



NOTICE OF AVAILABILITY
THE CUBES AT PLACENTIA INDUSTRIAL PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)
SCH NO. 2023120020

December 5, 2025

Project Title: The Cubes at Placentia Industrial Project - Environmental Impact Report/SCH No. 2023120020, Specific Plan Amendment PLN22-05298, Tentative Parcel Map PLN23-05103, and Development Plan Review 21-00015

Lead Agency:

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

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The 27.91-acre Project Site is in the City of Perris, in Riverside County, California, located on the northeast corner of the intersection of Placentia Avenue and Wilson Avenue. The Project Site is proximate to March Air Reserve Base/Inland Airport (March ARB/IPA). To the north of the Project Site is a newly constructed industrial building (3125 Wilson Avenue), the Perris Valley Storm Drain Channel, and Highgrade Concrete Contractor. To the east of the Project Site there are electrical lines, Murrieta Road (dirt road), and the Perris Valley Storm Drain Channel, followed by vacant land and residential properties. To the south of the Project Site is Placentia Avenue, followed by residential properties, Murrieta Road, and vacant land. Wilson Avenue and vacant land exist to the west of the Project Site.

Description of the Project: The Proposed Project involves proposed Tentative Parcel Map (TPM) No. PLN23-05103 to combine the existing twelve-parcel Project Site into one parcel. The existing Assessor's Parcel Numbers (APNs) subject to the proposed changes are: 300-170-003, 300-170-004, 300-170-005, 300-170-006, 300-170-010, 300-170-011, 300-170-012, 300-170-013, 300-170-014, 300-170-015, 300-170-016 and 300-170-017. The Proposed Project involves the construction of a 573,265-square-foot concrete tilt up warehouse building with a 5,000-square-foot mezzanine, for a total building area of 578,265 square feet. The Proposed Project would provide a total of 201 automobile parking stalls and 138 trailer stalls. The warehouse would provide a total of 104 truck dock positions, 54 docks on the north side and 50 docks on the south side. The building would have a maximum height of 50 feet. The lot coverage would be 48.29 percent where a maximum of 50 percent is allowed, and the floor area ratio would be 0.4871, where 0.75 is allowed. The proposed warehouse is consistent with the current Perris Valley Commerce Center Specific Plan (PVCCSP) Light Industrial land use designation for the Project Site.

The proposed Project includes the following discretionary actions by the City: (1) Tentative Parcel Map (TPM) No. PLN23-05103 to combine the existing twelve-parcel Project Site into one parcel; (2) Specific Plan Amendment (SPA) (Case No. PLN22-05298) to the Perris Valley Commerce Center Specific Plan to vacate and remove the paper street and Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain Channel; (3) Development Plan Review (DPR) (Case No. DPR 21-00015) for review of the warehouse site plans and building elevations; and, (4) 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 Resources, Hydrology and Water Quality, Land Use, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The Initial Study has already determined that the following issue areas have less than significant impacts: Agriculture and Forestry Resources, Mineral Resources, Population and Housing, Public Services, Recreation and Wildfire. The Draft EIR determined that after mitigation, none of the impacts would be significant and unavoidable and no Statement of Overriding Considerations is required.

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 **December 5, 2025** and conclude on **January 19, 2026**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **January 19, 2026 at 5 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 subject to Airport Land Use Commission (ALUC) review. Tribal Consultations were conducted in accordance with the provisions of AB 52.