



CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
135 NORTH "D" STREET, PERRIS, CA 92570
TEL (951)943-5003 FAX: (951)943-8378

May 10, 2023

TO: All entities, individuals, agencies, and organizations providing written comments on the Perris Truck Terminal Project Mitigated Negative Declaration/Initial Study

FROM: City of Perris
Planning Division
135 North D Street
Perris, California
92570

Subject: Perris Truck Terminal Project Mitigated Negative Declaration/Initial Study (MND No. 2388)

To Whom It May Concern:

Thank you for submitting written comments on the Mitigated Negative Declaration/Initial Study ("MND/IS") prepared for the Perris Truck Terminal Project ("Proposed Project"). As lead agency, the City of Perris ("City") appreciates your involvement in the environmental review process.

The MND/IS was released for a 30-day public review and comment period beginning on April 7, 2023, consistent with the requirements of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines. During this time, the City received a total of three comment letters.

CEQA and the State CEQA Guidelines require public agencies to consider public comments received on a mitigated negative declaration; however, they do not require that agencies prepare written responses to such comments. (Pub. Resources Code, § 21091(d), (f); State CEQA Guidelines, § 15074(b).) Nonetheless, the City has prepared written responses to each comment raised in each submitted comment letter.

All three comment letters, and all written responses to those comment letters, are enclosed. The comment letters, and the written responses, will be considered by the City Planning Commission and the City Council in making any approval or denial decision on the Proposed Project.

Sincerely,

Nathan Perez
Associate Planner

PERRIS TRUCK TERMINAL

RESPONSES TO COMMENTS RECEIVED ON THE MITIGATED NEGATIVE DECLARATION / INITIAL STUDY (SPA 22-05173, CUP22-05173, and MND No. 2388)



Lead Agency:

City of Perris
101 North D Street
Perris, California 92570

Applicant:

Truck Terminal Properties, LLC
1820 San Vicente Boulevard
Santa Monica, CA 90402

Prepared by:

Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408

May 2023

I. INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Perris (City) circulated for public review and comment the Initial Study and Draft Mitigated Negative Declaration No. 2388 (IS/MND) for the proposed Perris Truck Terminal Project (Proposed Project). The MND/IS was prepared to analyze and disclose the potential environmental impacts of the Proposed Project.

The City determined that, based upon the evidence and determinations presented within the MND/IS, and any and all supporting documents related to the Proposed Project, there is no substantial evidence supporting a fair argument that the Proposed Project would not result in significant impacts on the environment after the incorporation of identified mitigation measures.

The IS/MND was circulated for a 30-day public review and comment period beginning on April 7, 2023, consistent with the requirements of Public Resources Code section 21091 and State CEQA Guidelines Section 15073. During this time, the City received a total of three comment letters on the IS/MND from the following entities:

- A. Riverside County Flood Control and Water Conservation District
- B. Eastern Municipal Water District
- C. Riverside Transit Agency

CEQA and the State CEQA Guidelines require public agencies to consider public comments received on an MND; however, they do not require that agencies prepare responses to such comments. (Pub. Resources Code, § 21091(d), (f); State CEQA Guidelines, § 15074(b).) Nonetheless, the City has prepared the following written responses to each comment raised in each submitted comment letter. None of the comment letters have identified a new, avoidable or unavoidable, potentially significant environmental impact. No information showing that the mitigation measures identified in the IS/MND would not reduce potentially significant impacts to a less than significant level has come to light. No substantial revisions to the IS/MND are required. Therefore, no recirculation of the IS/MND is necessary. (State CEQA Guidelines, § 15073.5.)

II. RESPONSES TO COMMENT LETTERS

The following includes a copy of all comment letters submitted during the public review and comment period for the IS/MND for the Proposed Project, along with written responses to each of those comments.

A. Riverside County Flood Control and Water Conservation District

Letter A

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
951.788.9965 FAX
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

April 17, 2023

250631

City of Perris
Planning Department
135 North D Street
Perris, CA 92570

Attention: Mr. Nathan Perez

Re: SPA 22-05173, CUP 22-05172, APNs 294-180-021, 294-180-022, 294-180-023, and 294-180-024

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

A-1

The District's review is based on the above-referenced project transmittal, received April 6, 2023. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, Perris Valley Master Drainage Plan Line D and Perris Valley Master Drainage Plan Line D-1. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- This project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of

A-2

*Perris Truck Terminal
Responses to Comments Received on the MND/IS*

City of Perris - 2 -
Re: SPA 22-05173, CUP 22-05172, APNs 294-180-021, 294-180-022, 294-180-023, and 294-180-024

April 17, 2023
250631

the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

A-2
Cont.

- This project is located within the limits of the District's Perris Valley San Jacinto River Homeland/Romoland Line A Homeland/Romoland Line B Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Perris Valley Master Drainage Plan Line D and Perris Valley Master Drainage Plan Lateral D-3. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

A-3

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

A-4

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

A-5

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

A-6

Very truly yours,

AMY MCNEILL
Engineering Project Manager

cc: Riverside County Planning Department
Attn: Timothy Wheeler
EM:mm

Comment A-1: Introductory comment that the Riverside County Flood Control and Water Conservation District limits its items of interest to regional flood control and drainage facilities. Comments that follow are of general nature.

Response to Comment A-1: This comment does not question the content or conclusions of the IS/MND.

Comment A-2: The proposed project involves the Perris Valley Master Drainage Plan Line D and Perris Valley Master Drainage Plan Line D-1 for which the Project Applicant shall enter into a cooperative agreement with the District and the Proposed project lies within the District's Perris Valley Area Drainage Plan and the Applicable fees shall be paid for any additional impervious surface areas.

Response to Comment A-2: This comment does not relate to CEQA or the IS/MND. However the modified alignment of Line D-2 has been built to completion per plans on file with the City and Line D has been realigned per DWG 4-1067 and DWG 4-1200 on file with the Flood Control District.

Comment A-3: The proposed project may require a NPDES permit from the State Water Resources Control Board.

Response to Comment A-3: The IS/MND notes that a Regional Water Quality Control Board, Santa Ana Region General Construction Permit, Storm Water Pollution Prevention Plan (SWPPP) as well as a National Pollutant Discharge Elimination System (NPDES) permit would be required for the Proposed Project. Also noted on Page 61 is that the Proposed Project was designed to meet NPDES standards.

Comment A-4: The City should require all FEMA requirements be met if the project site is within a FEMA mapped floodplain.

Response to Comment A-4: Page 58 of the IS/MND notes that the southeastern portion of the Project Site is within the 500-year floodplain as identified in Figure S-3 – FEMA Flood Hazard Zones of the General Plan Safety Element. The Proposed Project includes the development of a truck and passenger car parking lot, landscaping and bioretention system that would meet water quality and hydrology requirements standards of the City of Perris as conditions of approval.

Comment A-5: The project proponent shall be responsible for complying with all applicable mitigation measures defined in the CEQA document.

Response to Comment A-5: The City will adopt a Mitigation Monitoring and Reporting Program along with the Mitigated Negative Declaration and further, will issue Conditions of Approval to ensure the Applicant complies with all mitigation and conditions.

Comment A-6: If a natural watercourse or mapped floodplain is impacted by the project, obtaining a Section 1602 Agreement from the California Department of Fish and Wildlife should be required.

Response to Comment A-6: A Biological Resources Assessment was prepared for the Proposed Project and, as indicated in page 30 of the Initial Study, the Project Site does not support riparian habitat or a sensitive natural community. The Project Site is not identified in any local plans, policies, and regulations of the CDFW or the U.S. Fish and Wildlife Service (USFWS). Development of the Project Site as proposed would not result in impacts to riparian vegetation or to a sensitive natural community because these resources do not occur on the Project Site.

B. Eastern Municipal Water District

Letter B



April 11, 2023

Nathan Perez, Senior Planner
City of Perris
Development Services Department
135 North "D" Street
Perris, CA 92570

Subject: EMWD Comments for the Perris Truck Terminal Project Notice of Intent to Adopt a Mitigated Negative Declaration

Location: Northeast corner of Perris Boulevard and Markham Street in the City of Perris, Riverside County, California.

Dear Mr. Nathan Perez:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to comment on the Notice of Intention to Adopt a Mitigated Negative Declaration for the Perris Truck Terminal Project (project). The project proposes the construction and operation of a truck and trailer storage facility consisting of a 718 square-foot single-story guard shack, 205 parking spaces and ten (10) electric vehicle parking spaces for trucks, three parking spaces for passenger vehicles, including one handicap accessible parking space, screen walls, signage, landscaping, tow bioretention basins, and off-street improvement, on 8.3 acres.

B-1

EMWD offers the following comments:

To define the impact(s) on the environment and on existing EMWD facilities, and as development within **this area occurs over time, the proponents of implementing development projects shall consult EMWD's** Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), formally known as the Plan of Service (POS), to detail all pertinent facilities necessary to serve such implementing development projects, resulting in an approved DC, prior to final design and plan check of such facilities.

B-2

Board of Directors
Philip E. Paule, *President* Stephen J. Corona, *Vice President* Jeff Armstrong Randy A. Record David J. Slawson

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

EMWD Comments
April 11, 2023
Page 2

To help define EMWD’s Design Conditions, EMWD requires beginning dialogue with project proponents at an early stage in the site design and development, via a one-hour complementary Due Diligence meeting. To set up this meeting the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our web page www.emwd.org, then select the “Developer” link, then select the “New Development Process Forms” link. This meeting will offer the following benefits:

1. Describe EMWD’s development process.
2. Identify project scope and parameters.
3. Provide a preliminary review of the project within the context of existing infrastructure.
4. Discuss potential candidacy for recycled water service.
5. Identify project submittal requirements to start the Design Conditions review.

Following the Due Diligence meeting, and to proceed with a project, the Design Conditions will need to be developed by the developer’s engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The DC process and approval will provide the following:

1. Technical evaluation of the project’s demands and existing system capacities.
2. Identification of impacts to existing facilities.
3. Identification of additional on-site and off-site facilities, necessary to serve the project.
4. Identification of easement requirements, if necessary.
5. Identification of potential EMWD’s cost participation in facility oversizing, if applicable.

If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,

Al Javier Digitally signed by Al Javier
Date: 2023.04.11 15:21:37
-07'00'

Alfred Javier
Director of Environmental and Regulatory Compliance

ARJ: hs

B-3

Comment B-1: Introductory comment that reiterates the Project Description.

Response to Comment B-1: This comment does not question the content or conclusions of the IS/MND.

Comment B-2: Proponents of development projects within the District shall consult with the District regarding water demands and sewer flows.

Response to Comment B-2: This comment does not relate to CEQA or the IS/MND. However, the Proposed Project's potential impact on the EMWD's facilities was disclosed in the IS/MND. Further, the City would not issue building permits until water and sewer service are secured.

Comment B-3: This comment summarizes EMWD's new development process for meeting design conditions and submitting improvement plans.

Response to Comment B-3: This comment does not question the content or conclusions of the IS/MND.

C. Riverside Transit Agency

Letter C

From: [Mauricio Alvarez](#)
To: [Nathan Perez](#)
Subject: SPA22-05173 & CUP22-05172
Date: Wednesday, April 12, 2023 11:23:15 AM

Hello Nathan,

Thank you for including RTA in the development review of the truck storage proposal on Perris & Markham. After further review, there are no recommendations to submit at this time.

C-1

Thank you,

Mauricio Alvarez, MBA
Planning Analyst
Riverside Transit Agency
p: 951.565.5260 | e: malvarez@rivertidetransit.com
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)
1825 Third Street, Riverside, CA 92507

Comment C-1: Email indicating that after further review of the Project, RTA has no recommendations.

Response to Comment C-1: This comment does not question the content or conclusions of the IS/MND.