CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
135 NORTH "D" STREET, PERRIS, CA 92570-2200
TEL.: (951) 943-5003 FAX: (951) 943-8379

NOTICE OF DETERMINATION

FROM: CITY OF PERRIS
Development Services Department
Planning Division
135 North "D" Street
Perris, CA 92570

TO: ☒ OFFICE OF PLANNING AND RESEARCH
P.O. Box 3044
Sacramento, CA 95812-3044

☒ COUNTY CLERK
County of Riverside
2720 Gateway Drive
Riverside, CA 92507

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code*

State Clearinghouse Number (if submitted to Clearinghouse): 2023110588
Project Title: Distribution Park Commercial and Industrial Project (The Retreat at Lake Perris)
Project Applicant: Alabbasi Construction and Engineering, Inc.
Lead Agency Contact Person: Nathan Perez, Senior Planner **Area Code/Telephone:** (951) 943-5003 ext. 279

Project Location (include County): The Assessor's Parcel Numbers (APNs) for the Project site are: 302-100-012 and -14. The Project site is located on 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, Riverside County, California

Project Description: The Final Environmental Impact Report (EIR) (SCH No. 2023110588), Specific Plan Amendment No. SPA 22-05380, Tentative Parcel Map (TPM) 38730 (TPM No. PLN22-05238,), Development Plan Review (DPR) DPR22-00037 and Development Plan Review DPR22-00038 Proposal for the construction and operation of a 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 Project is located within the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area. The applicant presented Alternative 4, Retreat at Lake Perris, to reduce environmental impacts from the proposed Project. This alternative would retain the two restaurants totaling 9,000 square feet and a 122-room hotel on the northern parcel and replace the warehouse with a 204-unit apartment complex in two four-story 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, 12 visitor vehicle parking spaces and one 2,000-square-foot office/residential building.

This is to advise that the City of Perris City Council approved Alternative 4 as described above on September 30, 2025, and made the following determinations:

1. The project [☒will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒was ☐was not] adopted for this project.
5. A Statement of Overriding Considerations [☒was ☐was not] adopted for this project.
6. Findings [☒were ☐were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

City of Perris Development Services Department, 101 North D Street, Perris, CA 92570 or on the City of Perris webpage: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

Signature: _____ **Date:** 09/30/2025 **Title:** Senior Planner

Date received for filing at OPR: _____