



**NOTICE OF AVAILABILITY  
RAMONA GATEWAY PROJECT  
DRAFT ENVIRONMENTAL IMPACT REPORT  
SCH NO. 2022040023**

October 28, 2022

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**Project Title:** Ramona Gateway Project - Environmental Impact Report (Case No. PLN21-05217), Development Plan Review (Case No. DPR21-00013), Conditional Use Permit (Case No. PLN21-05216), Specific Plan Amendment (Case No. PLN21-05218), Tentative Parcel Map No. 38292 (Case No. PLN21-05219), Street Vacation (Case No. PLN21-05220), and Development Agreement (Case No. PLN22-05297)

**Lead Agency:** City of Perris  
11 S. "D" Street  
Perris, CA 92570  
Contact: (951) 943-5003, Mary Blais, Planning Consultant

**Project Location - City:** Perris

**Project Location - County:** Riverside

**Project Location - Specific:** The proposed Ramona Gateway Project (Project) is located in the western portion of the City in the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area. The approximately 50-gross-acre Project site is located approximately 600 feet east of Interstate (I)-215, south of Ramona Expressway; west of Webster Avenue; east of Nevada Avenue; and north of Val Verde Academy, High School, and Regional Learning Center. The Project site consists of five Assessor Parcel Numbers (APNs), which include 317-120-021; 317-130-048, -025, -021, and -017. The Project also includes off-site roadway and utility infrastructure improvements along the site-adjacent roadways, and the installation of utility infrastructure along Ramona Expressway (east of Webster Avenue to Brennan Avenue).

**Description of the Project:** The Project Applicant is requesting discretionary approvals to develop the Project site with eight retail buildings (totaling 37,215 square feet [sf]) on 6.95 net acres within the northern portion of the Project site, and a 950,224-sf (850,224-sf footprint and 100,000 sf mezzanine) industrial warehouse building on 42.22 net acres within the southern portion of the Project site. The Project has been designed to comply with the standards and guidelines set forth in the PVCCSP including, but not limited to, the following: onsite design standards and guidelines (including site layout, architecture, lighting, and others), off-site design standards and guidelines (including circulation and infrastructure), landscape standards and guidelines, commercial and industrial design standards and guidelines, and infrastructure.

The specific occupants of the proposed retail buildings and industrial warehouse building are unknown. However, for purposes of analysis it is assumed that the retail buildings would consist of three drive-thru restaurant buildings; two multi-tenant buildings, one of which would include a drive-thru; one coffee shop with drive-thru; one convenience store with a gas station; and one drive-thru express carwash facility. It is also assumed that the proposed industrial building would be operated as a high-cube non-sort fulfillment center (95% of the building space) and high cube cold storage warehouse use (5% of the building space). The Project is estimated to generate approximately 997 new jobs in the City.

Access to the Project would be provided from driveways along the site-adjacent roadways (Ramona Expressway, Webster Avenue and Nevada Avenue), which would be improved as part of the Project. Truck access to the industrial uses would be restricted to two driveways along Nevada Avenue; there would be no truck access from Webster Avenue. To access the nearest designated truck route, based on input from the City and Val Verde Unified School District, trucks would use Nevada Avenue, the Frontage Road, and Placentia Avenue, a PVCCSP-designated truck route, to travel to and from I-215. Improvements to be implemented as part of the Project to encourage use of alternative modes of transportation include, but are not limited to, Class I multipurpose trails along the site-adjacent roadways and construction of a bus turnout along Ramona Expressway, west of Webster Avenue.

Additional improvements associated with the Project include, but are not limited to, surface parking areas (automobile and truck trailer spaces), vehicle drive aisles, landscaping, walls/fences, storm water quality/storage, utility infrastructure, exterior lighting, and signage. Truck trailer spaces would be on the east and west sides of the proposed industrial building. The southern parking area for the industrial use, which is adjacent to the existing school uses, would be limited to a heavily

landscaped parking area. A solid wall would be installed to provide a barrier between the Project site and school uses. With respect to drainage improvements, to address the un-detained bulk sheet flows from the property located west of the Project site, a 60-inch reinforced concrete pipe (RCP) storm drain, which would serve as the ultimate outlet storm drain line from the planned detention basin west of Nevada Avenue, would be installed and would connect to the existing 60-inch RCP storm drain stub out at the southeast corner of Ramona Expressway and Webster Avenue. An emergency bypass channel would be installed onsite along Nevada Avenue and the northern boundary of the industrial site to pick-up any remaining sheet-flow runoff that flows over Nevada Avenue toward the industrial site that does not enter the proposed public 60-inch RCP storm drain (on the retail site).

Construction of the Project's proposed retail and industrial warehouse components are anticipated to generally occur concurrently, and for analysis purposes it is estimated that construction would occur over an approximate 12-month period. The Project's earthwork quantities are anticipated to balance; no import or export of soil is anticipated.

The Project involves the following discretionary actions by the City: (1) Development Plan Review (DPR) (Case No. DPR21-00013) for the proposed industrial warehouse site plan and building elevations; (2) Conditional Use Permit (CUP) (Case No. PLN21-05216) for uses within the Commercial area; (3) Specific Plan Amendment (SPA) (Case No. PLN21-05218) to change the existing PVCCSP land use designation for the proposed industrial warehouse component of the Project from Business Professional Office and Commercial to Light Industrial; (4) Tentative Parcel Map (TPM) 38292 (Case No. PLN21-05219) to re-subdivide the existing 5-parcel Project site into eight parcels (seven parcels for the proposed retail uses and one parcel for the proposed industrial use), and to vacate Dawes Street (Case No. PLN21-05220) within the Project site; and (5) Development Agreement between the City and the Project Applicant (Case No. PLN22-05297).

**Significant Effects Discussed in the Draft EIR:** The Draft EIR addresses the potential impacts associated with aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation, tribal cultural resources, and utilities and service systems. The Project would have no impact or a less than significant impacts related to mineral resources, population and housing, public services (increased demand that would require the need for new or expanded facilities, the construction of which would result in physical environmental impacts), recreation, and wildfire. For the remaining environmental topics, potential impacts would be less than significant with incorporation of PVCCSP Standards and Guidelines and PVCCSP EIR mitigation measures, and implementation of Project-specific mitigation (for potentially significant Project impacts), with the exception of the following: air quality (cumulatively considerable net increase in criteria pollutants during operation); cumulative GHG emissions; and transportation (Project and cumulative transportation/Vehicle Miles Traveled [VMT]). These impacts would be significant and unavoidable and would require adoption of a Statement of Overriding Considerations should the City choose to approve the Project.

**Where the Draft EIR is Available:** The Draft EIR and documents incorporated by reference are available on the City's website at the following locations:

*Draft EIR and Technical Appendices*

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

*City of Perris General Plan and EIR*

<https://www.cityofperris.org/departments/development-services/general-plan>

*Perris Valley Commerce Center Specific Plan and EIR*

<https://www.cityofperris.org/departments/development-services/specific-plans>

*Perris Municipal Code*

<https://www.cityofperris.org/departments/development-services/municipal-code>

In-person review of the Draft EIR is available at the following address by appointment only:

**City of Perris**  
Planning Division  
11 S. "D" Street  
Perris, California 92570

Appointments may be made by calling (951) 943-5003 or emailing: [dsplanning@cityofperris.org](mailto:dsplanning@cityofperris.org)

**Public Review Period:** The Draft EIR is being circulated for a minimum **45-day review period**, which will commence on **October 28, 2022** and conclude on **December 12, 2022**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **December 12, 2022**. Please send your comments to Mary Blais at the following address, or email your comments to [mblais@cityofperris.org](mailto:mblais@cityofperris.org) .

Mary Blais, Planning Consultant  
City of Perris Planning Division  
11 S. "D" Street  
Perris, CA 92570

Ms. Blais may be reached via email, [mblais@cityofperris.org](mailto:mblais@cityofperris.org), or by phone at (951) 943-5003.

**Public Hearing:** Written and oral comments regarding the Draft EIR may also be submitted at public hearings that will be held before the City of Perris Planning Commission and City Council. The date, time, place, and format of future public hearings will be appropriately notified per City and CEQA requirements. Notices advertising public hearing dates will be provided separately. Please contact Mary Blais, per the contact information above, if you are not currently on the Project distribution list and wish to be notified of future hearing dates.

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