

CITY OF PERRIS PLANNING COMMISSION

AGENDA

January 19, 2022

City Council Chambers
Meeting to convene at 6:00 P.M.
101 North "D" Street
Perris, CA 92570

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners: Gomez, Lopez, Jimenez,
Vice-Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Gomez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for January 5, 2022

B. **Street Name Review 21-05296** – A proposal to name five (5) streets within Tentative Tract Map 37816 located between West Elm Parkway and Ethanac Road and approximately 400 feet east of Goetz Road. **Applicant:** Denise Williams, Tri Pointe Homes.

REQUESTED ACTION: APPROVE Street Name Review 21-05296

7. PUBLIC HEARING:

A. Scoping Meeting for an Environmental Impact Report associated with **Development Plan Review 20-00004 and TPM 37965 (PLN20-05117)** – A proposal to construct two industrial buildings totaling 559,005 square feet on 25 acres located at the cul-de-sac of Natwar Lane approximately 300-feet north of Nandina Avenue within the General Industrial zone of the Perris Valley Commerce Center (PVCC) Specific Plan. **Applicant:** Michael Goodwin, First Industrial

REQUESTED ACTION: Conduct a public **Scoping Meeting** to review, discuss, and provide comments regarding the proposed Project for the preparation of an Environmental Impact Report (EIR)

8. BUSINESS ITEM:

9. PUBLIC COMMENTS:

Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

12. ADJOURNMENT

COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

ZOOM MEETING INFORMATION

When: January 19, 2022, 06:00, PM Pacific Time (US and Canada)
Topic: Planning Commission Meeting

Join Zoom Meeting using the below link or call-in number:
<https://zoom.us/j/642558532>

Meeting ID: 642 558 532
One tap mobile
+16699009128,,642558532# US (San Jose)
+12532158782,,642558532# US (Tacoma)

Dial by your location
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)

During the Planning Commission meeting, if you wish to speak for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

Planning Commission

CITY OF PERRIS
January 19, 2022

Item

6A

Planning Commission Minutes for
January 5, 2022

CITY OF PERRIS

MINUTES:

Date of Meeting: January 5, 2022

06:02 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, and Chairman Hammond.

1. CALL TO ORDER:

2. ROLL CALL: Commissioners: Jimenez, Gomez, Lopez, Vice-Chair Hammond, Chair Shively

Commission Members Present: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, and Chairman Hammond.

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for December 01, 2021

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Lopez to Approve Planning Commission Minutes for December 01, 2021

AYES: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, Chairman Hammond.

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:

- A. General Plan Amendment (GPA) 21-05173 for the 2021-2029 Housing, Safety and Environmental Justice Elements – A proposal to amend the Perris General Plan updating the Housing and Safety Elements and adopting a new Environmental Justice Element. Applicant: City of Perris REQUESTED ACTION: Adopt Resolution No. 22-01 recommending the City Council adopt Mitigated Negative Declaration No. 2367 and

approve General Plan Amendment No. 21-05173 updating the Housing Element (2021-2029), Safety Element, and adopting a new Environmental Justice Element.

Director of Development Services Phung, commented on a letter from the Southwest Regional Counsel of Carpenters provided to the Commission during the meeting and provided the background of the Housing, Safety, and Environmental Justice elements.

Consultant Alexa Washburn, presented the item to the Commission.

Consultant Sarah Walker, presented the housing sites inventory within the Housing element.

Consultant Aaron Pfannenstiel, presented the Safety element.

Consultant Monica Guerra, presented the Environmental Justice element.

Director of Development Services Phung, summarized the Housing element update.

Commissioner Lopez, asked for clarification on the income level statistics utilized for the Housing element.

Consultant Sarah Walker, commented that the income data was specific to the City of Perris.

Commissioner Lopez, inquired on why there was no low-income housing proposed in area 12.

Commissioner Jimenez, asked why only the Val Verde school district responded to the outreach efforts.

Consultant Sarah Walker, commented on the community outreach utilized for the Housing element including the school districts and that area 12 did not include low-income housing as it was an adopted specific plan with no covenant in place for affordable housing.

Commissioner Jimenez, commented that updating to higher density will require more school sites to accommodate the additional residents, and requested additional information on the evacuation routes throughout the City.

Consultant Aaron Pfannenstiel, commented on the studies utilized in the Safety element addressing the evacuation routes.

Commissioner Gomez, requested clarification on the constraints facing the housing site inventory within the City.

City Staff summarized the restrictions facing high density development within the City related to the airport flight path, flood zones and Multi-Species Habitat Conservation Plan (MSHCP).

Vice Chair Shively, commented on the rock outcroppings present in certain sites within the City.

Consultant Sarah Walker, commented that Staff did discuss the rock outcroppings present in some of the housing sites inventory locations.

Vice Chair Shively, asked how the required number of housing units is created.

Consultant Sarah Walker, clarified the methodology for determining the number of housing units including proximity to transit and employment centers.

Economic Development and Housing Manager Michele Ogawa, commented on Habitat for Humanity operations within the City.

Chair Hammond, commented on the constraints of multi-family housing within the Harvest Landing Specific Plan being adjacent to the Mid County Parkway, CSBG funding requirements, and the higher densities needed to accommodate the Regional Housing Needs Allocation (RHNA) numbers.

Vice Chair Shively, asked how the parking requirements will be created for higher density developments.

Commissioner Jimenez, asked about the additional infrastructure constraints presented by adding higher density throughout the City.

Consultant Alexa Washburn, commented on the ways to meet the needs of a higher density population throughout the City.

Commissioner Gomez, asked for further information on the 13 housing inventory sites chosen within the Housing Element.

Director of Development Services Phung, clarified the process of determining the housing inventory sites chosen.

Commissioner Gomez, asked about updating the zoning code to meet the requirements of the Housing element.

Consultant Monica Guerra, commented on the future change of the zoning code to allow for higher density uses to accommodate the required housing numbers.

Commissioner Gomez, asked for potential ways to address transparency of government as requested within the Environmental Justice element.

Consultant Monica Guerra, commented on options to address this portion of the Environmental Justice element.

Director of Development Services Phung, commented on updating the website for improved transparency.

Commissioner Gomez, commented on the air quality of the housing site inventory sites chosen.

Consultant Monica Guerra, commented on consideration of air quality when initially selecting these housing inventory sites.

Member of the public Alex Marin, commented that increasing density is needed within the City and that it is supported by the numerous bus routes within the City.

Member of the public Omar Cobain, commented on the letter provided by the Southwest Regional Counsel of Carpenters to the Commission.

Member of the public Juan Munoz, commented that allocating jobs to local union members would be beneficial for the community.

Commissioner Gomez, commented on being a voice for the community and trying to address any questions that the residents may have.

Commissioner Lopez, thanked Staff and the presenters for covering all aspects of the Housing Element update and noted his excitement for the future growth of the City.

Commissioner Jimenez, thanked the presenters of the Housing Element update for addressing and answering all questions raised by the Commission, and noted her approval of the Safety and Environmental Justice sections.

Vice Chair Shively, commented that this Housing Element sets the framework for the future of residential development within the City.

Chair Hammond, commented on the importance of updating this Housing Element, the constraints facing development within the City, and the need of creating avenues to implement the goals discussed within the Housing Element.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Jimenez to Adopt General Plan Amendment (GPA) 21-05173 for the 2021-2029 Housing, Safety and Environmental Justice Elements – A proposal to amend the Perris General Plan updating the Housing and Safety Elements and adopting a new Environmental Justice Element. Applicant: City of Perris

REQUESTED ACTION: Adopt Resolution No. 22-01 recommending the City Council adopt Mitigated Negative Declaration No. 2367 and approve General Plan Amendment No. 21-05173 updating the Housing Element (2021-2029), Safety Element, and adopting a new Environmental Justice Element.

AYES: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, Chairman Hammond.

NOES:

ABSENT:

ABSTAIN:

Meeting went to recess starting at 7:58pm.

Meeting reconvened at 8:10pm.

- B. Conditional Use Permit (CUP) 21-05042, Public Convenience of Necessity (PCN) 21-05269, Variance (VAR) 21-05285 – A proposal to upgrade an existing type 20 license (beer and wine) to a type 21 (general alcohol) at an existing convenience store (One Stop Store) located at 406 S. D Street along with a Variance to reduce the minimum distance requirement from a church and school. Applicant: Bilal Khalifa Saleh, One Stop Store. REQUESTED ACTION: Adopt Resolution No. 22-02 recommending that the Planning Commission find the project exempt from CEQA pursuant to Section 15301(a) under Class 1, Existing Facilities, and approving Conditional Use Permit CUP 21-05042, PCN 21-05269, and VAR 21-05285 to allow the sale of distilled spirits in

addition to beer and wine at 406 S D Street, based on the findings contained in the Resolution and attached exhibits and Conditions of Approval.

Assistant Planner Griffiths, presented the item to the Commission.

Commissioner Lopez, asked about the Sheriff's department feedback regarding Type 20 and Type 21 ABC licenses.

Commissioner Gomez, asked when the current Code was adopted and for further information on the distance requirements.

Vice Chair Shively, asked about the number of offsite licenses within the census tract and the details of the floorplan.

Commissioner Jimenez, asked about the floor area for alcohol sales and the adjacent alcohol licenses.

Applicant Bilal Khalifa presented to the Commission.

Commissioner Gomez, commented on the building exterior being maintained to match the style of the downtown.

Commissioner Lopez, commented on the distance requirements between sensitive uses and the convenience store.

Commissioner Gomez, noted her approval of the project and that small business owners are important for the community.

Commissioner Jimenez, approved of the project and understands that the upgrade of the alcohol license creates the need for the variance.

Vice Chair Shively, commented that since this is an upgrade from an existing license from 1999 it is acceptable to allow the proximity to sensitive uses.

Chair Hammond, noted that the approval from the Sheriff and adjacent sensitive uses and why he supports the request.

The Chair called for a motion.

M/S/C: Moved by Commissioner Gomez, seconded by Commissioner Jimenez to Adopt Conditional Use Permit (CUP) 21-05042, Public Convenience of Necessity (PCN) 21-05269, Variance (VAR) 21-05285 – A proposal to upgrade an existing type 20 license (beer and wine) to a type 21 (general alcohol) at an existing convenience store (One Stop Store) located at 406 S. D Street along with a Variance to reduce the minimum distance requirement from a church and school. Applicant: Bilal Khalifa Saleh, One Stop Store.

REQUESTED ACTION: Adopt Resolution No. 22-02 recommending that the Planning Commission find the project exempt from CEQA pursuant to Section 15301(a) under Class 1, Existing Facilities, and approving Conditional Use Permit CUP 21-05042, PCN 21-05269, and VAR 21-05285 to allow the sale of distilled spirits in addition to beer and wine at 406 S D Street, based on the findings contained in the Resolution and attached exhibits and Conditions of Approval.

AYES: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, Chairman Hammond.

NOES:
ABSENT:
ABSTAIN:

8. BUSINESS ITEM:

9. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

Member of the public Elizabeth Morales, commented on requesting sidewalk improvements along her vacant property.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Lopez, thanked Staff for the items presented and hoped everyone had good holidays.

Commissioner Gomez, commented that she is looking forward to a positive new year.

Commissioner Jimenez, thanked the public for the input provided and thanked Staff for the presentations.

Vice Chair Shively, commented on the Christmas Parade and wished everyone a Happy New Year.

Chair Hammond, thanked Staff for addressing the comments presented by the Commission and thanked his fellow Commissioners for their feedback.

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

Director of Development Services Phung, wished everyone a Happy New Year, and commented that the next Planning Commission meeting is January 19th and the alternative City staffing schedule due to COVID 19 for the remainder of January.

Chair Hammond, asked about business cards for the Commission.

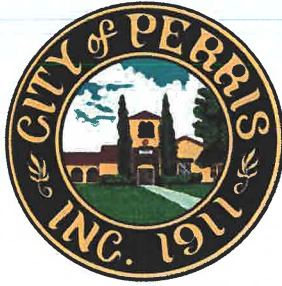
12. ADJOURNMENT COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION
With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.
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Planning Commission

CITY OF PERRIS
January 19, 2022

Item **6B**

Street Name Review 21-05296



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: January 19, 2022

SUBJECT: **Street Name Review 21-05296** – A proposal to name five (5) streets within Tentative Tract Map 37816 located between West Elm Parkway and Ethanac Road and approximately 400 feet east of Goetz Road. **Applicant:** Denise Williams, Tri Pointe Homes.

REQUESTED ACTION: **APPROVE** Street Name Review 21-05296

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND/DISCUSSION:

On February 9, 2021, the City Council approved Tentative Tract Map 37816 (TTM20-05089) and Development Plan Review (DPR) 20-00005 to subdivide 10.6 acres into 97 multi-family cluster lots located between West Elm Parkway and Ethanac Road approximately 400 feet east of Goetz Road. The applicant for the Street Name Review 21-05296 application, Denise Williams from TriPointe Homes is now proposing to name five (5) streets within Tentative Tract Map 37816.

Planning Staff reviewed and determined that the proposed street names do not conflict with any existing street names within the City of Perris. Also, the proposed street names have been reviewed by the Riverside County Information Technology Department, GIS Division. County Staff determined that the recommended street names listed below are adequate and would not conflict with existing street names within the County of Riverside. The proposed street names are as follows based upon the constellations of the night sky:

Proposed Street Names for TM 37816 (Morning Star Neighborhood)	
Placeholder Street Names for Tentative Tract Maps	Proposed Street Names
A Street	Nova Avenue
B Street	Laurel Way*
C Street	Comet Tail Avenue
D Street	Pegasus Avenue
E Street	Morning Star Avenue
F Court	Starburst Avenue
* Existing street name continuation	

Also, the applicant provided alternative street names (see Exhibit B) that were reviewed by Planning Staff and the Riverside County Information Technology GIS Division, which are

adequate and would not conflict with existing street names within the City and County of Riverside.

The Planning Commission is designated as the responsible agency to approve street names by the Perris Municipal Code 19.63.020. The following findings are required to approve the street names request:

1. The street names are pleasant sounding, appropriate, easy to read, and add pride to ownership.
2. The street names are homogeneous to the proposed or existing street names in the surrounding area.
3. The street names do not include numerical and alphabetical letter names, surnames of living persons, or frivolous, complicated or undesirable words.
4. The street names do not have an unconventional spelling.
5. The street names avoid unnecessary prefixes and suffixes.
6. The street names are not a duplication of any existing street names within the City.

The proposed street names meet the criteria established by the City’s Municipal Code, and therefore comply with the required findings. Staff recommends that the Planning Commission approve Street Name Application 21-05296 based on the findings contained in this submittal and accompanying exhibits.

BUDGET (or FISCAL) IMPACT: Cost of staff preparation of this item is covered by the applicant.

Prepared by: Nathan G. Perez, Senior Planner
REVIEWED BY: Kenneth Phung, Director of Development Services

Exhibits: A. Vicinity Map
B. Street Map Exhibit
C. Alternate Street Name List

Consent: X
Public Hearing:
Workshop:
Presentation:

EXHIBIT A
Vicinity Map

Vicinity Map

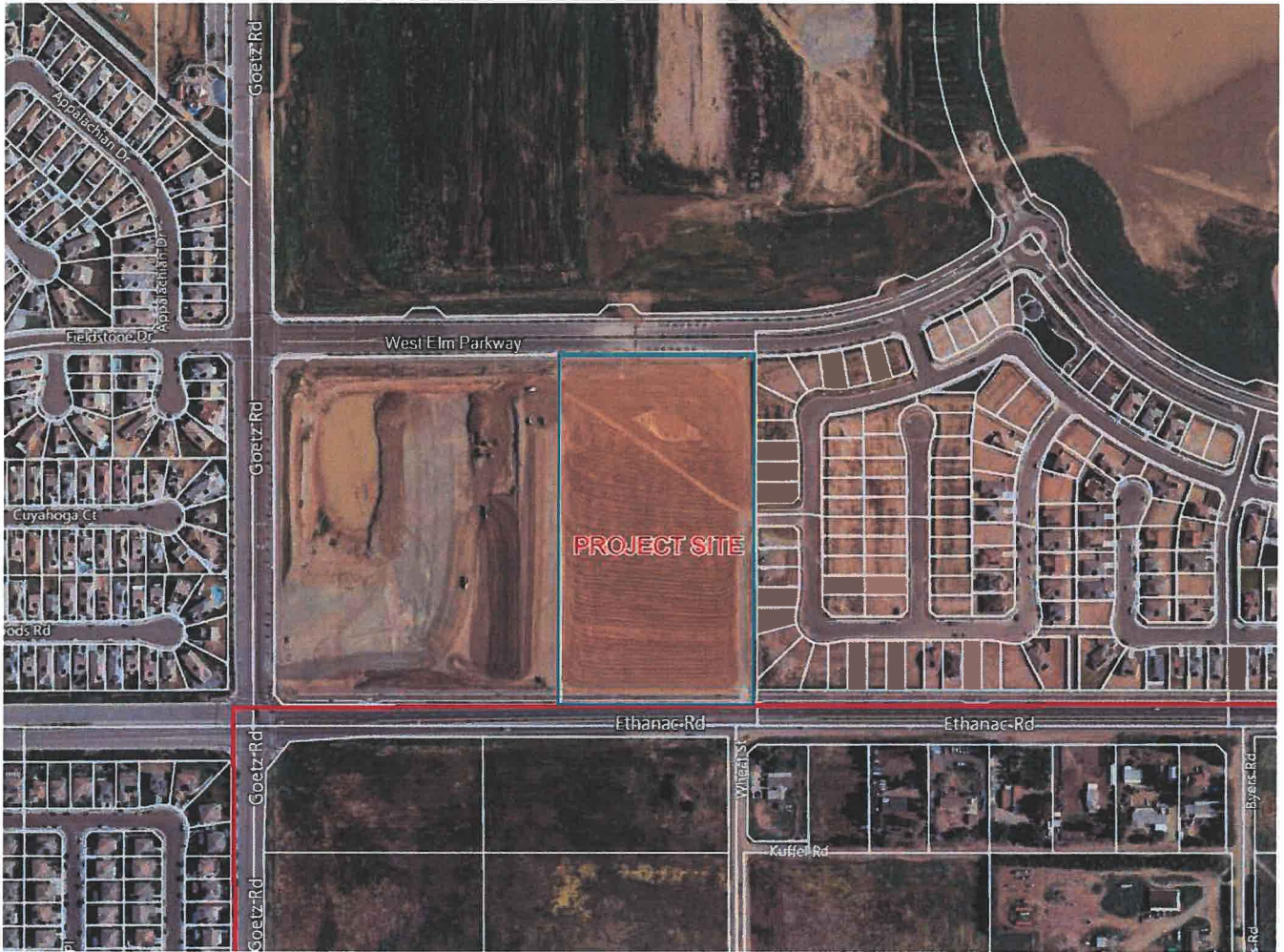
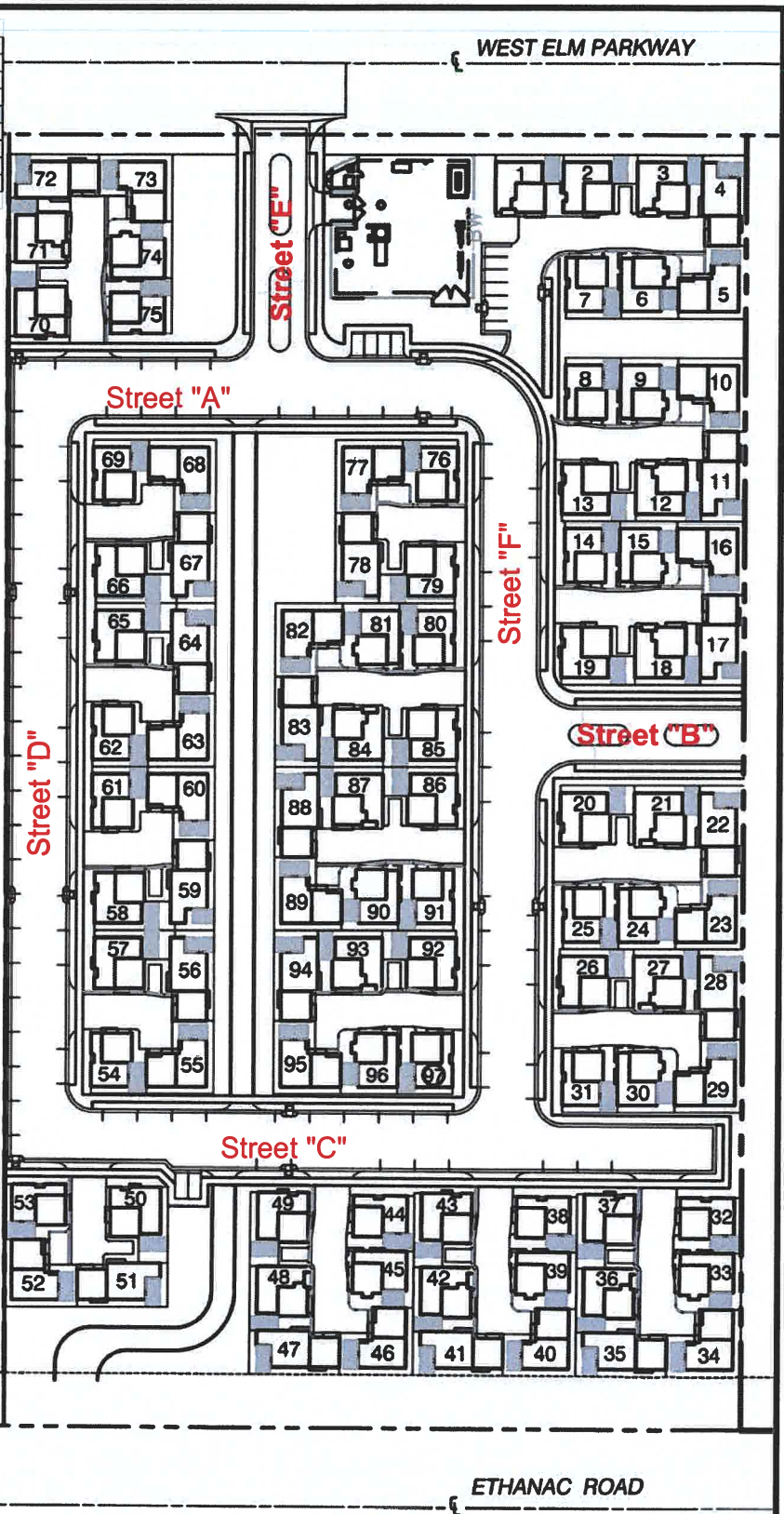


EXHIBIT B
Street Map Exhibit

Green Valley Street Names - V5				
Street Letter Lot	Units to be Addressed	#1 Choice	#2 Choice	#3 Choice
A	1-7:70-75	Nova Ave	Biela Ave	Cetus Ave
Entry B	None	Laurel Way	Continuation of Existing Street	
C	32-53	Comet Tail Ave	Far Away Star Ave	Ursa Ave
D	54-69	Pegasus Ave	Chiron Ave	Ara Ave
Entry E	None	Morning Star Ave	Volan Ave	Morning Sun Ave
F	8-29 & 76-97	Starburst Ave	Eastern Star Ave	Lacerta Ave

** Street Names based on the Constellations of the Night Sky



(IN FEET)
GRAPHIC SCALE
 1 inch = 120 ft.

tri pointe
 HOMES

1250 Corona Pointe Court
 Suite 600
 Corona, CA 92879
 (951) 428-4400

MDS CONSULTING	MORSE	17320 Redhill Avenue Suite 350
	SCHULTZ	Irvine, CA 92614 Voice: 949-251-8821
PLANNERS	ENGINEERS	SURVEYORS

GREEN VALLEY	SHEET
	1
TRACT NO. 37816	OF 1 SHEETS
	11/9/2021

EXHIBIT C

Alternative Street Name List



Alternate Street Names

Green Valley Street Names - V5					
	Street	Units to be	#1 Choice	#2 Choice	#3 Choice
	Letter Lot	Addressed			
	A	1-7: 70-75	Nova Ave	Biela Ave	Cetus Ave
Entry	B	None	Laurel Way	Continuation of Existing Street	
	C	32-53	Comet Tail Ave	Far Away Star Ave	Ursa Ave
	D	54-69	Pegasus Ave	Chiron Ave	Ara Ave
Entry	E	None	Morning Star Ave	Volan Ave	Morning Sun Ave
	F	8-29 & 76-97	Starburst Ave	Eastern Star Ave	Lacerta Ave
** Street Names based on the Constellations of the Night Sky					

Planning Commission

CITY OF PERRIS
January 19, 2022

Item

7A

Scoping Meeting for an
Environmental Impact Report
associated with
Development Plan Review 20-00004 and
TPM 37965 (PLN20-05117)



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: January 19, 2022

SUBJECT: Scoping Meeting for an Environmental Impact Report associated with **Development Plan Review 20-00004 and TPM 37965 (PLN20-05117)** – A proposal to construct two industrial buildings totaling 559,005 square feet on 25 acres located at the cul-de-sac of Natwar Lane approximately 300-feet north of Nandina Avenue within the General Industrial zone of the Perris Valley Commerce Center (PVCC) Specific Plan. **Applicant:** Michael Goodwin, First Industrial

REQUESTED ACTION: Conduct a public **Scoping Meeting** to review, discuss, and provide comments regarding the proposed Project for the preparation of an Environmental Impact Report (EIR)

RELATED CASES: N/A

CONTACT: Kenneth Phung, Director of Development Services

PROJECT DESCRIPTION AND BACKGROUND:

The applicant, *First Industrial*, is proposing to construct two (2) industrial buildings totaling 559,005 square feet on 25 acres, located at the cul-de-sac of Natwar Lane approximately 300-feet north of Nandina Avenue within the General Industrial zone of the Perris Valley Commerce Center (PVCC) Specific Plan. Building 1 (Phase 1) consists of a 419,034 square-foot industrial building, and building 2 (Phase 2) consists of a 139,971 square-foot industrial building. Building 1 includes 8,000 SF office area, 77 loading docks, 111 parking stalls (5 handicap stalls), and 151 truck trailer spaces; Building 2 includes 8,000 SF office area, 16 loading docks, 56 parking stalls (4 handicap stalls), and 19 truck trailer spaces. Each site will be able to stand alone in regards to parking, landscaping, and water quality management. Entitlement approval of the Project will include a Development Plan Review to approve the site plan and building elevations, and a Tentative Tract Map (TPM 37965) to reconfigure seven parcels (294-180-013, 294-180-028 through -030, 294-180-032, 295-300-005, and 295-300-007) into four lots (*Parcel 1: 19.44 acres, Parcel 2: 6.9 acres, Parcel 3: 0.54 acres and Parcel 4: 0.34 acres*) to allow the two (2) industrial buildings to sit on individual lots, a remnant lot for an existing digital board, and a remainder lot on the east side of Western Way.

Also, building 1 and 2 site improvements include landscaped areas, perimeter lighting, paved parking lot areas, screen walls, outdoor covered picnic areas, and water quality management improvements per PVCC-SP standards. The Project proposes two (2) points of access to Natwar

Staff Report

Avenue for building 1. Also, Building 2 provides two (2) access points: one point of access along Natwar Avenue and one point of access is along Western Way. Both Natwar Avenue and Western Way will be utilized by trucks.

The applicant has submitted building elevations with an architectural style consisting of a modern industrial design, including concrete tilt-up walls and a metal cap with window glazing. The Project adheres to the PVCC Specific Plan requirement that the architecture provides a clearly defined base, body, and cap. The building proposes a brick veneer material and clear anodized mullions towards the main office entryways. Additionally, the Project provides a screen wall to include pilasters every 40 feet in distance. The wall shall be required to be architecturally consistent with the building design and to include a landscape planter along all street frontages. Staff collaborated with the applicant to provide more architectural detailing, such as enhancing the entries with the two veneer materials, additional fenestration, and more significant roof height variation in accordance with the PVCC Specific Plan.

ANALYSIS:

Specific Plan and General Plan Consistency

The proposed Project is located in Planning Area 1, “North Industrial,” of the General Plan, primarily designated for industrial-based land uses and development. Planning Area 1 is bounded to the north by March Air Reserve Base and the City of Moreno Valley, west by the I-215 interstate, east by Lake Perris, and south by Ramona Expressway. The General Plan describes Planning Area 1 as including industrial land uses compatible with March Global Port, such as air-cargo support and air-cargo dependent businesses and uses that would not be disturbed by air cargo or military plane over-flights.

The Project site is designated as General Industrial (GI) within the PVCC Specific Plan, which was adopted by the City of Perris in January 2012 (Ordinance No. 1284) with a Specific Plan (SP) General Plan Land Use designation. The proposed warehouse building is permitted in the “GI” zone, which allows heavy to light industrial uses and related activities including manufacturing, research, warehousing/distribution, and assembly of non-hazardous products and materials, and retailing related to manufacturing. Per the PVCC SP (Section 2.0), a Development Plan Review (DPR) application is required for the review of architecture and site design layout, subject to Planning Commission review and approval.

The surrounding Perris Valley Commerce Center Specific Plan land use designations and surrounding land uses are as follows:

<i>Area Surrounding the Project Site</i>			
	<i>General Plan Designation</i>	<i>Zoning</i>	<i>Land Uses</i>
North:	Specific Plan 8 (March JPA)	Light Industrial/Aviation (March JPA)	Vacant
South:	Specific Plan (SP)	Light Industrial (LI)	Outdoor Storage Yard

Staff Report

East:	Specific Plan (SP)	General Industrial (GI)	Recycling Facility/Vacant Land
West:	County of Riverside	Public	I-215 Freeway

NOTICE OF PREPARATION AND ENVIRONMENTAL IMPACT REPORT:

Notice of Preparation

A Notice of Preparation (NOP) has been prepared (attached) that identifies the need for an Environmental Impact Report (EIR). The public review period for the NOP is from January 5, 2022, to February 4, 2022. As of writing this report, Staff received one (1) letter for the Native American Heritage Commission, which is an informational letter for SB18 and AB52 consultation requirements. Also, it is expected that additional comments will be received prior to the end of the comment period on February 4, 2022. All comments received will be addressed in the EIR, and all commenting agencies will be forwarded a copy of the Draft EIR when it is complete.

Environmental Impact Report

An EIR will be prepared for the Project, which shall contain a detailed project description, a map identifying the location of the project site and surrounding land uses, a description of the existing environmental setting, project-specific impacts, cumulative impacts, mitigation measures to reduce potentially significant impacts to less than significant levels, and an alternatives analysis.

Based on currently available information, the City has determined that the Project would have no impacts or less than significant impacts related to mineral resources, population and housing, recreation, and wildfire. Therefore, the Draft EIR will provide no further analysis of these environmental topics.

The analysis to be provided in the forthcoming Draft EIR, and the supporting technical studies to be included in the Draft EIR, will address the following environmental topics due to the potential for significant impacts, and mitigation measures will be identified, if necessary:

- **Aesthetics.** The Project would alter the existing visual character of the Project site and would introduce new sources of light during construction and operation. The intent of the PVCCSP is to provide high-quality industrial, commercial, and office land uses to serve the existing and future residents and businesses of the City of Perris. The plan will promote recognition throughout the region for its aesthetic cohesiveness, superior land planning, and architectural design. The PVCCSP seeks to unify the area’s character and develop a business community that fosters long-term economic success. By utilizing an established set of Guidelines, the City’s intent is to strike a balance between the creation of industrial developments that are aesthetically pleasing while respecting the basic industrial use and function of the PVCCSP. Potential impacts to aesthetics (including light and glare) will be addressed in the Draft EIR.
- **Agriculture and Forestry Resources.** Pursuant to CEQA Section 21060.1, agricultural land means Prime Farmland, Farmland of Statewide Importance, or Unique Farmland, as

defined by the U.S. Department of Agriculture land inventory and monitoring criteria as modified for California. The State CEQA Guidelines Appendix G thresholds of significance used by the City of Perris for CEQA purposes states that a significant impact to agriculture could occur if a project were to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. Based on the California Department of Conservation's (DOC's) 2016 Farmland Mapping and Monitoring Program (FMMP), the Project site is primarily designated as Farmland of Local Importance with small portions of the Project site designated as "Urban and Built-Up Land" (FMMP, 2019). The Project site is not within an area subject to the California Land Conservation Act of 1965 (Williamson Act), is not zoned for agricultural or forestry uses, and does not include forestry resources. However, potential impacts to agriculture and forestry resources will be addressed in the Draft EIR.

- **Air Quality.** The Project site is located in the South Coast Air Basin (Basin). Air quality in the Basin is administered by the South Coast Air Quality Management District. Impacts related to the following topics will be addressed in the forthcoming Draft EIR: consistency with the Air Quality Management Plan for the Basin; the potential for a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under applicable air quality standards; the potential exposure of sensitive receptors to substantial pollutant concentrations, including mobile source health risk impacts; and potential for the other emissions (such as those leading to odors adversely affecting a substantial number of people).
- **Biological Resources.** As previously identified, the Project site is within the Western Riverside County MSHCP area. The Draft EIR will identify existing biological resources at the Project site and will address potential impacts to sensitive species, sensitive natural communities, riparian habitat and protected wetlands; and, wildlife movement. The Project's consistency with the City's Urban Forestry Ordinance (Ordinance 1262) and the Western Riverside County MSHCP will also be addressed in the Draft EIR.
- **Cultural Resources.** During the project's construction, ground-disturbing activities could encounter and cause a substantial adverse change in the significance of previously unknown historical or archaeological resources or human remains. Therefore, these issues will be studied in more detail in the Draft EIR and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.
- **Energy.** The Project will consume energy resources during construction and operation. The Draft EIR will address the potential for the Project to result in the wasteful, inefficient, or unnecessary consumption of energy resources and whether the Project would conflict with state or local plans for renewable energy or energy efficiency.
- **Geology and Soils.** The Draft EIR will address the geological, soil, and seismic hazards having the potential to impact the Project and Project occupants. The Project site is in an area with high paleontological sensitivity, and the potential to impact paleontological resources will be addressed in the Draft EIR.

- **Greenhouse Gas Emissions.** The City of Perris adopted its Climate Action Plan on February 23, 2016. The potential for the Project to generate greenhouse gas (GHG) emissions during construction and operation, either directly or indirectly, that may have a significant impact on the environment will be addressed in the Draft EIR. Furthermore, the Draft EIR will include an evaluation of the consistency of the Project with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs.
- **Hazards and Hazardous Materials.** The Draft EIR will address potential hazards during the construction and operation of the Project and the potential for exposure of construction workers and Project occupants to hazardous materials. The Project site is not within 1/4-mile of a school; the nearest school is approximately 1.6 miles to the northwest. The Draft EIR will evaluate the potential safety and noise impacts related to the Project's proximity to MARB/IPA and consistency with applicable provisions of the MARB/IPA ALUCP. The potential to impair or interfere with an adopted emergency response plan will also be addressed. As identified previously, the Project site is not in a wildfire hazard area; therefore, no further analysis of the potential for wildland fires will be provided in the Draft EIR.
- **Hydrology and Water Quality.** The Draft EIR will address the potential for the Project to violate water quality standards and to degrade water quality during construction and operation. The project features included in the Project-specific Water Quality Management Plan (WQMP) to treat and limit the entry of contaminants into the storm drain system will be identified in the Draft EIR. The Project would increase the amount of impervious surface on the Project site. During Phase 1, all Project off-site runoff from Building 1 would be discharged to a public storm drain system that will drain into the temporary detention basin. Once the future proposed storm drain is constructed, the detention basin will not be required, and runoff from Building 1 and 2 would discharge to the northeast portion of the sites. Flows will continue south on Western Way to Nandina. The public storm drain system ultimately connects east to the future storm drain along the MARB/IPA western boundary. Changes to the drainage patterns will be identified in the Draft EIR, and potential impacts from these changes related to erosion and siltation, the amount and rate of stormwater runoff, flooding and impeding flood flows, and storm drain capacity will be addressed. The Draft EIR will also address the potential for release of pollutants from Project inundation and the Project's consistency with the applicable water quality control plan and sustainable groundwater management plan.
- **Land Use and Planning.** The Project involves the construction and operation of light industrial warehouse uses and is consistent with the existing General Plan land use, PVCCSP, and zoning designations. The consistency of the Project with applicable General Plan goals and policies, the PVCCSP, and zoning will be addressed in the Draft EIR. Analysis of the Project's consistency with applicable provisions of the MARB/IPA ALUCP and SCAG's regional planning programs will also be provided. The Project would not divide an established community, which will be addressed in the Draft EIR.
- **Noise.** The Draft EIR will address the potential for construction-related and operational (stationary and mobile) noise increases to exceed applicable established noise standards

and the potential for vibration during construction and operation. The City of Perris Municipal Code, Section 7.34.040 establishes noise standards for construction and operational activities. The potential for exposure of Project occupants to noise from MARB/IPA will also be addressed. According to the Draft EIR for the City of Perris (Environmental Impact Report City of Perris General Plan 2030 State Clearinghouse # 2004031135), the Project site is located with the heaviest air traffic volumes with the convergence of aircraft takeoffs and landings where noise levels are highest. The MARB/IP ALUCP, Map MA-1, indicates that the Project site is located within Compatibility Zones B-2, and the Table MA-1 Compatibility Zone Factors indicates that this area is considered to have a high noise impact and is mostly within or near the 60 to 70 dBA CNEL noise contour boundaries. Noise impacts will be addressed in the Draft EIR.

- **Public Services.** The Draft EIR will address the potential increase in demand for public services resulting from the Project (i.e., police protection and fire protection) and whether there is a need for new or physically altered government facilities, which could cause significant physical environmental impacts.
- **Transportation.** The City of Perris adopted its Transportation Impact Analysis Guidelines for CEQA, which includes guidance for conducting the required VMT analysis, on June 9, 2020. The Draft EIR will address the potential for the Project to conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. It will also evaluate the potential of the Project to conflict with CEQA Guidelines Section 15064.3(b), which requires that transportation impacts be measured based on VMT. The potential for the Project to increase hazards due to geometric design and to result in inadequate emergency access will also be addressed in the Draft EIR.
- **Tribal Cultural Resources.** The Draft EIR will discuss potential impacts related to tribal cultural resources directly related to California Native American tribes that populated the area where the Project site is geographically located. The Draft EIR will also discuss the results of Native American consultation activities conducted by the City, as required by Assembly Bill AB 52.
- **Utilities and Service Systems.** The Project involves the installation of utility infrastructure needed to serve the Project (e.g., water, sewer, storm drains, electric, natural gas, telecommunications). The physical environmental impacts resulting from the installation of utility infrastructure on- and off-site will be addressed in the Draft EIR. The Draft EIR will determine the availability of water supply and will address the capacity of EMWD's water treatment facilities. The solid waste generation from the Project during construction and operation will be estimated, and the Draft EIR will address the capacity of the local infrastructure for solid waste management and whether the Project would comply with solid waste management regulations.

Staff Report

Scoping Meeting

The scoping meeting will allow interested persons, organizations, and agencies to comment on the preliminary assessment of the environmental issues to further address in the Environmental Impact Report. The tentative schedule for preparing and processing the EIR is provided below. Please note that this is a draft schedule, which may be revised during the process.

TASK OR MILESTONE	DATE
City of Perris Issued Notice of Preparation (Start of review period)	December 22, 2021
Environmental Scoping Meeting	January 19, 2022
End of 30-day Response Period for NOP	January 20, 2022
Complete Draft EIR, Issue Notice of Completion, and Begin 45-day Review	June 2, 2022
End of 45-Day Review Period	July 18, 2022
Publish Notice of Final EIR and Begin 10-day Review	September 30, 2022
Planning Commission Public Hearing	October 2022

After the scoping meeting, *T&B Planning* will prepare a Draft EIR in compliance with the California Environmental Quality Act. Upon completion of the DEIR, staff will respond to comments received during the circulation period of the DEIR, and the Final EIR will be brought back to the Planning Commission for consideration.

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public Scoping Meeting, and review, discuss and provide direction to staff regarding the proposed Project, and provide feedback on issues that should be addressed in the EIR for Development Plan Review 20-00004.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are paid by the Applicant.

Prepared by: Nathan G. Perez, Senior Planner
REVIEWED BY: Kenneth Phung, Director of Development Services

- Exhibits:
- A. Vicinity Map
 - B. PVCCSP Land Use Plan
 - C. Project Plans (Site, Floor, and Elevation Plans, Color & Materials Board)
 - D. Aerial
 - E. Notice of Preparation (NOP)

EXHIBIT A
Vicinity Map

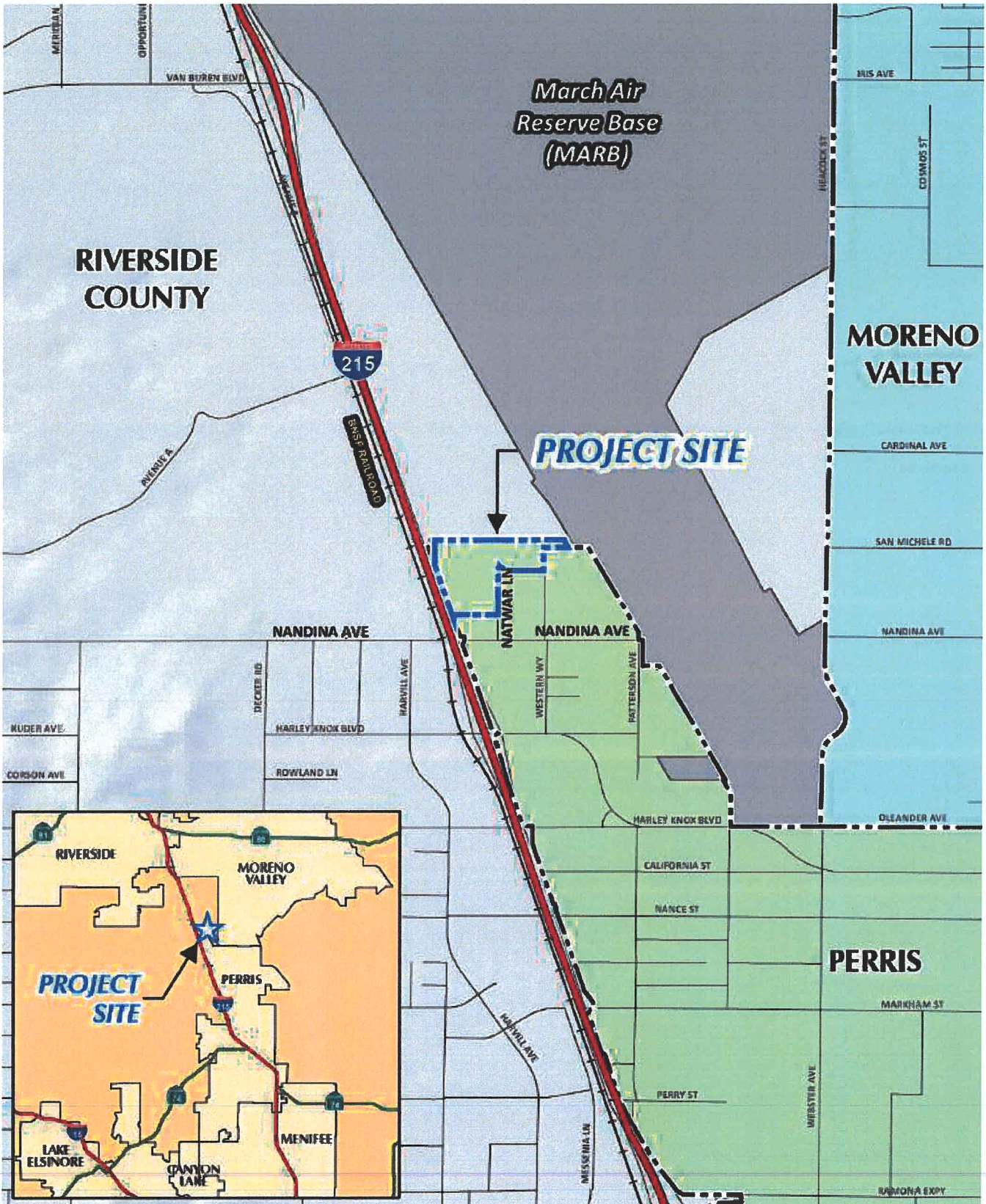


EXHIBIT B
PVCC SP LAND USE PLAN



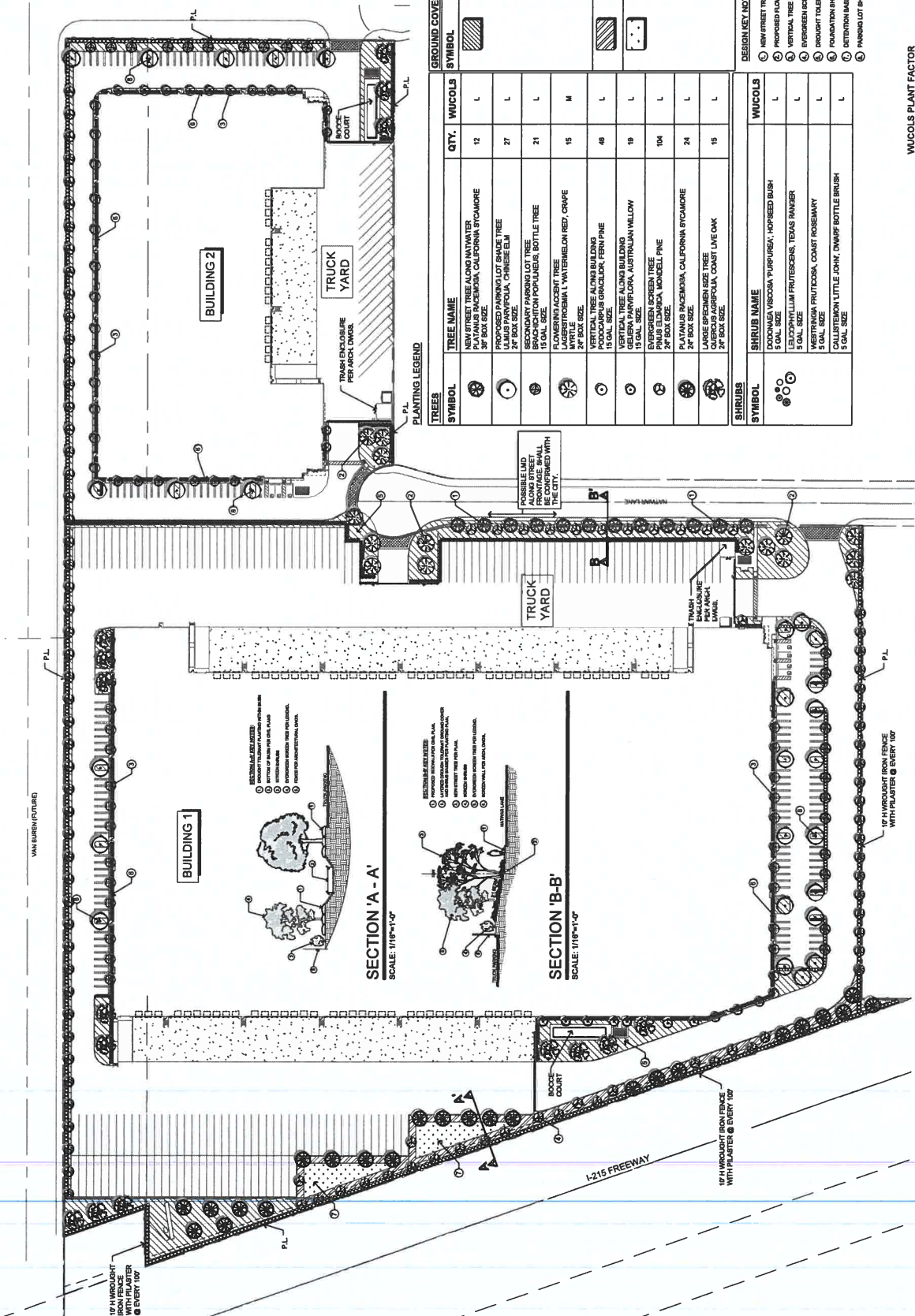
EXHIBIT C

**PROJECT PLANS (SITE, ELEVATION PLANS,
COLORS AND MATERIALS)**

CONCEPTUAL LANDSCAPE PLAN NOTE:
 THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS SUBJECT TO CHANGE. THE QUANTITIES AND IN-STRUMENTATION INDICATED ARE APPROXIMATE. STRATEGIES AND AMOUNTS INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:
 THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET CONTROLLED VALVES, MAINLINE PIPING, AND IN-FLUXION CONTROL VALVES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO OPERATE AT 100% EFFICIENCY THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AS-1881 WATER CONSUMPTION.

- GENERAL NOTES:**
- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL MATTER. EROSION CONTROL MATTER SHALL BE APPLIED FOR EROSION CONTROL.
 - ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
 - ALL UTILITY EQUIPMENT SUCH AS TRANSFORMERS, BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES SHALL BE SCHEDULED WITH EROSION CONTROL MATTER. ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.



TREES	SYMBOL	TREE NAME	QTY.	WUCOLS	GROUND COVER AND SHRUB MASS	SYMBOL	WUCOLS
	(Symbol)	PROPOSED PARKING LOT SHADE TREE 16' CALIFORNIA REDWOOD, CALIFORNIA SYCAMORE 30" BOX SIZE	12	L	LAGUNA BUCKWOLD, YELLOW LANTANA 1 GAL. SIZE @ 4" O.C.	(Symbol)	L
	(Symbol)	SECONDARY PARKING LOT TREE BRANCHING POPULARIS BOTTLE TREE 15 GAL. SIZE	27	L	SALVA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 3" O.C.	(Symbol)	L
	(Symbol)	LANDSCAPE TREE LACINIASTRUM, WATERMELON RED, CHAPE MYRTLE 24" BOX SIZE	21	L	MULBERRIA REENS, DEER GRASS 1 GAL. SIZE @ 4" O.C.	(Symbol)	L
	(Symbol)	LANDSCAPE TREE PODOCARPUS GRANULOSUS, FERN PINE 15 GAL. SIZE	15	M	SALVA CLEVELANDI, CLEVELAND SAGE 5 GAL. SIZE @ 4" O.C.	(Symbol)	L
	(Symbol)	VERTICAL TREE ALONG BUILDING 15' CALIFORNIA REDWOOD, AUSTRALIAN WILLOW 15 GAL. SIZE	48	L	TYP. EROSION CONTROL TOLERANT BANK PLANTING SUCH AS BACCHARIS MIXED WITH IDENTIFIED BANK SPECIES.	(Symbol)	M
	(Symbol)	EVERGREEN SCREEN TREE PRINUS ELIMEXIA, MONDEL PINE 24" BOX SIZE	19	L	ACHILLEA MILLEFOLIUM 1.0 LB/AKRE EROSION CONTROL 1.0 LB/AKRE LEWISIA TRICOLOR 1.0 LB/AKRE FERTILIA RUBRA, MOULTY 1.0 LB/AKRE MORISIA BRACHYANTHERUM 1.0 LB/AKRE MULBERRIA MICROPERMA 1.0 LB/AKRE	(Symbol)	M
	(Symbol)	LANDSCAPE TREE QUERCUS AGRIFFOLIA, COAST LIVE OAK 24" BOX SIZE	104	L			
	(Symbol)	LANDSCAPE TREE QUERCUS AGRIFFOLIA, COAST LIVE OAK 24" BOX SIZE	24	L			
	(Symbol)	LANDSCAPE TREE QUERCUS AGRIFFOLIA, COAST LIVE OAK 24" BOX SIZE	15	L			

SHRUBS	SYMBOL	SHRUB NAME	WUCOLS
	(Symbol)	NEW STREET TREE PER LEGEND	L
	(Symbol)	PROPOSED PLANTING ACCENT TREE AT VEHICULAR ENTRY PER LEGEND	L
	(Symbol)	VERTICAL TREE ALONG BUILDING PER LEGEND	L
	(Symbol)	EVERGREEN SCREEN TREE PER LEGEND	L
	(Symbol)	SCREENING TOUGHNESS GROUND COVER PER LEGEND	L
	(Symbol)	FOUNDATION PERIMETER PLANTING PER LEGEND	L
	(Symbol)	DETENTION BASIN PER LEGEND	L
	(Symbol)	PARKING LOT SHADE TREE PER LEGEND	L

DESIGN KEY/NOTES:

- NEW STREET TREE PER LEGEND
- PROPOSED PLANTING ACCENT TREE AT VEHICULAR ENTRY PER LEGEND
- VERTICAL TREE ALONG BUILDING PER LEGEND
- EVERGREEN SCREEN TREE PER LEGEND
- SCREENING TOUGHNESS GROUND COVER PER LEGEND
- FOUNDATION PERIMETER PLANTING PER LEGEND
- DETENTION BASIN PER LEGEND
- PARKING LOT SHADE TREE PER LEGEND

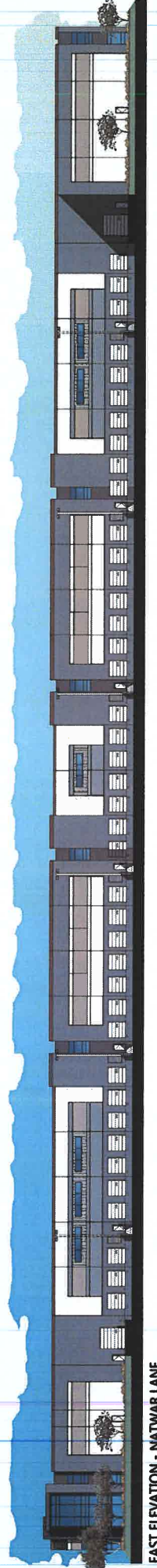
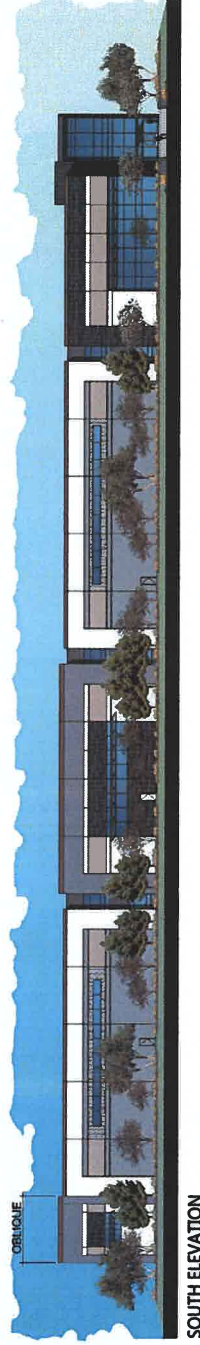
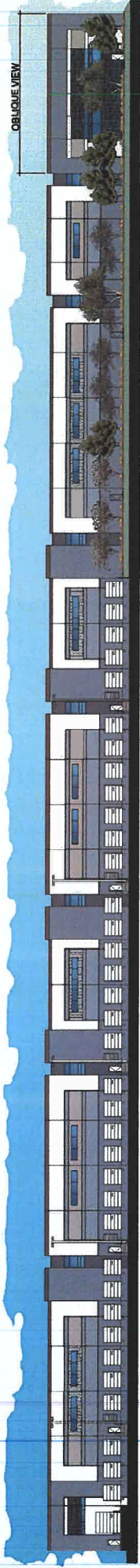
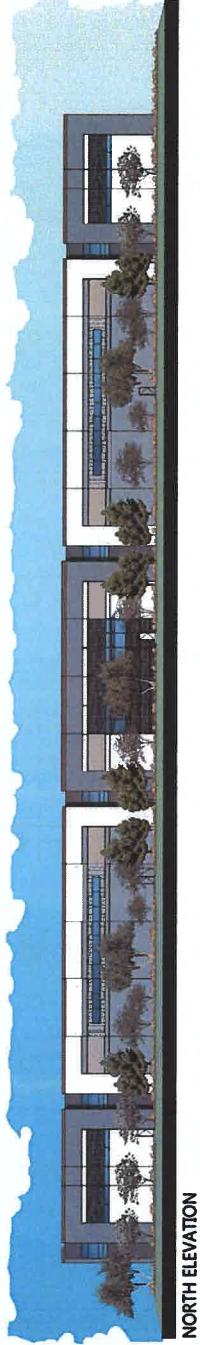
WUCOLS PLANT FACTOR
 THIS PROJECT IS LOCATED IN WUCOLS' REGION 4-SOUTH INLAND VALLEY.
 H = HIGH WATER NEEDS
 M = MODERATE WATER NEEDS
 L = LOW WATER NEEDS
 V-C = VERY LOW WATER NEEDS

CONCEPTUAL LANDSCAPE PLAN
FREEWAY 215 & NATWAR LANE
 PERRIS, CALIFORNIA

NOVEMBER 9, 2021

SPLA
 SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
 2885 VIA RANCHEROS WAY
 FALLBROOK, CA 92028
 PH: 760-942-6685

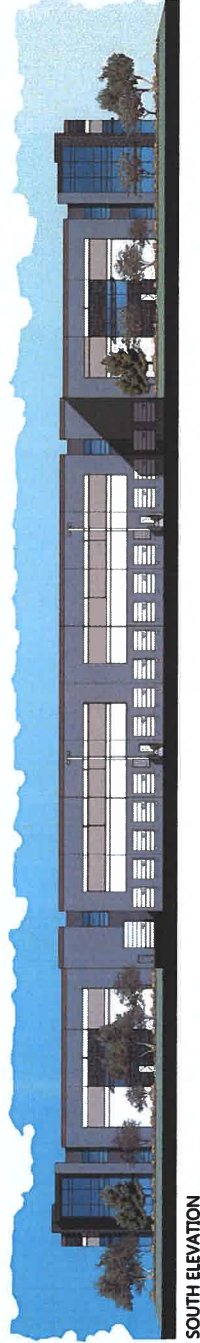
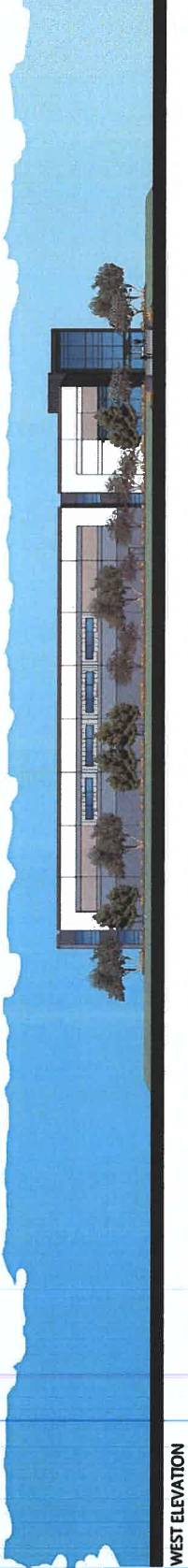
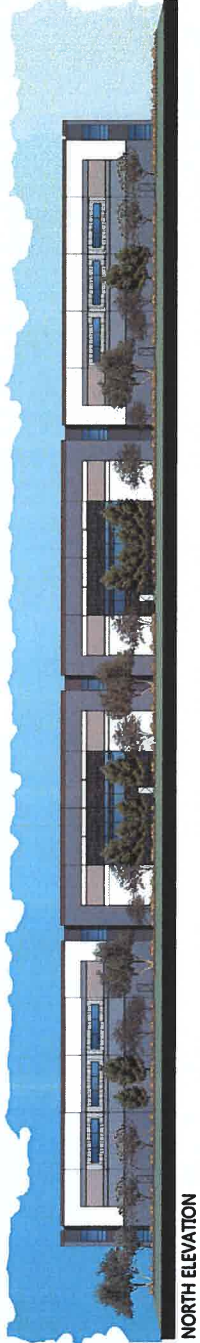




FIRST MARCH LOGISTICS - BLDG 1

CITY OF PERRIS, CALIFORNIA

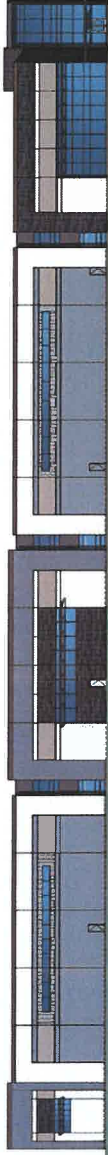




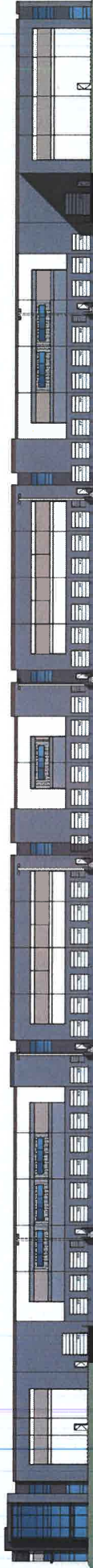
FIRST MARCH LOGISTICS - BLDG 2

CITY OF PERRIS, CALIFORNIA



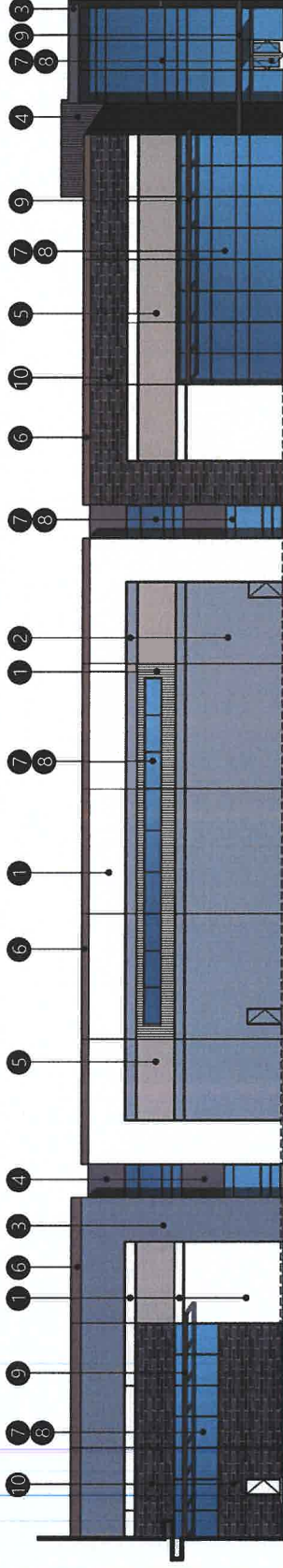


South Elevation



East Elevation - Natwar Lane

- 1 Sherwin Williams SW 7006 Pure White
- 2 Sherwin Williams SW 7073 Network Gray
- 3 Sherwin Williams SW 7074 Software
- 4 Sherwin Williams SW 7076 Web Gray
- 5 Sherwin Williams SW 7037 Balanced Beige
- 6 Sherwin Williams SW 7614 Foothills
- 7 Clear Anodized MULLIONS
- 8 Blue Reflective GLAZING
- 9 Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 7048 Urbane Bronze @ Metal CANOPY
- 10 Brick veneer facade accent Stout City Brick Platinum series with wire cut finish, Black, extruded facebrick, modular size with G302 Mortar



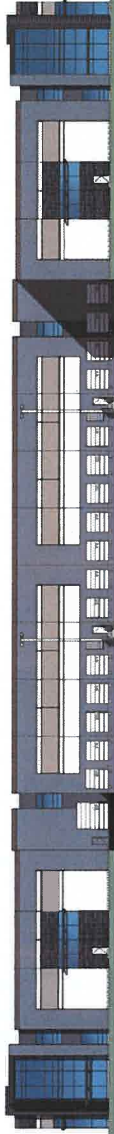
Enlarged View of South Elevation



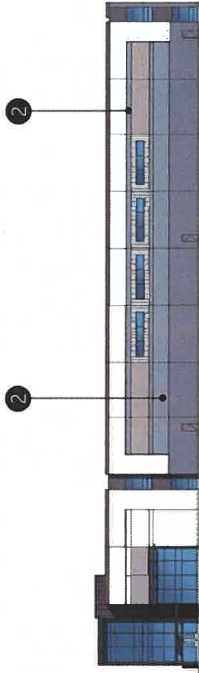
FIRST MARCH LOGISTICS - BLDG 1

CITY OF PERRIS, CALIFORNIA





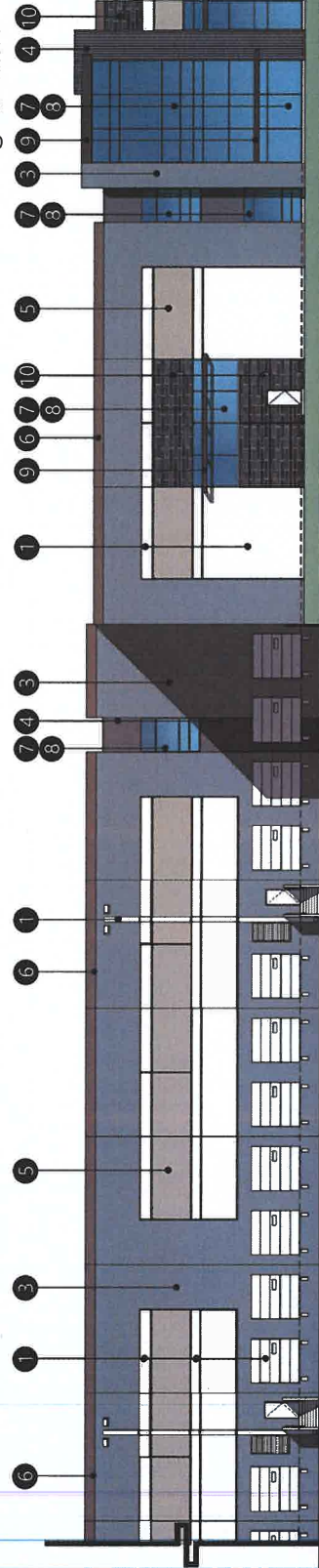
South Elevation



Enlarged View of South Elevation

East Elevation

- 1 Sherwin Williams SW 7006 Pure White
- 2 Sherwin Williams SW 7073 Network Gray
- 3 Sherwin Williams SW 7074 Software
- 4 Sherwin Williams SW 7076 Web Gray
- 5 Sherwin Williams SW 7037 Balanced Beige
- 6 Sherwin Williams SW 7614 Foothills
- 7 Clear Anodized MULLIONS
- 8 Blue Reflective GLAZING
- 9 Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 7048 Urbane Bronze @ Metal CANOPY
- 10 Brick veneer facade accent Sioux City Brick Platinum series with wire cut finish, Black, extruded facebrick, modular size with G302 Mortar

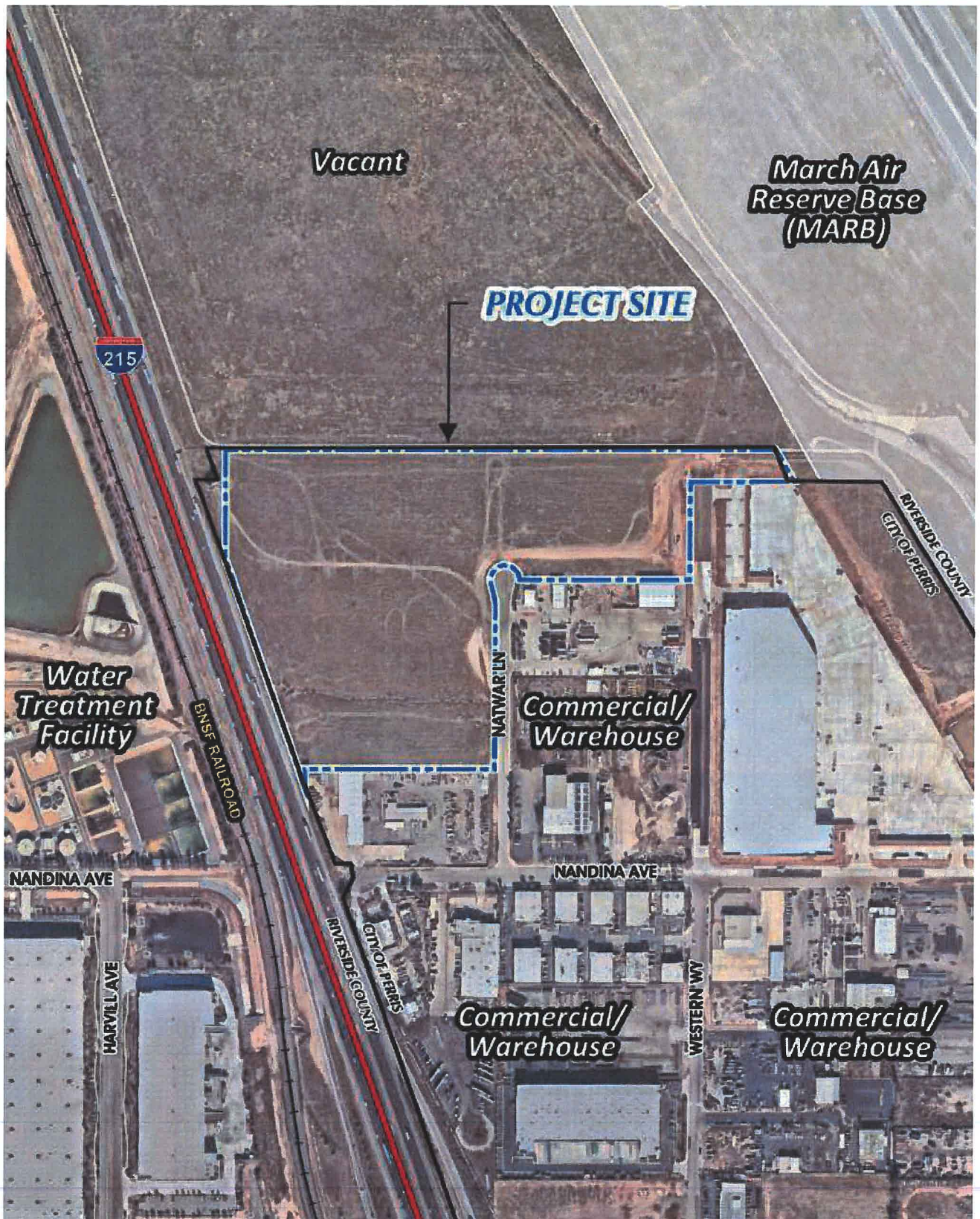


FIRST MARCH LOGISTICS - BLDG 2

CITY OF PERRIS, CALIFORNIA



EXHIBIT D
AERIAL



Vacant

March Air Reserve Base (MARB)

PROJECT SITE

215

Water Treatment Facility

BNSF RAILROAD

NANDINA AVE

MARVEL AVE

**RIVERSIDE COUNTY
ORANGE COUNTY**

Commercial/Warehouse

Commercial/Warehouse

Commercial/Warehouse

NANDINA AVE

NATWARLIN

WESTERN WY

**RIVERSIDE COUNTY
CITY OF PERRIS**

EXHIBIT E
NOTICE OF PREPARATION (NOP)



**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT AND SCOPING MEETING FOR FIRST MARCH
LOGISTICS PROJECT**

December 14, 2021

To:
(Potential Responsible, Trustee,
Federal and Local Agencies, and nearby
Property owners)

From:
City of Perris
135 North "D" Street
Perris CA, 92570

CEQA LEAD AGENCY:

City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570
(951) 943-5003 Ext 279
Contact: Nathan Perez, Senior Planner

SUBJECT: First March Logistics Project Draft Environmental Impact Report

The City of Perris is commencing preparation of a Draft Environmental Impact Report (EIR) for the First March Logistics Project (referred to herein as the Project), and has released this Notice of Preparation (NOP) per the requirements of the California Environmental Quality Act (CEQA). The City wants to know the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the EIR prepared by the City when considering issuance of a permit or other approval for the Project. Information gathered during the NOP comment period will be used to shape and focus future analyses of potential environmental impacts.

A description of the Project, its location, and potential environmental effects, is attached. The City of Perris has determined that an EIR is required and no Initial Study will be prepared (see State CEQA Guidelines, Sections 15060 and 15081).

NOP COMMENT PERIOD:

The City invites you to submit written comments describing your specific environmental concerns. If you are representing a public agency, please identify your specific areas of statutory responsibility, if applicable. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this notice. **The NOP public comment period starts on December 22, 2021 and ends on January 20, 2022.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence. **A scoping meeting will be held on January 19, 2022, details provided under Section V. Future Public Meetings, below.**

Project Title: First March Logistics Project

Project Applicant: FR Natwar, LLC, a Delaware Limited Liability Company
Michael Goodwin
898 N Pacific Coast Highway, Ste. 175
El Segundo, CA 90245

Date: December 16, 2021

Signature:

Contract Planner

I. PROJECT SITE LOCATION AND SETTING

The First March Logistics Project (Project) site is located in the northwest corner of the Perris Valley Commerce Center Specific Plan (PVCCSP; Specific Plan) planning area of the City of Perris, in Riverside County. The Project site encompasses approximately 27.56 acres and is generally located east of Interstate 215 (I-215), south of the County of Riverside and March Air Reserve Base/Inland Port Airport (MARB/IPA), west of Natwar Lane, and north of Nandina Avenue. The site is within Assessor's Parcel Numbers (APNs) 295-300-005 (portion) and -017 (portion) and 294-180-013, -028, -029, -030, and -032. The regional and local vicinity of the Project site are shown on Exhibit 1, *Regional and Local Vicinity* (attached at the end of this NOP).

The existing City of Perris General Plan land use designation and zoning for the Project site is Perris Valley Commercial Center Specific Plan (i.e., the PVCCSP) (City of Perris, 2013). The site is designated for Light Industrial and General Industrial uses in the PVCCSP. The light industrial zone provides for light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials, and retail related to manufacturing. The general industrial zone provides for the development of basic industrial uses which may support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouse and warehouse/distribution facilities to outdoor industrial activities and correlates with the "General Industrial" General Plan Land Use designation.

As shown on Exhibit 2, *Aerial Photograph*, the Project site is undeveloped and generally flat; elevations range from approximately 1,511 to 1,521 feet above mean sea level (amsl), descending gradually to the southeast. The site is characterized as disked and disturbed vacant land. An LED billboard was recently installed northwest of the site.

Land uses surrounding the Project site include vacant land to the north, MARB/IPA to the north and northeast; commercial/warehouse uses to the east, southeast, and south; I-215 to the west; and a water treatment facility to the west across the I-215. Areas to the east are designated as "General Industrial." Industries in this area are anticipated to be related to air-cargo support, due to its close proximity to MARB/IPA. High truck traffic volume is anticipated and the General Industrial designation wraps around the northerly boundary of the PVCCSP, bordering MARB/IPA. The Light Industrial designation covers the majority of the remaining PVCCSP area. According to the PVCCSP, this Project site is primarily intended to accommodate commercial and industrial uses and, as such, requires a greater need for established truck routes to serve existing and future businesses.

The Project site is located within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located within any MSHCP designated Criteria Areas or Subunits. As such, the Project is not subject to Cell Criteria compliance under the MSHCP. The Project site does not fall within any Public/Quasi-Public or other MSHCP Conserved Lands. Public and private development projects that are carried out within the Mead Valley Area Plan, but outside of the Criteria Areas and Public/Quasi-Public Lands (e.g., such as this Project site), are permitted under the MSHCP subject to compliance with MSHCP policies that apply outside of Criteria Areas.

The Project site is located directly south and southeast of MARB/IPA, which covers approximately 7,000 acres. The site is within the MARB/IPA Airport Influence Policy Area, and the City's Airport Overlay Zone. Specifically, the Project site is within the Outer Horizontal Surface and Approach/Departure Clearance Surface of the Federal Aviation Regulations (FAR), Part 77 (Imaginary Surfaces), and Compatibility Zone B2 (High Noise Zone) of the 2014 MARB/IPA Airport Land Use Compatibility Plan (ALUCP).

II. PROJECT BACKGROUND

On January 10, 2012, the City of Perris City Council adopted the PVCCSP, which was prepared pursuant to the authority granted to the City by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 to 65457. On the same date, the City also adopted Ordinance No. 1284, adopting Specific Plan Zoning for properties within the PVCCSP area. The PVCCSP land uses allow for the development of approximately 3,500 acres which consist of industrial, commercial, and office uses, as well as public facilities. As of the date that this NOP was published, the PVCCSP has been subsequently amendment 10 times, with Amendment No. 10 occurring in September 2021. In conjunction with its approval of the PVCCSP, the City complied with CEQA by preparing and certifying the *Perris Valley Commerce Center Specific Plan Final Environmental Impact Report* (PVCCSP EIR) (State Clearinghouse No. 2009081086) (Perris, 2011).

The Perris Valley Master Drainage Plan (PVMDP) was adopted by the Riverside County Flood Control & Water Conservation District (RCFC&WCD) in July 1987, revised in June 1991, and addresses drainage infrastructure required for the 38-square-mile Perris Valley area (RCFC&WCD, 1991). The infrastructure plans associated with the PVCCSP involve modifications to the PVMDP. The Perris Valley Channel Master Drainage Plan (PVCMDP) was adopted in October 1989 and addresses drainage needs along the PVSD Channel, which flows to the San Jacinto River (RCFC&WCD, 1989). The PVCMDP serves as a long-term guide to the design and construction of the ultimate channel, and identifies the sizing and location of local drainage facilities to be constructed by developers and others within the area. The PVCCSP also anticipates the construction of other adopted PVMDP facilities to accommodate the 100-year storm flows in the area.

III. PROJECT DESCRIPTION

As shown on Exhibit 3, *Conceptual Site Plan*, the Project consists of two industrial buildings, for a total of 559,005 square feet. Building 1 consists of a 419,034-square-foot industrial building with 411,034 square feet of warehouse and 8,000 square feet of office while Building 2 consists of a 139,971-square-foot industrial building with 131,971 square feet of warehouse and 8,000 square feet of office. The buildings would allow for either high-cube, non-refrigerated or high-cube cold warehouse/distribution uses, or manufacturing. The Project would be constructed in two phases: 1) Building 1 on 20.2 acres and a detention basin on 6.4 acres (between Natwar Lane and Western Way) would be constructed by 2023 and 2) Building 2 would replace the detention basin by 2027. The buildings would be up to 51-feet-high, 45-foot clear. The warehouses would be constructed as “speculative” buildings; that is, there is not a specific tenant identified at this time. It is anticipated that the buildings could operate 24 hours a day, seven days a week.

The Project has been designed to be in compliance with the applicable Standards and Guidelines and permitted uses outlined in the PVCCSP, including but not limited to landscape, setback, lot coverage, floor to area ratio (FAR), architectural elements, light and glare requirements, vehicular circulation, non-vehicular circulation, parking, and drainage facilities. The Project has also been designed to comply with applicable requirements of the 2014 MARB/IPA ALUCP relative to uses within Compatibility Zone B2.

Vehicular access to the Project would be provided from one driveway off of Western Way and three driveways off of Natwar Lane, which under existing conditions is shared by JR Pipeline Inc and Greenrock Materials Inc (south of the site). A future east-west roadway connecting to MARB/IPA will be constructed adjacent to the northern boundary of the Project site; the roadway would not be developed as part of the Project. No access to/from the Project site would occur off the MARB roadway.

Automobile and truck trailer parking would be provided in excess of parking requirements outlined in the PVCCSP, which requires 156 automobile parking stalls. The Project would provide 167 automobile parking stalls and 170 trailer parking stalls. Automobile parking would be provided on the north and south side of

Building 1, the west side of Building 2, and along the eastern boundary adjacent to Building 2. Trailer parking would be provided on the east and west of Building 1 and the south of Building 2. A total of 77 loading docks would be provided on the east and west sides of Building 1 facing Natwar Lane and I-215, respectively. Additionally, a total of 16 loading docks would be provided on the south side of Building 2.

Landscaped parkways would be provided adjacent to Natwar Lane and the I-215. Walls and fences would be provided on site as required for screening, privacy, and security. Walls will be screened through the use of berms and landscaping.

The Project would include the installation of on-site storm drain, water quality, water, sewer, electric, natural gas, and telecommunications infrastructure systems to serve the proposed warehouse uses. The on-site utility infrastructure would connect to existing utilities in the vicinity of the Project site or new utility lines that would be installed in the roadways adjacent to and south of the Project site.

IV. REQUIRED PERMITS/ACTIONS

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Perris is the Lead Agency and is charged with the responsibility of deciding whether or not to approve the Project. The Project is consistent with the land use designations of the PVCCSP and City of Perris General Plan; therefore, no General Plan Amendment, Specific Plan Amendment, or zone change is required.

The following approvals and permits are required from the City of Perris to implement the Project:

- Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.
- Development Plan Review (DPR) (Case No. DPR20-00004) for the site plan and building elevations.
- Tentative Parcel Map (Case No. 37965)

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the Project include:

- Review and approval of all off-site infrastructure plans, including street and utility improvements pursuant to the conditions of approval;
- Review all on-site plans, including grading and on-site utilities; and
- Approval of a Final Water Quality Management Plans (FWQMP) to mitigate post-construction runoff flows.

Approvals and permits that may be required by other agencies include:

- **Regional Water Quality Control Board.** A National Pollutant Discharge Elimination System (NPDES) permit to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened.
- **Eastern Municipal Water District.** Approval of water and sewer improvement plans.
- **Other Utility Agencies.** Permits and associated approvals, as necessary for the installation of new utility infrastructure or connections to existing facilities.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT

The PVCCSP EIR is a program EIR, and project-specific evaluation in a later-tier environmental document for individual development projects within the Specific Plan area was anticipated. As stated in Section 15168(d)(3) of the State CEQA Guidelines, “The program EIR can focus an EIR on a subsequent project to permit discussion solely of new effects which had not been considered before.” As such, the environmental analysis for the Project will be based on, or “tiered” from, the analysis presented in the PVCCSP EIR, where applicable.

The PVCCSP EIR analyzes the direct and indirect impacts resulting from implementation of the allowed development under the PVCCSP. Measures to mitigate, to the extent feasible, the significant adverse project and cumulative impacts resulting from that development are identified in the EIR. In conjunction with certification of the PVCCSP EIR, the City of Perris also adopted a Mitigation Monitoring and Reporting Program (MMRP). Additionally, the PVCCSP includes Standards and Guidelines to be applied to future development projects in the Specific Plan area. The City of Perris requires that future development projects in the Specific Plan area comply with the required PVCCSP Standards and Guidelines and PVCCSP EIR mitigation measures as outlined in the MMRP and that these requirements are implemented in a timely manner. Relevant Standards and Guidelines and PVCCSP EIR mitigation measures that are incorporated into the Project will be listed for each topical issue in the EIR.

The Draft EIR for the Project will contain a detailed Project Description, a description of the existing environmental setting of the Project sites and surrounding areas, analysis of Project-specific environmental impacts, analysis of cumulative impacts, identification of additional Project-specific mitigation measures required to reduce potentially significant impacts, and an analysis of alternatives to the Project that could reduce one or more of the potentially significant impacts of the Project.

Based on currently available information, and as discussed below, the City has determined that the Project would have no impacts or less than significant impacts related to mineral resources, population and housing, public services (schools, parks, other public facilities), recreation, and wildfire. Therefore, no further analysis of these environmental topics will be provided in the Draft EIR.

- **Mineral Resources.** Figure OS-6 of the Riverside County General Plan and the California Department of Conservation’s Mineral Land Classification for the area shows that the Project site is located within Mineral Resource Zone 3 (MRZ-3). MRZ-3 represents areas where the available geologic information indicates that mineral deposits exist or are likely to exist; however, the significance of the deposit cannot be evaluated from available data (County of Riverside, 2015, Figure OS-6; DOC, 2011). In addition, the California Department of Conservation does not show oil, gas, or geothermal fields underlying the site; and no oil or gas wells are recorded on or near the site in the Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder (DOC, 2019). No sites within the City of Perris City limits have been designated as locally important mineral resource recovery sites in the City of Perris General Plan or the Riverside County General Plan (Perris, 2005). Accordingly, no impact to the availability of a regionally or locally important mineral resource would occur. No impacts are anticipated.
- **Population and Housing.** The Project site is currently undeveloped; and construction of the Project would not require the construction of replacement housing and would not displace any existing housing or residents. The Project does not involve the development of residential uses and would not directly increase the resident population, but the Project would create jobs and increase employment in the City of Perris. The Project would create short-term jobs during the construction phase. These short-term positions would be filled by workers who, for the most part, would already

reside in the local area; therefore, construction of the Project would not generate a substantial temporary or permanent increase in population within the Project area.

Table 4.8-E, *Development Intensity and Employment Projections*, of the PVCCSP EIR, identifies average employment generation factors for the allowed development types identified in the PVCCSP. As this relates to industrial uses, one employee per 1,030 sf is estimated for Light Industrial floor space. The Project consists of the construction and operation of up to 559,005 sf of warehouse/distribution uses, which are allowed under the General Industrial and Light Industrial Specific Plan land use designation. Based on this generation factor, the Project could employ approximately 543 new employees. The PVCCSP EIR estimates that implementation of the land uses allowed under the PVCCSP would result in the generation of approximately 56,087 jobs/employees in the area (see Table 4.8-E under Section 4.8, Land Use and Planning, and the discussion of “Growth Inducing Impacts” in Section 5 of the PVCCSP EIR). Therefore, the employment generation estimated for the Project (543 employees) represents approximately 0.9 percent of the total employment generation anticipated in the Specific Plan area. Further, this represents approximately 2 percent of the City’s projected employment base by 2045 as presented in the Southern California Association of Governments (SCAG) *2020-2045 Regional Transportation/Sustainable Communities Strategy (RTP/SCS)* (26,400 employees; SCAG, 2020). Additionally, similar to the short-term construction jobs, it is anticipated that these new warehouse/distribution positions would be filled by workers who would already reside in the local area. The Project would involve the installation of utilities necessary to connect to existing infrastructure systems adjacent to or in the vicinity of the Project site. Therefore, the Project would not directly or indirectly generate substantial unplanned population growth in the area.

- **Public Services.** The PVCCSP EIR Initial Study concluded that implementation of development allowed by the PVCCSP, which includes the Project, would result in less than significant impacts to public services. The Project does not include any residential land uses and, therefore, is not expected to result in a demand for recreational facilities and other public facilities/services, including libraries, community recreation centers, post offices, public health facilities, and/or animal shelters. Additionally, the Project would not directly generate students and is not expected to indirectly draw students to the area within the Val Verde Unified School District. Accordingly, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public school facilities, park facilities, and other park facilities. Impacts would be less than significant.
 - **Recreation.** As identified in the PVCCSP EIR Initial Study, the City requires that large projects provide an on-site recreational amenity. As required by Section 8.2 of the PVCCSP, the Project would provide employee amenities and would not result in or accelerate the physical deterioration of existing neighborhood and regional parks or recreational facilities. This is due to the fact that the Project does not involve the development of residential uses and that the proposed industrial use would not create an increase in the use of such facilities. Accordingly, the Project would not increase the use of existing neighborhood and regional parks or other recreational facilities, and would not require the construction of new or expanded recreational facilities. Impacts would be less than significant.
 - **Wildfire.** According to Exhibit S-16, *Wildfire Constraint Areas*, of the City of Perris General Plan Safety Element, the Project site is not located in or near an area identified as being a “Wildfire Hazard Area” (Perris, 2016). Additionally, according to the California Department of Forestry and Fire Protection’s (Cal Fire) *Fire and Resources Assessment Program (FRAP)*, the Project site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) of the City (CalFire, 2019). The Project site is located within the limits of the City of Perris, and is therefore not within a State
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Responsibility Area (SRA), which is the land where the State of California is financially responsible for the prevention and suppression of wildfires. Therefore, the Project would have no impacts related to wildfires.

The analysis to be provided in the forthcoming Draft EIR, and the supporting technical studies to be included in the Draft EIR, will address the following environmental topics due to the potential for significant impacts, and mitigation measures will be identified, if necessary:

- **Aesthetics.** The Project would alter the existing visual character of the Project site and would introduce new sources of light during construction and operation. The intent of the PVCCSP is to provide high quality industrial, commercial, and office land uses to serve the existing and future residents and businesses of the City of Perris. The plan will promote recognition throughout the region for its aesthetic cohesiveness, superior land planning, and architectural design. The PVCCSP seeks to unify the area's character and develop a business community that fosters long-term economic success. Through the utilization of an established set of Guidelines, it is the City's intent to strike a balance between the creation of industrial developments that are aesthetically pleasing, while respecting the basic industrial use and function of the PVCCSP. Potential impacts to aesthetics (including light and glare) will be addressed in the Draft EIR.
 - **Agriculture and Forestry Resources.** Pursuant to CEQA Section 21060.1, agricultural land means Prime Farmland, Farmland of Statewide Importance, or Unique Farmland, as defined by the U.S. Department of Agriculture land inventory and monitoring criteria as modified for California. The State CEQA Guidelines Appendix G thresholds of significance used by the City of Perris for CEQA purposes states that a significant impacts to agriculture could occur if a project was to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. Based on the California Department of Conservation's (DOC's) 2016 Farmland Mapping and Monitoring Program (FMMP), the Project site is primary designated as Farmland of Local Importance with small portions of the Project site designated as "Urban and Built-Up Land" (FMMP, 2019). The Project site is not within an area subject to the California Land Conservation Act of 1965 (Williamson Act), is not zoned for agricultural or forestry uses, and does not include forestry resources. However, potential impacts to agriculture and forestry resources will be addressed in the Draft EIR.
 - **Air Quality.** The Project site is located in the South Coast Air Basin (Basin). Air quality in the Basin is administered by the South Coast Air Quality Management District. Impacts related to the following topics will be addressed in the forthcoming Draft EIR: consistency with the Air Quality Management Plan for the Basin; the potential for a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under applicable air quality standards; the potential exposure of sensitive receptors to substantial pollutant concentrations, including mobile source health risk impacts; and potential for the other emissions (such as those leading to odors adversely affecting a substantial number of people).
 - **Biological Resources.** As previously identified, the Project site is within the Western Riverside County MSHCP area. The Draft EIR will identify existing biological resources at the Project site and will address potential impacts to sensitive species, sensitive natural communities, riparian habitat and protected wetlands; and, wildlife movement. The Project's consistency with the City's Urban Forestry Ordinance (Ordinance 1262), and the Western Riverside County MSHCP will also be addressed in the Draft EIR.
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- **Cultural Resources.** During construction of the Project, ground-disturbing activities could encounter and cause a substantial adverse change in the significance of previously unknown historical or archaeological resources, or human remains. Therefore, these issues will be studied in more detail in the Draft EIR and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.
 - **Energy.** The Project will consume energy resources during construction and operation. The Draft EIR will address the potential for the Project to result in the wasteful, inefficient, or unnecessary consumption of energy resources, and whether the Project would conflict with state or local plans for renewable energy or energy efficiency.
 - **Geology and Soils.** The Draft EIR will address the geological, soil, and seismic hazards having the potential to impact the Project and Project occupants. The Project site is in an area with high paleontological sensitivity, and the potential to impact paleontological resources will be addressed in the Draft EIR.
 - **Greenhouse Gas Emissions.** The City of Perris adopted its Climate Action Plan on February 23, 2016. The potential for the Project to generate greenhouse gas (GHG) emissions during construction and operation, either directly or indirectly, that may have a significant impact on the environment will be addressed in the Draft EIR. Furthermore, the Draft EIR will include an evaluation of consistency of the Project with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs.
 - **Hazards and Hazardous Materials.** The Draft EIR will address potential hazards during construction and operation of the Project, and the potential for exposure of construction workers and Project occupants to hazardous materials. The Project site is not within 1/4-mile of a school; the nearest school is approximately 1.6 miles to the northwest. The Draft EIR will evaluate the potential safety and noise impacts related to the Project's proximity to MARB/IPA and consistency with applicable provisions of the MARB/IPA ALUCP. The potential to impair or interfere with an adopted emergency response plan will also be addressed. As identified previously, the Project site is not in a wildfire hazard area; therefore, no further analysis of the potential for wildland fires will be provided in the Draft EIR.
 - **Hydrology and Water Quality.** The Draft EIR will address the potential for the Project to violate water quality standards and to degrade water quality during construction and operation. Project features included in the Project-specific Water Quality Management Plan (WQMP) to treat and/or limit the entry of contaminants into the storm drain system will be identified in the Draft EIR. The Project would increase the amount of impervious surface on the Project site. During Phase 1, all Project off-site runoff from Building 1 would be discharged to a public storm drain system that will drain into the temporary detention basin. Once the future proposed storm drain is constructed, the detention basin will not be required and runoff from Building 1 and 2 would discharge to the northeast portion of the sites. Flows will continue south on Western Way to Nandina. The public storm drain system ultimately connect east to the future storm drain along the MARB/IPA western boundary. Changes to the drainage patterns will be identified in the Draft EIR and potential impacts from these changes related to erosion and siltation, the amount and rate of storm water runoff, flooding and impeding flood flows, and storm drain capacity will be addressed. The Draft EIR will also address the potential for release of pollutants from Project inundation, and the Project's consistency with the applicable water quality control plan and sustainable groundwater management plan.
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- **Land Use and Planning.** The Project involves the construction and operation of light industrial warehouse uses, and is consistent with the existing General Plan land use, PVCCSP, and zoning designations. The consistency of the Project with applicable General Plan goals and policies, the PVCCSP, and zoning will be addressed in the Draft EIR. Analysis of the Project's consistency with applicable provisions of the MARB/IPA ALUCP, and SCAG's regional planning programs will also be provided. The Project would not divide an established community, which will be addressed in the Draft EIR.
 - **Noise.** The Draft EIR will address the potential for construction-related and operational (stationary and mobile) noise increases to exceed applicable established noise standards, and the potential for vibration during construction and operation. The City of Perris Municipal Code, Section 7.34.040 establishes noise standards for construction and operational activities. The potential for exposure of Project occupants to noise from MARB/IPA will also be addressed. According to the Draft EIR for the City of Perris, (Environmental Impact Report City of Perris General Plan 2030 State Clearinghouse # 2004031135) the Project site is located in an area with the heaviest air traffic volumes with convergence of aircraft take offs and landings where noise levels are highest. The MARB/IP ALUCP, Map MA-1, indicates that the Project site is located within Compatibility Zones B-2, and the Table MA-1 Compatibility Zone Factors indicates that this area is considered to have a high noise impact, and is mostly within or near the 60 to 70 dBA CNEL noise contour boundaries. Noise impacts will be addressed in the Draft EIR.
 - **Public Services.** The Draft EIR will address the potential increase in demand for public services resulting from the Project (i.e., police protection and fire protection), and whether there is a need for new or physically altered government facilities, which could cause significant physical environmental impacts.
 - **Transportation.** The City of Perris adopted its Transportation Impact Analysis Guidelines for CEQA, which includes guidance for conducting the required VMT analysis, on June 9, 2020. The Draft EIR will address the potential for the Project to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. It will also evaluate the potential of the Project to conflict with CEQA Guidelines Section 15064.3(b), which requires that transportation impacts be measured based on VMT. The potential for the Project to increase hazards due to geometric design, and to result in inadequate emergency access will also be addressed in the Draft EIR.
 - **Tribal Cultural Resources.** The Draft EIR will discuss potential impacts related to tribal cultural resources directly related to California Native American tribes that populated the area where the Project site is geographically located. The Draft EIR will also discuss the results of Native American consultation activities conducted by the City, as required by Assembly Bill AB 52.
 - **Utilities and Service Systems.** The Project involves the installation of utility infrastructure needed to serve the Project (e.g., water, sewer, storm drains, electric, natural gas, telecommunications). The physical environmental impacts resulting from the installation of utility infrastructure on- and off-site, will be addressed in the Draft EIR. The Draft EIR will determine the availability of water supply and will address the capacity of EMWD's water treatment facilities. The solid waste generation from the Project during construction and operation will be estimated, and the Draft EIR will address the capacity of the local infrastructure for solid waste management, and whether the Project would comply with solid waste management regulations.
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V. FUTURE PUBLIC MEETINGS

Notice is hereby given that the City of Perris will hold a Draft EIR scoping meeting for the general public and any interested agencies. The Scoping meeting will be held during the regularly scheduled Planning Commission meeting on **January 19, 2022, at 6:00 p.m.** The scoping meeting will be held **in the City Council Chambers of the City of Perris, 101 North "D" Street**. At the meeting, the City will provide background information on environmental impact reports, provide a brief overview of the Project and will solicit public input on environmental issues to be addressed in the Draft EIR and on items of public concern. Issues identified during the scoping meeting will be addressed in the Draft EIR (as appropriate).

VI. RESPONSE TO THIS NOTICE OF PREPARATION

Please provide written comments no later than 30 days from receipt of this Notice of Preparation. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the Draft EIR; and, whether your agency will be a responsible agency or a trustee agency, as defined by CEQA Code Sections 15381 and 15386, respectively. Please return all comments to the following address:

Nathan Perez, Senior Planner
City of Perris Planning Division
135 North "D" Street
Perris, California 92570
Email: NPerez@cityofperris.org
(951) 943-5003 Ext 279

The City of Perris appreciates your conscientious attention to this Notice of Preparation.

VII. DOCUMENTS INCORPORATED BY REFERENCE AND REFERENCES

The following reports and/or studies are applicable to development of the Project site and are hereby incorporated by reference. The reports are available for review at the City of Perris Planning Division at the address above.

- *Perris General Plan 2030 Environmental Impact Report*, SCH No. 2004031135, certified April 26, 2005 (Perris, 2005)
- *Perris Valley Commerce Center Specific Plan*, adopted January 10, 2012 and amended through September 2021 (Amendment No. 10) (Perris, 2021)
- *Perris Valley Commerce Center Final Environmental Impact Report*, SCH No. 2009081086, certified January 10, 2012 (Perris, 2012)

The following supporting documentation was used in preparing this NOP:

California Department of Conservation (DOC), Division of Mines and Geology (DOC DMG). 2011 (February 11). Special Report 143 – Mineral Land Classification of the Greater Los Angeles Area: Classification of Sand and Gravel Resource Areas, San Bernardino Production-Consumption Region. Sacramento, CA: DOC DMG. ftp://ftp.conservation.ca.gov/pub/dmg/pubs/sr/SR_143/PartVI/SR_143_PartVI_Text.pdf

California Department of Conservation (DOC), Division of Oil, Gas, and Geothermal Resources (DOGGR). 2019 (December 13, access date). Division of Oil, Gas, and Geothermal Resources Well Finder. Sacramento, CA: DOC DOGGR. <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.25920/33.86715/17>.

California Department of Conservation (DOC), Farmland Mapping and Monitoring Program (FMMP). 2019. (December 13, access date). California Important Farmland Finder. Sacramento, CA: FMMP. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

California Department of Forestry and Fire Protection (CalFire). 2019. (December 13, access date). FHSZ Viewer. Sacramento, CA: CalFire. <https://egis.fire.ca.gov/FHSZ/>.

Perris, City of. 2005 (April, approved). Comprehensive General Plan 2030. Perris, CA: The City. <https://www.cityofperris.org/departments/development-services/general-plan>.

———. 2013 (January 3, updated). General Plan Map. Perris, CA: The City: <https://www.cityofperris.org/home/showpublisheddocument?id=457>.

———. 2016 (August 30). General Plan Safety Element. Perris, CA: The City. <https://www.cityofperris.org/home/showpublisheddocument?id=465>.

Riverside, County of. 2015 (December 8). County of Riverside General Plan: Multipurpose Open Space Element. Riverside, California: The County. https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch05_MOS_E_120815.pdf?ver=2017-10-11-102103-833.

Riverside County Flood Control and Water Conservation District (RCFC&WCD). 1989. (October). Master Drainage Plan for the Perris Valley Channel.

<http://rcflood.org/Downloads/Master%20Drainage%20Plans/Updated/Zone%204/Reports/PV%20Channel%20MDP%20report.pdf>.

_____. 1991 (June). Master Drainage Plan for Perris Valley Area.
http://rcflood.org/Downloads/Master%20Drainage%20Plans/Updated/Zone%204/Reports/PerrisValleyMDP_report.pdf.

Southern California Association of Governments. (SCAG). 2020. 2020-2045 RTP SCS Demographics Growth Forecast Technical Report. Profile of the City of Perris. Riverside, CA: SCAG.
https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579.
