

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 #: 2023110588

Project Title: Distribution Park Commercial and Industrial Project

Lead Agency: City of Perris

Contact Name: Nathan Perez, Senior Planner

Email: nperez@cityofperris.org Phone Number: (951) 943-5003

Project Location: Perris Riverside
City *County*

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

The Project would construct and operate 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. The Draft EIR evaluated three alternatives to the proposed Project. A fourth alternative was added and evaluated in the Revised Environmental Impact Report. Alternative 4 - Retreat at Lake Perris, retains the two restaurants and 107-room hotel. In place of the warehouse, a 204-unit apartment complex in two buildings with 406 parking spaces and a self-storage facility that provides 1,079 storage units totaling 181,000 square feet in six buildings, 43 RV storage/parking spaces (and approximately 12 visitor vehicle parking spaces) would be developed on the 12.6-acre southern portion of the site.

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

With mitigation, potentially significant proposed Project impacts to aesthetics, biological resources, cultural resources, energy, geology/soils (paleontological resources), noise, transportation and tribal cultural resources would be reduced to less than significant. With implementation of conditions of approval, standard conditions and mitigation measures, potential air quality, greenhouse gas and noise impacts would remain significant and unavoidable. With implementation of Alternative 4, Air Quality and Noise impacts would be less than significant. Greenhouse Gas emissions would be less than the proposed Project but, like the proposed Project, would exceed the applicable thresholds. Thus, a Statement of Overriding Consideration would be required.

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

Concerns have been raised about the proposed Project's cumulative air quality and health risks to sensitive receptors from Project operations, including emission from trucks. other areas are: Air Quality, Noise and Greenhouse Gases (GHG) emissions. With respect to Alternative 4, significant and unavoidable impacts to Air Quality and Noise would be avoided. Only the Greenhouse Gas emissions would exceed applicable thresholds.

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

Eastern Municipal Water District – water and sewer connections
Regional Water Quality Control Board – Clean Water Act Section 401 Water Quality Certification
California Department of Transportation
South Coast Air Quality Management District
Riverside County Airport Land Use Commission
Other utility agencies