



**NOTICE OF AVAILABILITY  
DISTRIBUTION PARK COMMERCIAL AND INDUSTRIAL PROJECT  
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)  
SCH NO. 2023110588**

April 26, 2024

**Project Title:** Distribution Park Commercial and Industrial Project - Environmental Impact Report/SCH No. 2023110588, Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map (TPM) 38730, Development Plan Review (DPR) 22-00037, Development Plan Review (DPR) 22-00038.

**Lead Agency:**

City of Perris  
Planning Division  
135 North "D" Street  
Perris, CA 92570  
(951) 943-5003  
Contact: Nathan Perez, Senior Planner

**Project Location - City:** Perris

**Project Location - County:** Riverside

**Project Location - Specific:** The Project site is located in the eastern portion of the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area, in the City of Perris, in Riverside County. The Project site (APN 303-100-012 and -014) is located along the south side of Ramona Expressway, east of Painted Canyon Street, west of the Camper Resorts of America facility and north of East Dawes Street in the City of Perris. The Project site is comprised of approximately 17.1 acres and is located approximately 1.5 miles east of Interstate 215 (I-215), approximately 6.5 miles south of State Route 60 (SR-60), and approximately 1.6 miles south of March Air Reserve Base/Inland Port Airport (MARB/IPA). See Figure 1 and Figure 2.

**Description of the Project:** The Project would result in the construction and operation of a new 271,098-square-foot (approximate) non-refrigerated industrial warehouse building for the storage of non-perishable goods, a 107-room hotel and two sit-down restaurants, one 4,000 square feet and the other 5,000 square feet. Of the 271,098 square feet, a total of 5,000 square feet would be dedicated to office space. As planned, the office space would be comprised of two separate areas; one 2,500 square-foot office space would be located at the northwest corner of the building on the ground floor. Another 2,500 square-foot office space would be located in a second-floor area at the southwest corner of the building. The remainder (266,098 square feet) would be used for the storage of non-perishable goods. The maximum building height would be 46 feet. Internal improvements may include constructing separate storage spaces within the building to accommodate multiple tenants. A total of 34 truck loading docks and 78 truck parking spaces would be provided on the east side of the building. The proposed four-story hotel would be constructed along the southern boundary of the northern parcel generally on the northwestern quadrant of the site. The hotel would be approximately 52,000 square feet and accommodate 107 rooms with a lobby area and basic amenities including an outdoor pool area located on the southern side of the building. Both restaurants would provide sit-down service only. No drive-thru service would be provided on-site. Two access driveways would be provided from Ramona Expressway along the north side of the site to allow ingress/egress for the hotel and restaurant buildings. These improvements would entail relocation of existing curb/gutter and sidewalk improvements construction of a 12-foot-wide acceleration/ deceleration lane fronting the Project site within the existing right of way. Two points of access would be provided for the warehouse building from East Dawes Street. The 26-foot-wide western most access driveway would serve the office area on the west side of the building. The 40-foot-wide eastern access driveway would be limited to truck ingress/egress as well access for some warehouse employees. The Project will connect to existing Eastern Municipal Water District (EMWD) facilities for domestic water and sewer. The Project would provide a diesel-powered fire flow pump for the warehouse building to meet fire flow demands. The proposed site plan is shown in Figure 3.

The proposed Project includes the following discretionary actions by the City: (1) Specific Plan Amendment (Case No. 22-05380), to amend the PVCCSP land use designation on the southern portion (12.6 acres) of the parcel from Commercial to Light Industrial to accommodate the warehouse; (2) approve a Tentative Parcel Map (TPM) (Case No. PLN22-05328); (3) approval of Development Plan Review (Case No. DPR 22-00037) for construction and operation of a 107-room hotel and two sit-down restaurants; (4) approval of Development Plan Review (Case No. DPR 22-00038) for construction of a 271,098 square foot warehouse building and related improvements; and (5) 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, Biological Resources, Cultural Resources, Energy, Geology and Soils, Land Use, Transportation, Public Services and Tribal Cultural Resources. The Draft EIR determined that potentially significant and unavoidable Air Quality, Greenhouse Gas emissions and Noise impact could occur with the implementation of the proposed Project. A Statement of Overriding Considerations is required prior to Project approval.

**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 **April 26, 2024**, and conclude on **June 10, 2024**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **June 10, 2024 at 5:00 pm**. Please send your comments to Nathan Perez, City of Perris Planning Division, 135 North "D" Street, Perris, CA 92570-2200. Nathan Perez may be reached via e-mail at: [nperez@cityofperris.org](mailto:nperez@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 and SB 18





Figure 1—Regional Map

● - Project Site



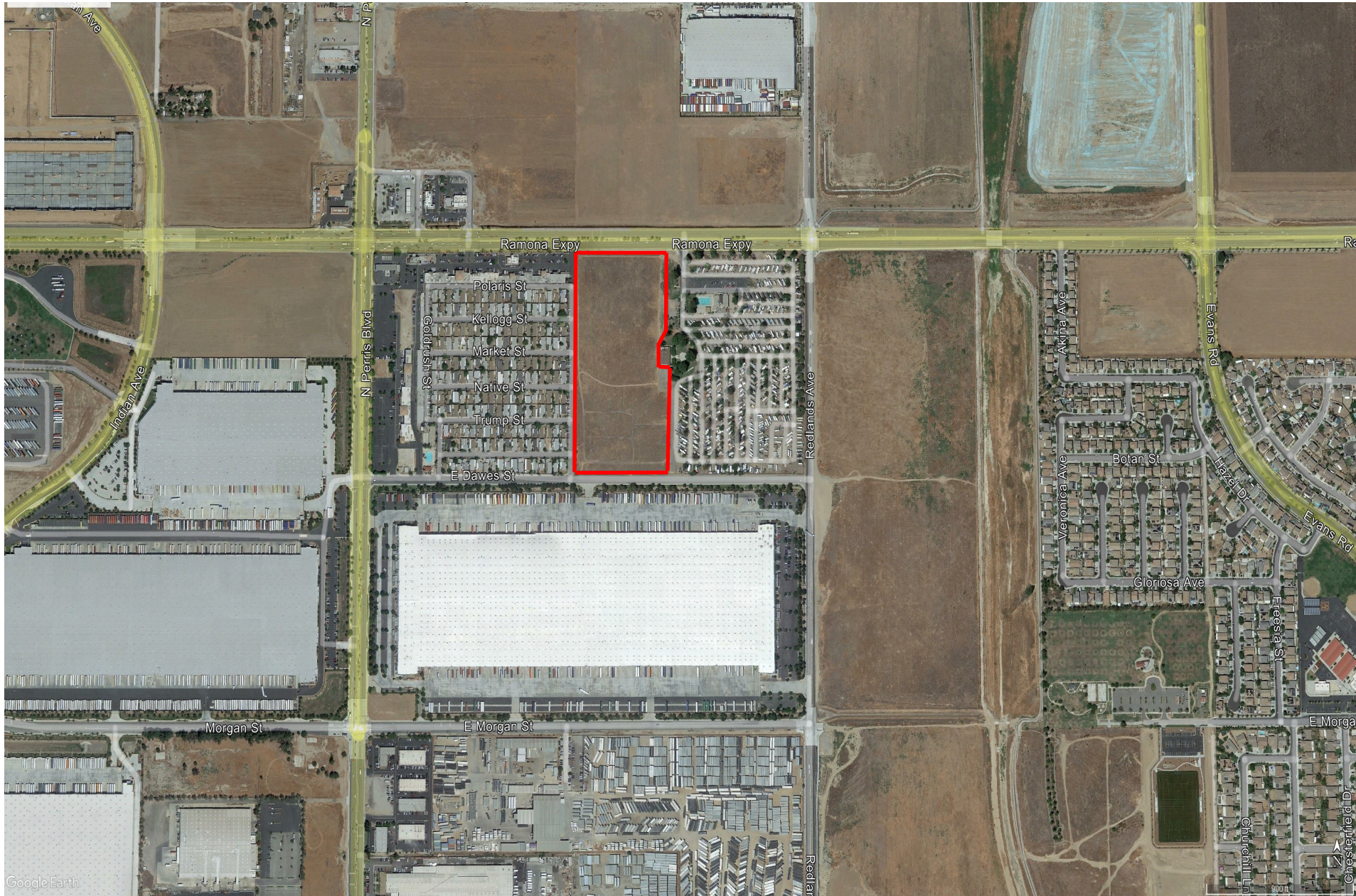
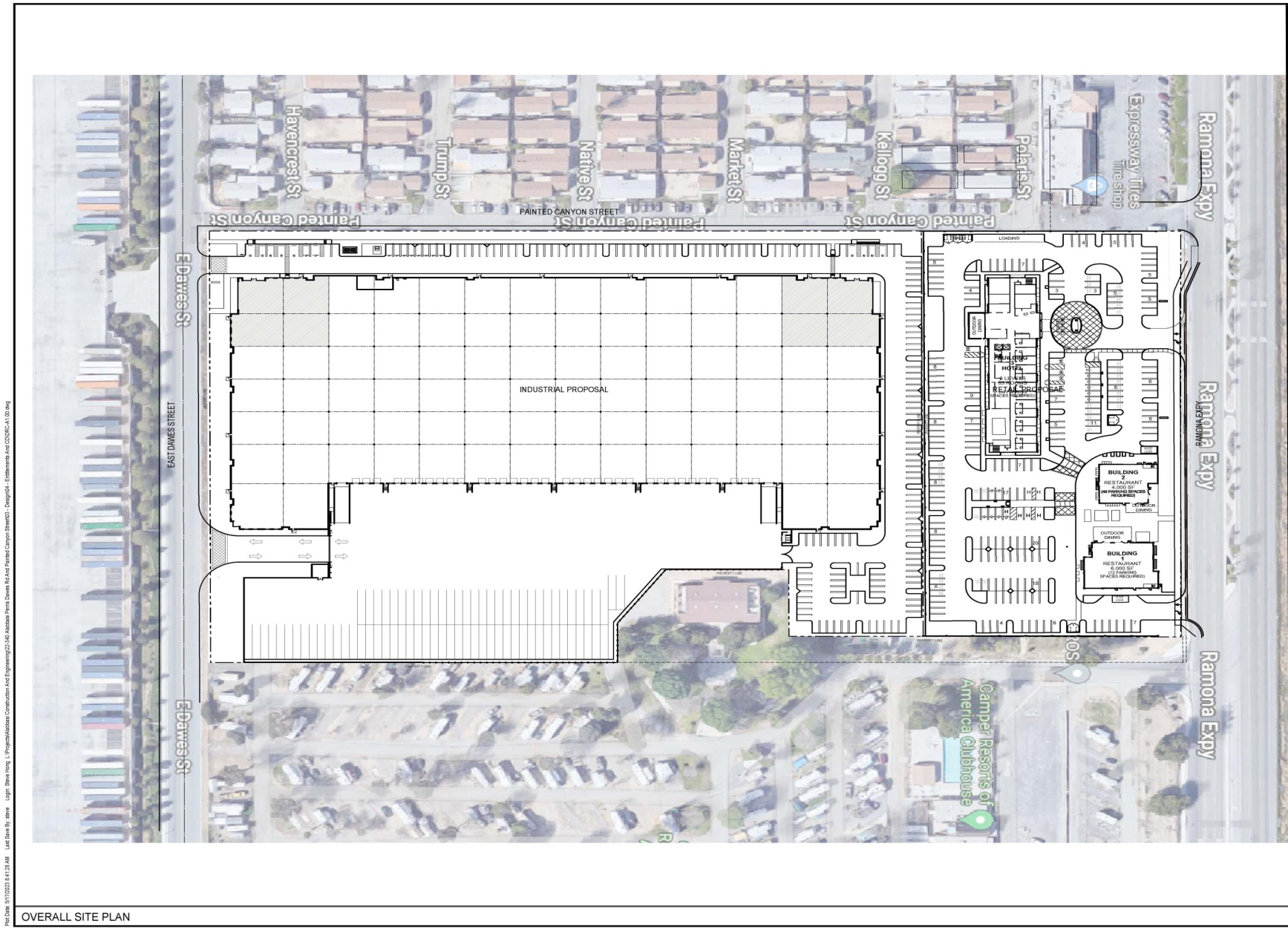


Figure 2—Vicinity Map

 - Project Site





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Figure 3 - Project Site Plan