

**NOTICE OF PREPARATION AND SCOPING MEETING  
MAPES COMMERCE CENTER PROJECT  
Draft Environmental Impact Report**

**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  
Contact: Alfredo Garcia, Associate Planner

**SUBJECT: Mapes Commerce Center Project**

- Development Plan Review (DPR) (No. 22-00002) for the Proposed Warehouses
- Vesting Tentative Parcel Map (VTPM) No. 38446
- Environmental Impact Report

The City of Perris is commencing preparation of a Draft Environmental Impact Report (EIR) for the Mapes Commerce Center 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 environmental impact report (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 prepared an Initial Study and determined that an EIR is required for the Project based on its potential to cause significant environmental effects (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 begins on August 26, 2022 and ends on September 26, 2022. A public scoping meeting is scheduled for 6:00 p.m., on September 7, 2022 in the City Council Chambers of the City of Perris, 101 North "D" Street.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence.

**Project Title:** Mapes Commerce Center Project

**Project Applicant:** Richland Developers, Inc  
3161 Michelson Drive, Suite 425  
Irvine, CA 92615

**Date:** September 7, 2022

**Signature:**



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Alfredo Garcia, Associate Planner  
[Algarcia@cityofperris.org](mailto:Algarcia@cityofperris.org)  
951-943-5003 X 287

## I. PROJECT SITE LOCATION AND SETTING

The 37.55-acre Project site consists of the following Assessor Parcel Numbers (APNs): 330-100-025, 330-100-028, 330-100-029, and 330-100-030. The site is located north of Mapes Road, east of Goetz Road, south of light industrial uses and undeveloped light industrial land, and west of the Perris Valley Airport (see Figure 1, Local Vicinity, and Figure 2, Aerial View). The Project site is currently vacant and undeveloped. The Project site has a General Plan Land Use designation and zoning designation of Light Industrial (LI) and is located in the City's Planning Area 8: Perris Valley Airport/South Perris Industrial.

## II. PROJECT DESCRIPTION

The Project includes a Design Review and Tentative Parcel Map for the development of the proposed Project. It is estimated that construction of the Project would be initiated in 2023 and would be completed by 2024.

- **Development Summary.** The proposed Project would develop 28.9-acres of the 37.55-acre Project site with two new industrial warehouse buildings, parking, landscaping, and related improvements. The remaining 8.6-acres of the project site would remain as open space. The Project includes construction and operation of approximately 648,630 square feet of warehouse space, including 125,648 square feet of refrigerated storage space, within the two proposed buildings. The Project would be implemented in one development phase (see Figure 3, *Conceptual Site Plan*).

Building 1 would be located in the northern portion of the Project site and would include 492,590 square feet of warehouse space with 5,000 square feet of ground floor office space and 5,000 square feet of mezzanine, as shown in Table 1. Approximately 25 percent, or 125,648 square feet, of Building 1 would be operated as refrigerated storage. Additionally, there would be 60 dock doors located on the southern side of Building 1.

Building 2 would be located in the southwest portion of the Project site and would include 146,040 square feet of warehouse space, 5,000 square feet of ground floor office space and 5,000 square feet of mezzanine office space, as shown in Table 1. Additionally, Building 2 would include 24 dock doors oriented toward the south. The two buildings would result in a floor area ratio (FAR) of 0.408.

**Table 1: Proposed Buildings Summary**

	<b>Building 1</b>	<b>Building 2</b>
<b>Warehouse</b>	492,590 SF	136,040 SF
<b>Office First Floor</b>	5,000 SF	5,000 SF
<b>Office Mezzanine</b>	5,000 SF	5,000 SF
<b>Total Square Footage</b>	502,590 SF	146,040 SF

The Project is speculative; no tenant has been identified but the buildings are assumed to be used for dry and cold storage warehouses. Typical operational characteristics include employee and customers traveling to and from the site, delivery of materials and supplies to the site, truck loading and unloading, and manufacturing activities. The Project is anticipated to operate 7 days a week 24 hours a day.

## III. REQUIRED ENTITLEMENTS / APPROVALS

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Perris, as the Lead Agency, is charged with the responsibility of deciding whether to approve the Project. The following approvals and permits are required from the City of Perris to implement the Project:

- **Certification of the EIR**
- **Development Plan Review DPR 22-00002**
- **Vesting Tentative Parcel Map VTPM 38446 or Lot Line Adjustment**

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

- **South Coast Air Quality Management District.** Issuance of Air Quality permits for construction.
- **Santa Ana Regional Water Quality Control Board.** Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit and issuance of a Construction General Permit.
- **Eastern Municipal Water District.** Approval of design conditions, water, and sewer improvement plans.
- **Riverside County Airport Land Use Commission.** Determination of Consistency with Perris Valley Airport Land Use Plan.
- **Federal Aviation Administration.** Aeronautical Study of new construction within proximity of the Perris Valley Airport.
- **Federal Emergency Management Agency.** Issuance of a Conditional Letter of Map Revision and issuance of a Letter of Map Revision.
- **Riverside Conservation Authority.** Habitat Evaluation and Acquisition Negotiation Strategy determination and Western Riverside County Multiple Species Habitat Conservation Plan consistency findings.
- **Other Utility Agencies.** Permits and associated approvals, as necessary for the installation of new utility infrastructure or connections to existing facilities.

#### IV. PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT

The Draft EIR for the Project will contain a detailed Project Description, a description of the existing environmental setting of the Project site and surrounding area, 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.

The City of Perris has prepared and Initial Study and determined that an EIR is required for the Project based on its potential to cause significant environmental effects. The Initial Study found that the following environmental topics would result in less than significant environmental impacts and therefore will not be further analyzed in the Draft EIR:

- Agriculture and Forest Resources
- Mineral Resources
- Recreation
- Wildfire

The following environmental topics will be analyzed in the Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

#### V. FUTURE PUBLIC MEETINGS

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting on September 7, 2022, during the regularly scheduled Planning Commission meeting. 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:

Alfredo Garcia, Associate Planner  
City of Perris Planning Division  
135 North "D" Street  
Perris, California 92570  
Email: [algarcia@cityofperris.org](mailto:algarcia@cityofperris.org)  
(951) 943-5003 x 287

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

Figure 1 Local Vicinity

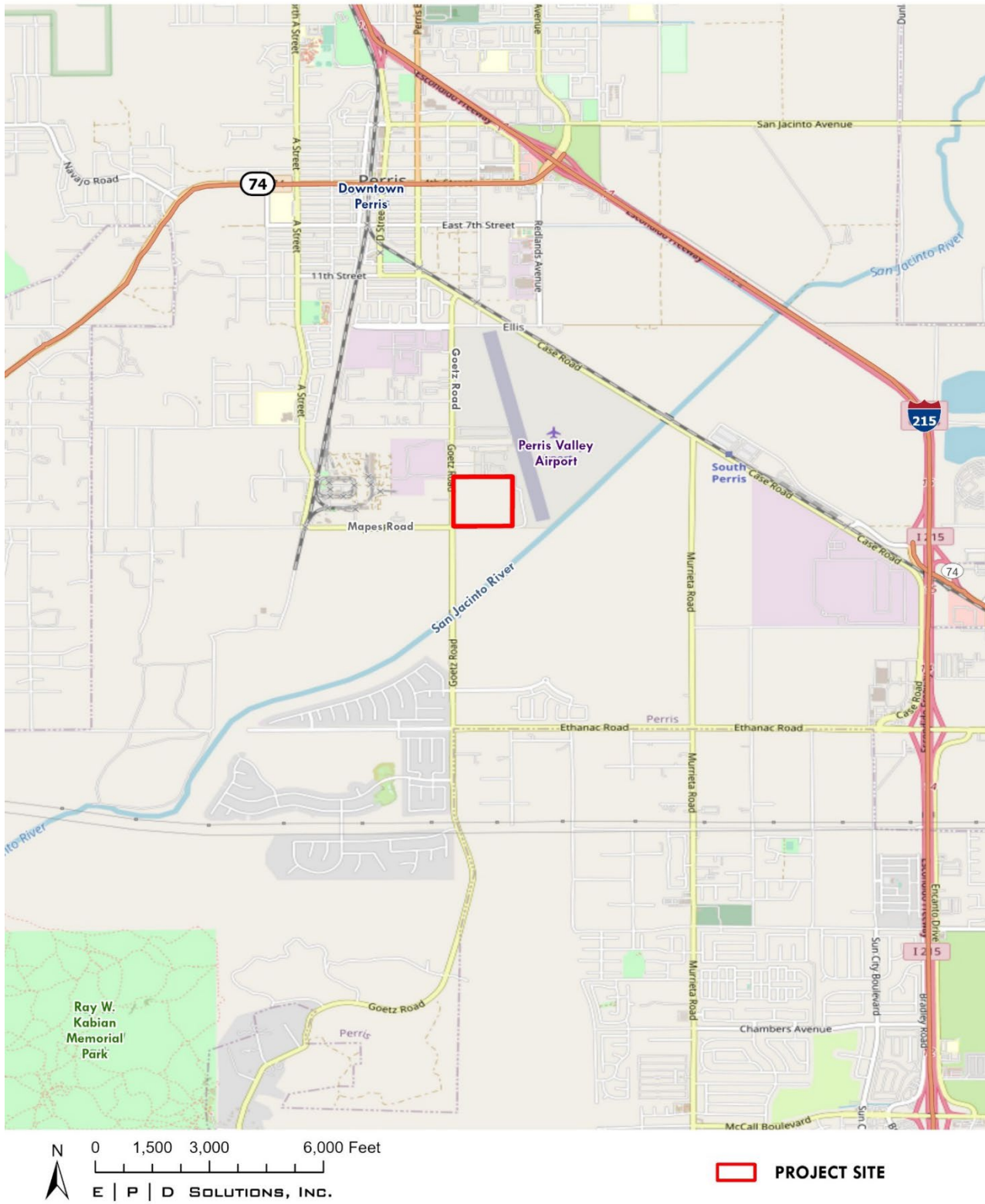


Figure 2 Aerial View



E | P | D SOLUTIONS, INC.

 PROJECT SITE

Figure 3 Conceptual Site Plan

