

**NOTICE OF AVAILABILITY
PERRIS DC 11 PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)
SCH NO. 2023090700**

May 10, 2024

Project Title: Perris DC 11 Project - Environmental Impact Report/SCH No. 2023090700, Tentative Parcel Map (TPM) 22-05363, Development Plan Review (DPR) 22-00035.

Lead Agency:

City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570
(951) 943-5003
Contact: Mathew Evans, Project Planner

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The Project site is located in the western portion of the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area, in the City of Perris, in Riverside County. The Project site (APN 303-020-019, -34, -35, -36, -37, -38, -39, -40, -41, -42, -55, -56, and -57) is located east of Webster Avenue, south of Ramona Expressway, west of Brennan Avenue, and north Morgan Street. The Project site and proposed offsite improvement areas encompass of approximately 29.79 acres and are located approximately 0.4 miles east of Interstate 215 (I-215), approximately 7 miles south of State Route 60 (SR-60), and approximately 1.5 miles southeast of March Air Reserve Base/Inland Port Airport (MARB/IPA).



Description of the Project: The Project would involve the construction and operation of a new high-cube warehouse totaling approximately 551,922 square feet, inclusive of 536,922 square feet of warehouse space, 10,000 square feet of ground floor office space and 5,000 square feet of mezzanine office space at the 29.5-acre gross Project site. The Project would also include offsite infrastructure improvements encompassing approximately 0.29-acre within Webster Avenue and Ramona Expressway. The proposed Project would be designed to achieve LEED Silver certification. The Project would result in a floor-area-ratio of 0.43. A maximum of 25 percent, or 136,730 square feet, of the building could be operated as refrigerated storage. The building would have 69 loading docks located on the eastern side of the structure. The Project would include approximately 207 automobile parking stalls along the northern and southern sides of the warehouse, and 254 trailer parking stalls along the eastern side of the warehouse. Ten of the automobile parking stalls would be dedicated for handicap accessible parking. The building would include a 98-foot building setback from Ramona Expressway, a 58-foot building setback from Webster Avenue, and a 796-foot building setback from Brennan Avenue. At the parapet, the building would have a maximum height of 52 feet, but a majority of the building would be 49 feet in height.

The proposed Project includes the following discretionary actions by the City: (1) approve a Tentative Parcel Map (TPM) (Case No. PLN22-05363); (2) approval of Development Plan Review (Case No. DPR 22-00035) for construction and operation of a high-cube warehouse totaling 551,922 square-feet; and (3) Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.

Significant Effects Discussed in the Draft EIR: The Draft EIR determined that the following issue areas have less than significant impacts or potentially significant environmental impacts that will be mitigated to below a level of significance: 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, Population and Housing, Public Services and Recreation, Transportation, Tribal Cultural Resources, and Utilities. The Draft EIR determined that no significant and unavoidable impacts would result from the Project.

Address where the Draft EIR is Available

(Electronic copy provided on-line at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>)

Hard copy documents may be reviewed at the following location, by appointment only.

City of Perris

Planning Division

135 North "D" Street

Perris, CA 92570

Phone: (951) 943-5003

Monday – Friday 8:00 a.m. –6:00 p.m.

Public Review Period: The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **May 10, 2024**, and conclude on **June 24, 2024**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **June 24, 2024, at 5:00 pm**. Please send your comments to Mathew Evans, City of Perris Planning Division, 135 North "D" Street, Perris, CA 92570-2200. Mathew Evans may be reached via e-mail at: mevans@cityofperris.org.

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, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and supporting documents, are available for review at the City of Perris Planning Department, located at the address provided above.

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

NOTES: This Project was not subject to Airport Land Use Commission (ALUC) review. Tribal Consultations were conducted in accordance with the provisions of AB 52.