



NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
& PUBLIC SCOPING MEETING NOTICE
PERRIS DC 11 PROJECT

Date: October 2, 2023

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies and Interested Parties

From: City of Perris Development Services Department
Planning Division
135 North D Street
Perris, CA 92570

Subject: Notice of Preparation (NOP) for the preparation of a Draft Environmental Impact Report for the Perris DC 11 Project

- Tentative Parcel Map (TPM) No. 22-05363
- Development Plan Review (DPR) for the Proposed Industrial Warehouse Building (Case No. 22-00035)

Scoping Meeting: October 18, 2023

NOP Comment Period: October 2 through November 1, 2023

Project Title: Perris DC 11 Project

Project Applicant: Prologis, L.P.
3546 Concours Street, Suite 100, Ontario, CA 91764

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR): The City of Perris (City) will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will be responsible for the preparation of a Draft EIR for the proposed Perris DC 11 Project (Project). The City has prepared an Initial Study and determined that an EIR is required for the Project based on its potential to cause significant environmental effects (State CEQA Guidelines Sections 15060 and 15081). The City is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization's statutory responsibilities or interests in connection with the proposed Project.

This Notice of Preparation (NOP) identifies the Project applicant, contains a description of the proposed Project including Project setting and location, and identifies the potential environmental effects of the proposed Project. A vicinity map is included in this NOP.

Due to time limits mandated by State law, your response must be received at the earliest possible date, **but not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on **October 2, 2023**, and is set to close at 5:00 p.m. on **November 1, 2023**.

Please send written comments to Mathew Evans, Project Planner, at the address shown above or via email to mevans@cityofperris.org. Please include the name and contact person of the agency or organization.

Project Information

I. Project Location and Setting

The 29.79-acre Project site is situated in the northern area of the City of Perris at the intersection of Ramona Expressway and Webster Avenue; refer to Figure 1, Aerial View. Regional access to the Project site is provided from the Interstate I-215 Freeway. Local access is provided from Ramona Expressway, Webster Avenue, and Brennan Avenue. The City's General Plan designates the Project site as Perris Valley Commerce Center Specific Plan (PVCCSP). The PVCCSP establishes the zoning for the properties within the PVCCSP planning area. The PVCCSP zoning designation for the site is Light Industrial (LI).

The Project site is within the March Air Reserve Base Airport Influence Area C2. The risk level associated with Compatibility Zone C2 is considered moderate to low and the noise impact is considered moderate. However, the Project does not require ALUC review with compliance to the City's Airport Overlay Zone, as detailed in Section 9.07.060(E) of the City Municipal Code.

According to the Flood Rate Insurance Map (FIRM), the Project site is categorized as Zone X, or an area of minimal flood hazard.

Jurisdictional Waters of the United States and State of California are not present within the Project site. The Project site is disturbed consisting of ruderal non-native weeds. The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area. The Project site is not located within any MSHCP Criteria Cell, or designated conservation area, Core or Linkage area, Mammal Survey Area, Amphibian Survey Area, Narrow Endemic Survey Area, Criteria Area Species Survey Area, or Burrowing Owl Survey Area. There are no onsite ephemeral water features within the Project site that would qualify as riparian/riverine habitat under the MSHCP.

II. Project Description

The Project consists of a new high-cube warehouse consisting of a 551,922-square-foot industrial warehouse building, inclusive of 531,922 square feet of warehouse space and 20,000 square feet of office space, with drainage, infrastructure, and associated roadway improvements on approximately 29.79 acres. The overall Site Plan for the Project is shown in Figure 2, Conceptual Site Plan.

The Project Applicant is requesting discretionary Project approvals as described below.

1. Tentative Parcel Map (TPM) No. 22-05363
2. Development Plan Review (DPR) No. 22-00035 for the proposed Warehouse Building

Tentative Parcel Map No. 22-05363

The Project applicant requests approval of a Tentative Parcel Map for the entire property to combine the existing 13 parcels into a single parcel for development. The Tentative Parcel Map would meet the subdivision standards provided in Section 18.16.010 of the City of Perris Municipal Code. A Tentative Parcel Map would require public hearings before the Planning Commission and City Council.

Development Plan Review (DPR) No. 22-00035 for Proposed Warehouse Building

The Project applicant is requesting a DPR for the proposed construction and operation of a warehouse industrial building, described below and shown on the conceptual site plan in [Figure 2, *Conceptual Site Plan*](#).

Warehouse Building

The proposed warehouse building would result in an approximately 0.43 floor area ratio. The building would total 551,922 square feet with 531,920 square feet of warehouse area, 15,000 square feet of ground floor office area, and 5,000 square feet of mezzanine office area. No more than 25 percent, or 136,730 square feet, of the building would be operated as refrigerated storage. At the parapet, the warehouse building would have a maximum height of 52 feet, but the majority of the building would have a maximum height of 49 feet. The warehouse building would be designed consistent with the City of Perris' recently adopted "Good Neighbor Guidelines for Siting Warehouse/Distribution Facilities" and would incorporate site improvements, and best management practices to minimize environmental concerns. The Project is anticipated to operate as a high-cube fulfillment warehouse building.

The Project would include construction of an onsite outdoor employee amenity area which would total 1,250 square feet and an employee lunch patio. In addition, the Project would provide an indoor half-court basketball court and interior break area.

Access, Circulation and Parking

Access to the Project site would be provided from one 26-foot-wide driveway along Webster Avenue, one 30-foot-wide driveway along Ramona Expressway, and two 50-foot-wide driveways along Brennan Avenue. Inbound and outbound truck access would be provided through the driveways along Brennan Avenue. Additionally, there would be a designated 26-foot-wide emergency vehicle access driveway along Ramona Expressway. Internal circulation would be provided by 26-foot to 75-foot-wide drive aisles.

The Project would include 219 auto parking stalls and 264 trailer parking stalls along the northern, eastern, and southern borders of the warehouse. Of the total number of auto parking stalls, 8 stalls would be dedicated for handicap accessible parking. Additionally, there would be 69 dock doors located along the eastern side of the warehouse.

Truck Routes

Trucks accessing the Project site would utilize City/PVCCSP designated truck routes. Regional trucks traveling to the warehouse building would be along the I-215 Freeway. Local truck routes to the warehouse building would utilize Harley Knox Boulevard, Morgan Street, Placentia Avenue, or Indian Avenue to access Brennan Avenue.

Offsite Improvements

The Project would include a 13-foot-wide Class 1 Multi-Use Path along Ramona Expressway. In addition, Ramona Expressway would be widened by 12 feet. A 6-foot-wide sidewalk and 4- to 5-foot-wide bikeway would be constructed along Webster Avenue. In addition, the existing right of way dedication on Webster Avenue would be widened by 3 feet. The Project Applicant would also install new streetlights and refresh striping on the streets. The existing traffic signal at the intersection of Ramona Expressway and Webster Avenue would be relocated with the new curb alignment.

Regarding drainage improvements, the existing trapezoidal channel along Ramona Expressway would be removed and replaced with a 30-inch underground reinforced concrete pipe, approximately 472-feet in length.

In addition, a proposed 8-inch reclaimed water line would be installed for 1,443 linear feet within Webster Avenue.

Architecture Landscape/Lighting

The proposed warehouse building would be finished in shades of white and grey with green accents, as shown in [Figure 3, Building Elevations](#). Aluminum sunshades would be installed on select windows on the west and north elevations.

A total of 13% of the Project site would be provided with landscaping, 1% above the PVCCSP Zoning requirement; refer to [Figure 4, Conceptual Landscape Plan](#). Landscaping would be provided along the perimeter of the property. The building site would include a combination of trees, shrubs, and groundcover. The size of the trees would range from 15-gallon trees up to 36-inch box trees. The plant palette would focus on drought tolerant California friendly plants and would be designed and installed in accordance with City of Perris Landscape Design Guidelines. Onsite lighting would be provided as required for security in accordance with Section 19.02.110 of the Municipal Code.

Utilities

The warehouse building will include the installation of water, sewer, electric, and telecommunication infrastructure. The onsite utility infrastructure would connect to existing utilities in the vicinity of the Project site or new utilities that would be installed within the public right-of-way adjacent to the project site. The onsite drainage for the project would be required to comply with Chapter 14.22 of the City of Perris Municipal Code Stormwater and Urban Runoff Pollution Management Control Ordinance. The Project would be considered a priority project and would be required to manage and treat stormwater runoff and flood flows. Onsite stormwater would be captured in underground storage chambers and then conveyed through a bioscape filtering system, treated, and discharged into the public system. Additionally, two bioretention basins with underground drains would be constructed within the site. Runoff would be treated within the bioretention basins before being discharged.

Project Construction

Construction of the warehouse building is anticipated to begin March 2025. Construction is anticipated to occur over approximately 12 months.

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
- Tentative Parcel Map to combine the existing 13 parcels into a single parcel for development purposes.
- Development Plan Review to allow development of 551,922-square-foot warehouse building.

In addition, Project development will require a number of ministerial approvals, including the following:

- Issuance of grading permits
- Issuance of encroachment permits
- Issuance of building permits
- Issuance of landscape permits
- Issuance of fire permits

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

- **Santa Ana Regional Water Quality Control Board.** A National Pollutant Discharge Elimination System Permit (NPDES) to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened.
- **Riverside County Flood Control & Water Conservation District.** Approval of storm drain plans for public storm drains.
- **Eastern Municipal Water District.** Approval of Water Supply Assessment and the Project's water and sewer improvement plans.
- **South Coast Air Quality Management District.** Permits to construct and/or permits to operate new stationary sources of construction equipment that may emit air contaminants.
- **Other Utility Agencies.** Permits and associated approvals, as necessary for the installation of new utility infrastructure or connections to existing infrastructure to serve the proposed Project.

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 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
- Recreation
- 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 with the City of Perris Planning Commission on **October 18, 2023**, at 6:00 p.m. in the Perris City Council Chambers located at 101 N. D Street, Perris CA 92570. 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

The IS/NOP is available for review on the City’s website at:

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

Copies of the IS/NOP are available for review at the Downtown Library and at the Development Services Department located at 135 North D Street, Perris, CA 92570.

Please provide written comments no later than 30 days from the receipt of this NOP. 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 you or 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 or email:

Mathew Evans, Project Planner
 City of Perris Planning Division
 135 North D Street
 Perris, CA 92570
 Email: mevans@cityofperris.org

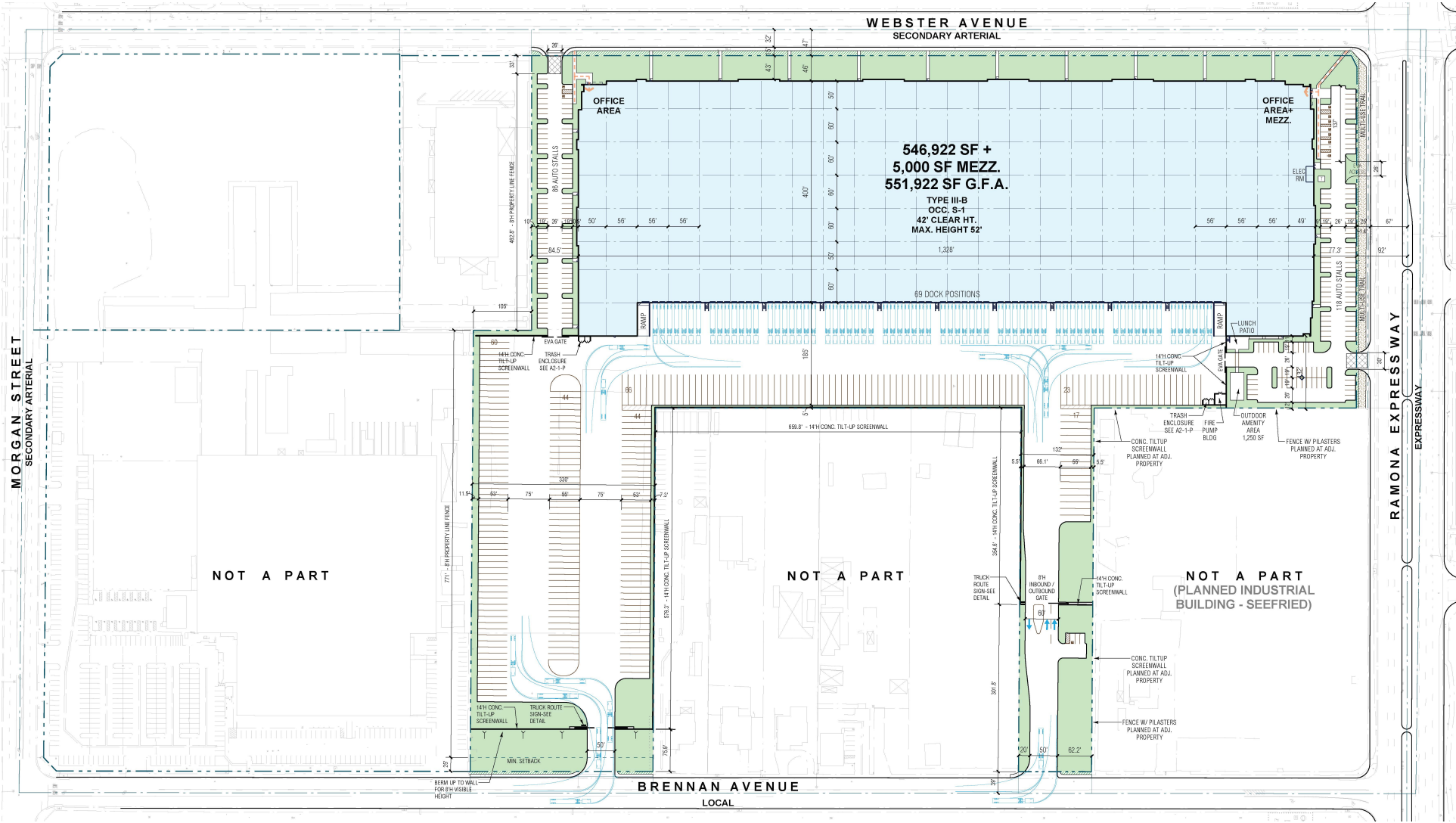
Signature: Mathew Evans
 Mathew Evans, Project Planner

The City of Perris appreciates your conscientious attention to the Notice of Preparation

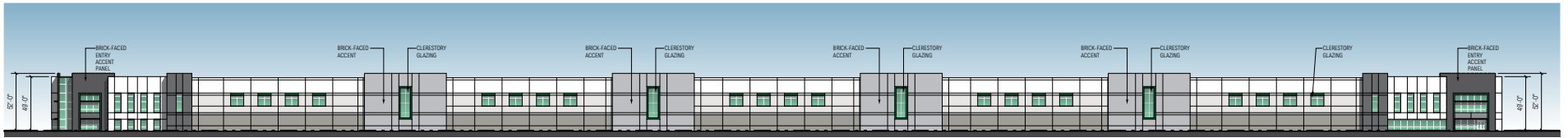
Aerial View



Conceptual Site Plan

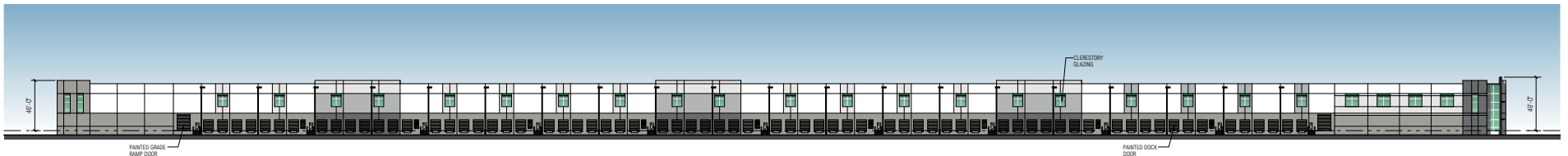


Building Elevations



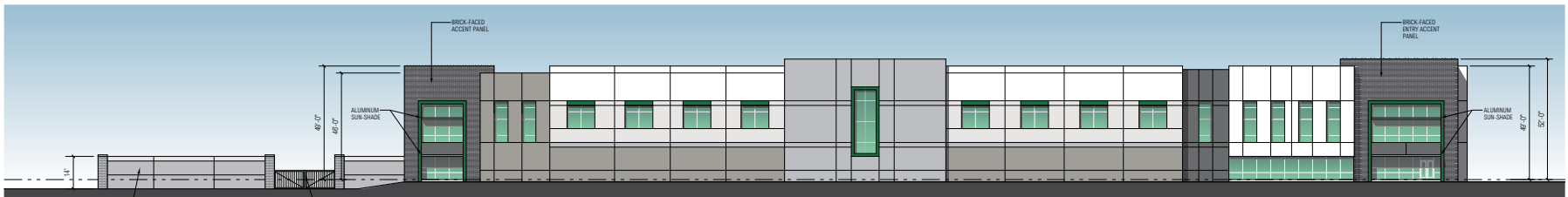
WEST ELEVATION

SCALE: 1" = 40'-0"



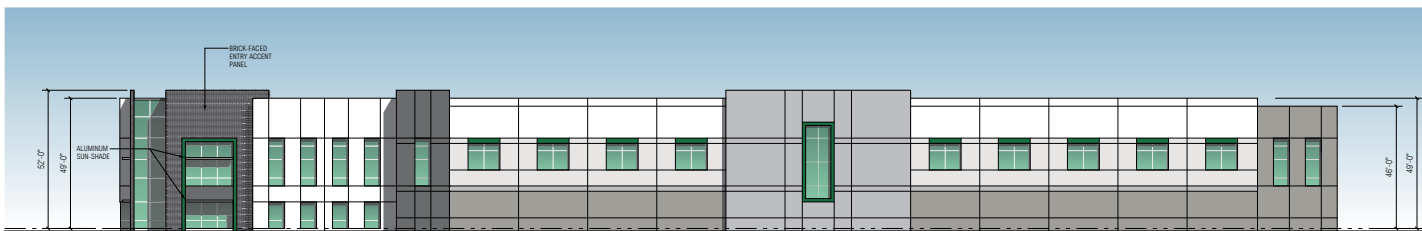
EAST ELEVATION

SCALE: 1" = 40'-0"



NORTH ELEVATION




SCALE: 1" = 20'-0"



SOUTH ELEVATION

SCALE: 1" = 20'-0"

FINISH LEGEND

| | | |
|---|------|---|
|  | P-1 | SHERWIN WILLIAMS SW 7005 - PURE WHITE PLD-9 |
|  | P-2 | SHERWIN WILLIAMS SW 7646 - FIRST STAR PLD-10 |
|  | P-3 | SHERWIN WILLIAMS SW 7015 - SABLE PLD-8 |
|  | P-4 | SHERWIN WILLIAMS SW 7016 - LIQUORICE TINT PLD-8 |
|  | P-5 | SHERWIN WILLIAMS SW 6762 - NEW DARK GREEN PLD-5 |
|  | GL-1 | PILKINGTON EVERGREEN + CLEAR INSULATED |
|  | BR-1 | BRICK FACING IRONSPOT GRAY |

Proposed Landscape Plan



PLANTING LEGEND

| TREES | | | | | |
|--------|--|---------|-----|--------|----------|
| SYMBOL | BOTANICAL/COMMON NAME | SIZE | QTY | WUCOLS | REMARKS |
| | <i>Cercidium "Desert Museum"</i> Black Palo Verde | 36" Box | 7 | L | Multi |
| | <i>Chilopsis lasiocarpa</i> Chinkapa | 24" Box | 23 | L | Standard |
| | <i>Chilopsis linearis</i> Desert Willow | 24" Box | 35 | L | Multi |
| | <i>Lycopersicon l. "Mystique"</i> Cotton Candy | 15 Gal | 39 | M | Standard |
| | <i>Platanus acerifolia</i> London Plane | 24" Box | 9 | M | Standard |
| | <i>Pinus edulis</i> African Pine | 24" Box | 41 | L | Standard |
| | <i>Prosopis juliflora</i> Chinese Mesquite | 36" Box | 14 | M | Multi |
| | <i>Pinus torresii</i> African Kumbie | 36" Box | 29 | L | Standard |
| | <i>Tribiana conferta</i> Brisbane Box | 15 Gal | 116 | M | Standard |

| SHRUBS | | | | | |
|--------|---|-------|-----|--------|---------|
| SYMBOL | BOTANICAL/COMMON NAME | SIZE | QTY | WUCOLS | REMARKS |
| | <i>Banksia s. "Common"</i> Coyote Bush | 5 Gal | 127 | L | |
| | <i>Ceanothus thyrsiflorus</i> Cerro Azul | 5 Gal | 73 | L | |
| | <i>Heteromeles arbutifolia</i> Noyah | 5 Gal | 118 | M | |
| | <i>Mulberry sp. rigens</i> Dwarf Mulberry | 5 Gal | 118 | M | |
| | <i>Sage s. "Jasen Chickering"</i> Allen Chickering Sage | 5 Gal | 100 | L | |
| | <i>Sage s. "Sage"</i> Aurum Sage | 5 Gal | 282 | L | |
| | <i>Sage s. "Sage"</i> Mexican Sage | 5 Gal | 67 | L | |
| | <i>Westringia fruticosa</i> Coast Rosemary | 5 Gal | 74 | L | |
| | <i>Westringia fr. "Vireo Box"</i> Dwarf Coast Rosemary | 5 Gal | 20 | L | |
| | <i>Westringia "Wynvalley Green"</i> Wynvalley Coast Rosemary | 5 Gal | 100 | L | |

| GROUNDCOVER | | | | | |
|-------------|--|-------|----------|--------|---------|
| SYMBOL | BOTANICAL/COMMON NAME | SIZE | SPACING | WUCOLS | REMARKS |
| | <i>Rosemaria s. "Stratford Carpet"</i> Prostrate Rosemary | 1 Gal | 48" O.C. | L | |
| | <i>Lonicera j. "Halliana"</i> Hall's Honeycuckoo | 1 Gal | 48" O.C. | L | |
| | <i>Ascia zebrina "Lew Boy"</i> Dwarf Ascia | 1 Gal | 6" O.C. | L | |
| | <i>Baccharis s. "Pigeon Point"</i> Dwarf Coyote Bush | 1 Gal | 6" O.C. | L | |
| | <i>Carissa c. "Green Carpet"</i> Prostrate Natal Plum | 1 Gal | 36" O.C. | M | |
| | <i>Muscovida parviflora</i> Muscovida | 1 Gal | 36" O.C. | L | |