



Development Services Department
Planning Division

135 North "D" Street, Perris
CA 92570

**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH NO. 2021120497
CITY OF PERRIS, CALIFORNIA**

PROJECT TITLE: First March Logistics Project – Development Plan Review (DPR) 20-00004, and Tentative Parcel Map No. 37965 (PLN20-05117)

PROJECT DESCRIPTION: The Project consists of two industrial buildings totaling 544,375 square feet (sq. ft.). Building 1 (Phase 1) consists of a 419,034 sq. ft. industrial building with 411,034 sq. ft. of warehouse and 8,000 sf of office; Building 2 (Phase 2) consists of a 125,341 sq. ft. industrial building with 118,341 sq. ft. of warehouse and 7,000 sq. ft. of office area. The buildings would allow for either high-cube, non-refrigerated warehouse/distribution, or manufacturing uses. The Project will be constructed in two phases: 1) Building 1 on 20.0 acres and a detention basin on 6.4 acres (between Natwar Lane and Western Way), and 2) Building 2 would replace the detention basin by 2025.

PROJECT LOCATION: The Project is located in the northwest corner of the City in the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area. The Project site encompasses approximately 27.56 acres and is generally located east of Interstate 215 (I-215), south of the County of Riverside and March Air Reserve Base/Inland Port Airport (MARB/IPA), west of Natwar Lane, and north of Nandina Avenue (APNs: 295-300-005 and -017, and 294-180-013, -028, -029, -030, and -032).

PUBLIC REVIEW PERIOD AND WRITTEN COMMENTS: The Draft EIR **45-day review period**, commences on **April 28, 2023**, and concludes on **June 12, 2023**. Provide comments no later than **June 12, 2023**. Send written comments to:

PROJECT CONTACT: Nathan Perez, Senior Planner
PHONE: (951) 943-5003 ext. 279
E-MAIL: NPerez@cityofperris.org
ADDRESS: City of Perris
Development Services Department | Planning Division
135 North "D" Street
Perris, CA 92570

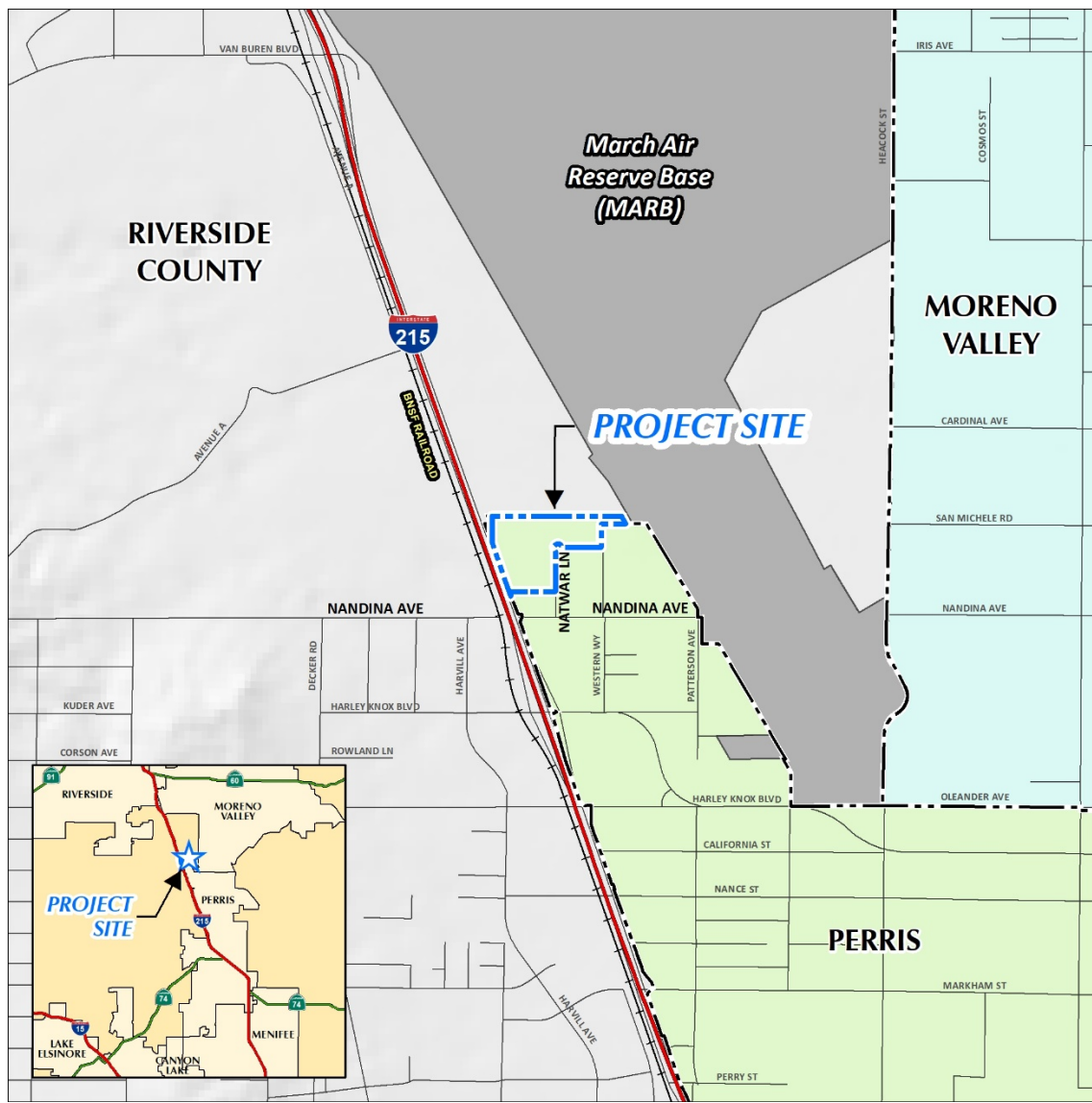
DOCUMENT AVAILABILITY: The Draft EIR is available at the City Planning Division, located at the address above, and may also be viewed on the City's website at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>.

SIGNIFICANT EFFECTS: The Project would have potentially significant impacts related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources; which would be less than significant with incorporation of PVCCSP Standards and Guidelines and PVCCSP EIR mitigation measures, and implementation of

Project-specific mitigation measures. The Project would result in significant and unavoidable impacts related to cumulative GHG emissions and transportation/Vehicle Miles Traveled. Adoption of a Statement of Overriding Considerations would be required should the City choose to approve the Project.

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 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. The specific public hearing date will be noticed 10 days prior to the hearing, in accordance with the Perris Municipal Code.

HAZARDOUS WASTE SITES: The Project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.



Regional and Local Vicinity Map