionally permitted use within the PVCCSP Commercial land use designation~~ **and 2) amend the PVCCSP land use table to allow self-storage facilities within the Business/Professional Office (BPO) land use designation through approval of a conditional use permit (CUP).**
- Tentative Parcel Map (TPM 22-05275 [38576]) to subdivide the existing two-parcel western site into four parcels.
- Tentative Parcel Map (TPM 24-05150 [38985]) to subdivide the existing one-parcel eastern site into four parcels.
- Development Plan Review (DPR 22-00028) to approve the proposed western site development plan.
- Development Plan Review (DPR 23-00021) to approve the proposed eastern site development plan.
- Conditional Use Permit (CUP 22-05295) to allow self-storage uses on the site, designated as ~~Commercial~~ **Business/Professional Office** under the PVCCSP.
- Conditional Use Permit (CUP 24-05141) to allow drive-through services on the site, designated as Commercial under the PVCCSP.
- Conditional Use Permit (CUP 24-05142) to allow drive-through service gas station uses with alcohol sales for off-site consumption on the site, designated as Commercial under the PVCCSP.
- Riverside County Airport Land Use Commission (ALUC) Consistency Review (Approved July 11, 2024).

3.1.3 Chapter 3.0 – Project Description

3.6.1 Specific Plan Amendment

Section 2.0 of the PVCCSP contains the Land Use Plan, and defines land use categories and zones throughout the PVCC area and details permitted, conditionally permitted, accessory, and prohibited uses for each zone. The PVCCSP designates the Project site as a Commercial land use and zone, which is defined as a zoning designation that provides for retail, professional office, and service-oriented business activities that serve the entire City, as well as the surrounding neighborhoods. The proposed amendment to the PVCCSP would **change a 6.85-acre portion of the western site where self-storage uses are proposed from Commercial to Business/Professional Office and amend the PVCCSP land use table to allow self-storage facilities within the Business/Professional Office and use designation through approval of a conditional use permit (CUP)** add self-storage facilities to the list of permitted uses within the Commercial land use designation provided in Table 2.0-2 of the PVCCSP. The environmental analysis contained in this Draft EIR addresses the effects of the proposed self-storage facility within the **Business/Professional Office Commercial** land use area of the Project site and does not address impacts associated with speculative development of self-storage facilities on other sites with existing **Business/Professional Office Commercial** land use designations. However, the addition of self-storage uses to the **Business/Professional Office Commercial** land use designation would not increase the overall intensity of the **Business/Professional Office Commercial** land use designation because self-storage uses have a lower trip generation rate than other Commercial uses (Institute of Transportation Engineers 2021). As a result, the addition of self-storage uses would not result in inconsistencies with land use plans or conformance planning.

3.6.3 Conditional Use Permits

The Project applicant proposes the development and operation of a self-storage facility, six fast-foot restaurants, including drive-through services, and two gas stations with a total of 32 fueling stations and associated convenience stores with alcohol sales. With approval of the proposed Specific Plan Amendment, the proposed self-storage uses would be conditionally allowed within the **Commercial Business/Professional Office** land use designation. Drive-through restaurant and fueling land uses are allowed within the Commercial land use designation but also require approval of a CUP prior to operation. Therefore, the Project requires approval of three CUPs; one for the operation of self-storage uses, one for drive-through services, and one for gas station uses including convenience stores with alcohol sales.

3.7 Summary of Requested Actions

**Table 3-2
PROJECT RELATED APPROVALS/PERMITS**

Agency	Approvals and Decisions
Discretionary Approvals	
City of Perris City Council	<ul style="list-style-type: none"> • Certification of the Environmental Impact Report (SCH No. 2024080050) with the determination that the EIR has been prepared in compliance with the requirements of CEQA. • Specific Plan Amendment (SPA 22-05280) to add self-storage as a conditionally permitted use within the PVCCSP Commercial land use designation to 1) change a 6.85-acre portion of the western site PVCCSP designation and zoning from Commercial to Business/Professional Office and 2) amend the PVCCSP land use table to allow self-storage facilities within the Business/Professional Office (BPO) land use designation through approval of a conditional use permit (CUP). • Tentative Parcel Map (TPM 22-05275 [38567]) to subdivide the existing two-parcel western site into four parcels. • Tentative Parcel Map (TPM 24-05150 [38985]) to subdivide the existing one-parcel eastern site into four parcels. • Development Plan Review (DPR 22-00028) to approve the proposed western site development plan. • Development Plan Review (DPR 23-00021) to approve the proposed eastern site development plan. • Conditional Use Permit (CUP 22-05295) to allow self-storage uses on the site, designated as Commercial Business/Professional Office under the PVCCSP. • Conditional Use Permit (CUP 24-05141) to allow drive-through services on the site, designated as Commercial under the PVCCSP. • Conditional Use Permit (CUP 24-05142) to allow gas station uses with alcohol sales for off-site consumption on the site, designated as Commercial under the PVCCSP.
Riverside County Airport Land Use Commission (ALUC)	<ul style="list-style-type: none"> • Consistency Review (Approved July 11, 2024) • <u>Consistency Review Condition Correction (October 9, 2025)</u>
Non-Discretionary Approvals	
City of Perris Development Services	<ul style="list-style-type: none"> • All onsite plans, including grading, drainage, and utilities • Water Quality Management Plan (WQMP)
Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> • Issuance of a Construction Activity General Construction Permit • Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit • Report of Waste Discharge or Water Quality Certification
South Coast Air Quality Management District (AQMD)	<ul style="list-style-type: none"> • Permits to construct and/or permits to operate new stationary sources of equipment that emit or control air contaminants, such as heating, ventilation, and air conditioning (HVAC) units, cooking equipment, and fuel dispensers.
Other Utility Agencies	<ul style="list-style-type: none"> • Permits and associated approvals, as necessary for the installation of new utility infrastructure or connections to existing facilities