

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023040385

Project Title: OLC3 Ramona Expressway and Perris Boulevard Commercial Warehouse Project

Lead Agency: City of Perris Planning Division

Contact Name: Douglas Fenn

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Phone Number: (951) 943-5003

Project Location: City of Perris, Riverside County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed Project involves the construction and operation of a non-refrigerated warehouse building with ancillary office uses on approximately 36 acres and future development of commercial retail/restaurant uses within two separate portions of the Project site including an approximately 4.7-acre portion to the south of the warehouse building and a 4.8-acre portion to the west of the warehouse building. The proposed warehouse building would be located in the central portion of the Project site and would include 774,419 total square feet of a high-cube fulfillment center warehouse building, which would also include 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 fast-food restaurant without 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 include 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).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics: Source of light or glare (PVCCSP MM Haz 3, PVCCSP MM Haz 5, and Project-specific MM AES-1); Less than significant

Air Quality: Net increase in criteria pollutant (Project-specific AQ-1 through AQ-13); Significant and Unavoidable

Biological Resources: Habitat modifications, conflict with local policies or ordinances (Project-specific MM BIO-1, MM BIO-2, and MM BIO-3); Less than significant

Cultural Resources: Change in historical resource or archaeological resource, disturb human remains (Project-specific MM CUL-1, MM CUL-2, and MM CUL-3); Less than significant

Energy: Impact due to wasteful consumption of energy, conflict with local policies or ordinances (PVCCSP MM Air 19 and MM Air 20); Less than significant

Geology and Soils: Expansive Soils (PVCCSP MM Geo-1); Less than significant

Greenhouse Gases: Generate GHG (Project-specific MM AQ-1 through AQ-13); Significant and Unavoidable

Noise: Generation of increase in ambient noise levels (PVCCSP Noise 1); Less than significant

Transportation: Conflict with program, plan, ordinance, or policy or increase hazards due to geometric design (PVCCSP Trans 1 through Trans 8, PVCCSP Air 2); Less than significant

Tribal Cultural Resources: Change in significant of tribal cultural resource (Project-specific MM CUL-2, MM CUL-3); Less than significant

Utilities: Relocation of new or expanded facilities, water supplies, wastewater treatment providers, solid waste, and compliance with regulations (PVCCSP MM Air 19 and MM Air 20); Less than significant

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Perris has identified some issues of controversy associated with the Project after consideration of all comments received in response to the NOP. The issues of controversy are:

- Physical improvements to off-site and adjacent private property associated with storm drain extensions or other off-site utility improvements;
- Potential air quality or health risk effects of the warehouse and truck operations;
- Truck traffic on streets; and
- The conversion of part of the site from commercial to light industrial zoning.

Regarding issues to be resolved, this Draft EIR addresses the environmental issues that are known by the City, issues that were identified in the comment letters that the City received in response to the Project NOP, and comments received during the EIR scoping meeting.

Provide a list of the responsible or trustee agencies for the project.

Empty box for listing responsible or trustee agencies for the project.