



**NOTICE OF AVAILABILITY
PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN,
AMENDMENT NO. 13
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH NO. 2021050021**

December 22, 2021

Project Title: Perris Valley Commerce Center Specific Plan, Amendment No. 13 (SPA19-05287) and Development Plan Review No. 19-00012.

Lead Agency: City of Perris
101 North "D" Street
Perris, CA 92570
Contact: (909) 754-1653, Chantal Power, AICP Contract Planner

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The proposed Project is located in the northwestern portion of the City of Perris on approximately 16 acres in the Perris Valley Commerce Center (PVCC). The Project site is bounded as follows: Ramona Expressway to the immediate north and commercial and light industrial uses to the north of Ramona Expressway; light industrial uses to the south; Perris Boulevard to the immediate east and commercial uses east of Perris Boulevard; and Indian Avenue to the immediate west and light industrial uses to the west of Indian Avenue. The Project is located in USGS 7.5-minute series Perris Quadrangle map Section 7, Township 4 south, Range 3 west, Assessor's Parcel Number 303-060-020.

Description of the Project: The proposed Project includes an amendment to the PVCC Specific Plan from Commercial to Light Industrial for the development of the 16-acre Project site with an approximate 347,918-square-foot (sq. ft.) light industrial building; the building will be divided into 339,918 sq. ft. of non-refrigerated warehouse space and 8,000 sq. ft. of office space. The proposed warehouse building has been designed to comply with the development standards set forth in the PVCC Specific Plan for Light Industrial uses. The Project's proposed warehouse buildings would be constructed in compliance with California Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings and the Title 24 California Green Building Standards Code (CALGreen Code).

The applicant has proposed two options for truck access to and from the site, the first option would have all trucks using Indian Boulevard while the second option would split the truck traffic - half onto Indian Boulevard and half onto Perris Boulevard. However, the City has recently proposed to remove Perris Boulevard from its approved list of truck routes.

The Project involves the following discretionary actions by the City: (1) Perris Valley Commerce Center Specific Plan, Amendment No. 13 (SPA19-05287) to allow for Light Industrial uses on the Project site; and (2) Development Plan Review (DPR) 19-00012 to allow the construction and operation of a high cube, non-refrigerated warehouse building.

Significant Effects Discussed in the Draft EIR: The Draft EIR addresses the potential impacts associated with aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation, tribal cultural resources, utilities and service systems, and wildfire. The Project would have no impact or less than significant impacts for agricultural and forestry resources, land use and planning, mineral resources, population and housing, public services, and recreation. For the remaining environmental topics, potential impacts would be less than significant with incorporation of PVCC Specific Plan Standards and Guidelines and PVCC Specific Plan EIR mitigation measures, and implementation of Project-specific mitigation (for potentially significant Project impacts).

Where the Draft EIR is Available: The Draft EIR and documents incorporated by reference are available on the City's website at the following locations:

Draft EIR and Technical Appendices

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

City of Perris General Plan and EIR

<https://www.cityofperris.org/departments/development-services/general-plan>

Perris Valley Commerce Center Specific Plan and EIR

<https://www.cityofperris.org/departments/development-services/specific-plans>

In-person review of the Draft EIR is available at the following address by appointment only in accordance with the operating parameters of the City of Perris, the City Hall facility, and the Planning Division, in response to COVID-19:

City of Perris
Planning Division
101 North “D” Street
Perris, California 92570

Appointments may be made by calling 951-943-5003 or emailing: dsplanning@cityofperris.org

The Draft EIR is available for in-person at the Cesar E. Chavez Library:

163 E. San Jacinto
Perris, CA 92570

Public Review Period: The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **December 22, 2021**, and conclude on **February 7, 2022**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **February 7, 2022**. Please send your comments to Chantal Power at the following address or email your comments to cpower@interwestgrp.com.

Chantal Power, AICP Contract Planner
City of Perris Planning Division
101 N. “D” Street
Perris, CA 92570

Ms. Power may be reached via email, cpower@interwestgrp.com, or by phone at (909) 754-1653.

Public Hearing: Written and oral comments regarding the Draft EIR may also be submitted at a public hearing that will be held before the City of Perris Planning Commission. The date, time, place, and format of future public hearings will be appropriately notified per City and CEQA requirements. Notices advertising public hearing dates will be provided separately. Please contact Chantal Power, per the contact information above, if you are not currently on the Project distribution list and wish to be notified of future hearing dates.

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