

**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL  
IMPACT REPORT (DRAFT EIR) FOR THE OLC3 RAMONA  
EXPRESSWAY AND PERRIS BOULEVARD COMMERCIAL  
WAREHOUSE PROJECT**

**SCH NO. 2023040385**

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**Lead Agency:** City of Perris  
11 S. "D" Street  
Perris, CA 92570  
Contact: (951) 943-5003, Douglas Fenn, Planning Consultant

**Project Location - City:** Perris

**Project Location - County:** Riverside

**NOTICE IS GIVEN** by the City of Perris Planning Division, as the lead agency pursuant to the California Environmental Quality Act (CEQA), that the OLC3 Ramona Expressway and Perris Boulevard Commercial Warehouse Project draft Environmental Impact Report (DEIR) is available for public review and comment. Comments on the DEIR will be received for 45 days, commencing on September 8, 2023, and ending at 5:00 p.m. on October 23, 2023, after which a final EIR will be prepared containing comments and responses to comments that, together with the DEIR, will form the final EIR. The City of Perris Planning Commission will use the final EIR to approve the proposed OLC3 Ramona Expressway and Perris Boulevard Commercial Warehouse Project (project), described below.

**PROJECT LOCATION:**

The Project site is located in the City of Perris (City), in Riverside County (County), California, near Ramona Expressway and North Perris Boulevard. The Project site consists of approximately 45.1 acres and contains disturbed vacant land previously used for agricultural purposes. Ramona Expressway generally bounds the Project site to the south, North Perris Boulevard to the west, Perry Street to the north, and Redlands Avenue to the east. It is located approximately 1.7 miles east of Interstate (I-) 215 and about 6.4 miles south of State Route (SR-) 60, and about 1.4 miles south of March Air Reserve Base/Inland Port Airport (MARB/IPA). The Project site is located within the MARB/IPA Airport Influence Area Boundary and the City's Airport Overlay Zone. The Project site comprises Assessor's Parcel Numbers (APN)s 302-130-002, 302-130-008, 302-130-018, 302-130-021 through 302-130-024, and 302-130-027.

**PROJECT DESCRIPTION:**

The proposed Project involves constructing and operating a non-refrigerated warehouse building with ancillary office uses on approximately 36 acres. The future development of commercial retail/restaurant uses within two portions of the Project site, including an approximately 4.7-acre piece to the south of the warehouse building and a 4.8-acre bit to the west. The proposed warehouse building would be in the central portion of the Project site. It would include 774,419 total square feet of a high-cube fulfillment center warehouse building, including up to 20,000 square feet of planned ancillary office area.

The future commercial developments would include approximately 45,000 square feet of retail and restaurant uses comprised of 21,825 square feet of strip retail plaza use, a 5,000-square-foot high turnover (sit-down) restaurant, 14,775 square feet of the fast-food restaurant with no drive-through window use in line with retail use, and a 3,400-square-foot fast-food restaurant with drive-thru window use. Although not currently included in the Project's Development Plan Review request, future commercial development within the western commercial site would consist of approximately 25,000 square feet of retail and restaurant uses (comprised of 18,000 square feet of strip retail/restaurant use and two fast-food restaurants with drive-through window totaling 4,000 square feet and 3,000 square feet, respectively).

The City of Perris requires the following permits and discretionary actions to implement the proposed Project:

- **Certification of an EIR** with the determination that the EIR has been prepared in compliance with the requirements of CEQA.
- **Specific Plan Amendment** to amend the PVCCSP to change a portion of the site's zoning to Light Industrial, which includes warehouse facilities as a permitted use.

- **Development Plan Review DPR 22-00006 and DPR22-00019 and CUP 22-05180** for the warehouse and southern commercial site plan, building elevations, and conditional use permit to allow a drive-through.
- **Tentative Parcel Map No. 05048** to re-subdivide the existing eight-parcel Project site into seven parcels (subject to change as noted above).

**SIGNIFICANT IMPACTS:**

The Draft EIR identifies significant impacts in the following CEQA environmental issue areas: aesthetics; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; transportation; tribal cultural resources; utilities; cumulative effects; and other CEQA considerations. As described in the DEIR, many of these impacts can be fully mitigated, but some cannot and would remain significant and unavoidable. Unavoidable impacts include effects on air quality (4.2), greenhouse gas emissions (4.6), and cumulative impact on air quality and greenhouse gas emissions.

**HAZARDOUS MATERIALS/WASTE ON SITE:**

The project site contains no sites listed on State databases compiled under California Government Code Section 65962.5.

**PUBLIC REVIEW PROCESS:**

This Notice of Availability, consistent with Sections 15086 and 15087 of the State CEQA Guidelines, is to consult with and request comments on the DEIR’s environmental analyses from responsible agencies, organizations, and interested parties.

**Document Availability:**

The DEIR is available for review during normal business hours (8:30 a.m. to 5:00 p.m.), Monday through Friday, at the City of Perris Planning Division, 135 North D Street, Perris, CA 92570. The DEIR is also available for review or download at the City of Perris website:

*Draft EIR and Technical Appendices*

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

**Public Comment Period:** Comments on the DEIR will be received for 45 days, commencing on September 8, 2023, and ending at 5:00 p.m. on October 23, 2023. All comments on the Draft EIR must be received by the City by 5:00 pm on October 23, 2023, to be considered. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City’s discretion. Comments must be directed to:

**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.

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