



**NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
& PUBLIC SCOPING MEETING NOTICE
DISTRIBUTION PARK COMMERCIAL AND INDUSTRIAL PROJECT**

Date: **November 17, 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) and Public Scoping Meeting Notice for the preparation of a Draft Environmental Impact Report for the Distribution Park Commercial and Industrial Project – Specific Plan Amendment (SPA) 22-05380; Tentative Parcel Map 38730 PLN 22-05328; Development Plan Review DPR 22-00037 and DPR 22-00038.

Scoping **December 6, 2023, at 6:00 p.m.** (To be held in person)

Meeting: Perris City Council Chambers 101 N. D Street
Perris CA 92570

NOP Comment Period: **November 17, 2023, through December 18, 2023**

Project Title: Distribution Park Commercial and Industrial Project

Project Alabbasi Construction and Engineering, Inc.

Applicant: 764 Ramona Expressway, Suite C
Perris, CA 92571

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 preparation of a Draft EIR for the proposed Distribution Park Commercial and Industrial Project (Project). An Initial Study and technical studies have been prepared and the City has 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 description 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 **November 17, 2023**, and is set to close at 5:00 p.m. on **December 18, 2023**.

Please send written comments to Nathan Perez, Senior Planner, at the address shown above or via email to nperez@cityofperris.org. Please include the name and contact person of the agency or organization.

Project Information

A. Project Location and Setting

The Project site (APN 302-100-012 and -14) is located along the south side of Ramona Expressway, east of Painted Canyon Street, west of the Camper Resorts of America facility and north of East Dawes Street in the City of Perris. The site is comprised of approximately 17.64 acres and is located approximately 1.5 miles east of Interstate 215 (I-215), approximately 6.5 miles south of State Route 60 (SR-60), and approximately 1.6 miles south of March Air Reserve Base/Inland Port Airport (MARB/IPA). The Project Site consists of undeveloped land with disturbed ruderal vegetation and has a General Plan and zoning land use designation of Perris Valley Commerce Center Specific Plan. The site is designated Commercial in the PVCCSP.

The Project site is comprised of disturbed vacant land that was previously used for agricultural purposes. The Project site is generally flat with an elevation of approximately 1,447 feet above mean sea level (amsl). The Project site is in an area characterized primarily by commercial and light industrial uses. A Camper Resorts of America facility is located adjacent to the Project site to the east. A residential mobile home park is located to the west across Painted Canyon Street. Vacant land is located to the north across Ramona Expressway and is proposed for the development of a 774,419-square-foot warehouse building and up to 70,000 square feet of retail and restaurant uses (the OLC3 Ramona Expressway and Perris Boulevard Commercial Warehouse Project). The Whirlpool Distribution Center is located to the south across East Dawes Street.

As stated, the Project site is designated Commercial in the PVCCSP. Commercial land use designations are also identified immediately to the east and north along the north side of Ramona Expressway. Land to the west is designated Multi-Family Residential and land to the south is designated Light Industrial. The Project site is located approximately 1.6 miles south of MARB/IPA and is located within the MARB/IPA Airport Influence Area Boundary as well as the 2018 U.S. Air Force Final Air Installations Compatible Use Zone (AICUZ) Study. The PVCCSP includes an Airport Overlay Zone (AOZ) which defines specific land uses corresponding generally with the boundaries and provisions of the 2014 MARB/IPA Airport Land Use Compatibility Plan (ALUCP) and airport influence area. The Project site is within Airport Overlay Zone D (Flight Corridor Buffer). Prohibited uses are those that are hazards to flight and include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

The Project site consists of open, undeveloped land with low-lying ruderal vegetation and does not contain any cultural, historical, or scenic elements. The Project site is within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). It is not within an MSHCP Criteria Cell. The Project site is located within the MSHCP designated survey area for multiple plant species; however, the Project site was determined to not have appropriate habitat to support, or does not support, these plant species. There are no vernal pool resources within the Project site. No burrowing owl were identified on-site and it is unlikely that the site supports this species. There are no jurisdictional features on the site. There are no hazardous materials concerns on the site or on adjacent properties.

II. Project Description

The Project Applicant is proposes to subdivide two existing parcels into four via Tentative Parcel Map (TPM) No. 38730 to construct one 107-room hotel and two sit-down restaurants (one 4,000 square feet and the other 5,000 square feet) on the northern portion of the development site (Development Plan Review DPR22-00037) and one 275,098 square foot industrial warehouse building (Development Plan Review DPR22-00038) with 8,000 square feet of office space and truck/trailer parking on the southern portion of the development site. The hotel and restaurants would be constructed as part of Phase I. The industrial warehouse component would be constructed as Phase II. An amendment to the Perris Valley Commerce Center Specific Plan (Specific Plan Amendment SPA22-05380) is required to change the land use on the southern portion of the existing site from Commercial to Light Industrial.

A. Tentative Parcel Map (TPM) No. 38730

The proposed Project requires approval of TPM No. 38730 to create four lots. Lot 1 would accommodate the 5,000 square foot restaurant; Lot 2 would accommodate the 4,000 square foot restaurant; Lot 3 would accommodate the 107-room hotel and Lot 4 would accommodate the 275,098 square foot industrial warehouse building. The existing APNs affected by the TPM are APNs 302-100-012 and -014.

B. Development Plan Review (DPR 22-00038) for the Industrial Warehouse Building

The Project would result in the construction and operation of a new 275,098-square-foot (approximate) non-refrigerated industrial warehouse building for the storage of non-perishable goods. Of the 275,098 square feet, a total of 8,000 square feet would be dedicated to office space. As planned, the office space would be comprised of two separate areas; one 4,000-square-foot office space would be located at the northwest corner of the building on the ground floor. Another 4,000-square-foot office space would be located in a second-floor area at the southwest corner of the building. The remainder (267,098 square feet) would be used for the storage of non-perishable goods. The maximum building height would be 50 feet. Internal improvements may include constructing separate storage spaces within the building to accommodate multiple tenants. A total of 34 truck loading docks and 85 truck parking spaces on the east side of the building. A total of 156 employee vehicle parking spaces (including 9 ADA and 32 clean air vehicles) would be provided on the west side of the site adjacent to Painted Canyon Street per Perris Municipal Code (PMC) Section 19.69. Pursuant to Section 5.106.5.3.1 of the California Green Building Standards (CalGreen) Code, at least 35 electric vehicle (EV) capable parking spaces would be provided while at least nine of these spaces would provide EV chargers. Consistent with the PVCCP *Industrial Design Standards and Guidelines (Chapter 8.0)*, an employee breakroom and other amenities that may include an outdoor basketball or sport court area. A 1,200-1,500-square-foot exercise room, locker rooms/showers, would be incorporated within the warehouse building.

The proposed building would be oriented north/south with perimeter fencing and two points of access from East Dawes Street. The Project site is located along a Residential Buffer zone as defined in the PVCCSP. The residential buffer has been established for industrial and commercial projects abutting existing or proposed residential developments. This standard requires a 50-foot setback from existing or planned residential properties. Related uses including parking, drive aisle and stormwater basins are allowed within the 50-foot setback area.

The warehouse is expected to receive and ship non-perishable products up to 24 hours per day. Exterior loading and parking areas would be illuminated at night. The office personnel would work during typical daytime office hours (8:00 am to 5:00 pm). Specific hours of operation would be identified during the tenant improvement process.

C. Development Plan Review (DPR 22-00037) for the Hotel and Restaurant Buildings

Hotel. The proposed hotel would be constructed along the southern boundary of Lot 3 located in the northern portion of the development site. As stated, it would accommodate 107 rooms with a lobby area and basic amenities including an outdoor pool area located on the southern side of the building. The building would be 4 stories in height with a maximum height of 60 feet and designed consistent with Section 7.0 of the PVCCSP standards for development within the Commercial land use designation. Per PMC 19.69, 118 parking spaces would be provided for the hotel. Pursuant to Section 5.106.5.3.1 of the CalGreen Code, at least 17 electric vehicle (EV) capable parking spaces would be provided while at least four of these spaces would provide EV chargers. The building design would incorporate various architectural details and features, including a porte-cochere on the front of the building as required per the PVCCSP to ensure visual consistency with commercial standards. Further, consistent with Title 24 Building Efficiency Standards, solar photovoltaic and battery storage infrastructure would be installed.

Restaurants. The restaurant buildings would be constructed on Lots 1 and 2 in the northeastern portion of

the site adjacent to Ramona Expressway. Both restaurants would provide sit-down service. No drive-through service would be provided. These would be single story buildings with a total of 98 parking spaces designed with Section 7.0 of the PVCCSP. The building design would incorporate various architectural details (i.e., massing, wall relief, parapets and finish materials) and features as required per the PVCCSP to ensure visual consistency with commercial standards. A total of 60 parking spaces would be provided for the 3,400-square-foot restaurant and 48 spaces would be provided for the 2,400-square-foot restaurant. Figure 7 shows the proposed plan for the hotel and restaurant site with the anticipated building envelope for the adjacent warehouse building. Pursuant to Section 5.106.5.3.1 of the CalGreen Code, at least 21 electric vehicle (EV) capable parking spaces would be provided while at least five of these spaces would provide EV chargers. Like the hotel, consistent with Title 24 Building Efficiency Standards, solar photovoltaic and battery storage infrastructure would be installed in the restaurant buildings.

Access, Circulation, and Parking. Two points of access would be provided for the industrial warehouse building from East Dawes Street. The western most access driveway would serve the office area on the west side of the building. The eastern access driveway would be limited to truck ingress/egress only and some overflow vehicle parking, unless a 25% parking reduction would be allowed by city staff. The truck access driveway would be gated with security cameras and monitored to ensure no unauthorized entrance to the loading area. The eastern access driveway would be aligned with the Whirlpool warehouse facility driveway to the south and designed with a modified curb return, or similar improvement, to facilitate left turns out of the facility and discourage trucks from turning right towards North Perris Boulevard.

Two access driveways would be provided from Ramona Expressway along the north side of the site to allow ingress/egress for the hotel and restaurant buildings. Acceleration and deceleration lanes would be provided along the south side of Ramona Expressway fronting the site. The driveway would align with the driveway anticipated for the project being proposed to the north of the Project site. This driveway would serve as the primary access point for the hotel and restaurant uses.

Truck Routes. According to the City of Perris Truck Route map, truck access from the I-215 freeway to the industrial warehouse building would be from the Harley-Knox Boulevard east to Redlands Avenue, south to East Dawes Street and west to the eastern driveway which would be exclusively dedicated to truck ingress/egress.

Landscaping, Walls/Fences, and Lighting. Landscaping improvements would be designed consistent with Section 6.0 of the PVCCSP and are intended to provide aesthetic benefits as well as screen the various components of the Project from one another. All buildings would have perimeter landscape except where loading docks and entries would interrupt planting. Landscape areas would be provided on all sides of buildings visible to the public and intended to visually reinforce the commercial and light industrial theme within the overall Project as well as along Ramona Expressway. Shade canopy trees would be installed consistent with Section 5.106.12 of the CalGreen Code as a backdrop for all landscaping improvements to provide shade of parking areas and landscape areas, partially screen the buildings as well as provide separation between the commercial and light industrial areas. In addition, planting beds with varied shrub species would be installed along sidewalks in the landscaping foreground. No turf is proposed on-site.

The Conceptual Landscape Plan will include the plants' location, number, genus, species, and container size for plantings proposed along the perimeter and within the interior, including treatment of detention basins. The Good Neighbor Guidelines (GNG) recommend industrial developments provide at least 14 to 15 percent on-site landscaping. Also, the commercial component is required to provide a minimum of 12% landscape coverage.

A combination of screen walls and fencing would be provided at the Project site for screening, privacy, noise control, and security. A 6-foot concrete tilt-up wall would be installed along the east and west property line of the hotel and restaurant project. An 8-foot-high concrete tilt-up wall with decorative pilasters would extend around the perimeter of the Light Industrial/warehouse parcel. Wrought-iron fence gates with

screening mesh would be installed at the Light Industrial/warehouse parcel entrances. The pilasters would be provided every 100 feet and at prominent corners.

All outdoor street lighting and on-site security lighting and landscape lighting would be designed to City of Perris standards and depicted in a Photometric Plan that demonstrates how one-foot candle of light would be maintained throughout the parking and pedestrian areas while maintaining MARB/IPA lighting requirements. All lighting would be low-pressure sodium and fully shielded to ensure no spill over into the mobile home park located to the west and Campers Resorts of America facility to the east.

Utilities. The proposed Project includes the extension of sewer, water, storm drain, electricity and telephone/data lines to the Project site. Southern California Edison (SCE) provides electrical service to the City of Perris and would serve the site. The Southern California Gas Company (SoCal Gas) provides natural gas service to the City of Perris. Communication services, including digital cable and high-speed internet services, in the City of Perris are primarily provided by Spectrum and Earthlink as well Frontier Communications. Solid waste collection and transport in the City of Perris is collected by CR&R, Inc.

Water/Sewer. Potable water would be provided by the Eastern Municipal Water District (EMWD) via new meters. Phase I is expected to connect to a water main located within the Ramona Expressway corridor. Water for fire service would be provided via a looped system with a detector check and connection to the water main near the central driveway approach and on the south side of the site adjacent to the industrial building. Phase II would connect to an existing 12-inch potable water distribution line located along East Dawes Street. Two 2-inch irrigation connections, one off-site and one on-site, are proposed to also connect to the existing 12-inch water main in East Dawes Street with a single connection to the existing line. A second 10-inch fire water service connection is proposed to connect to the existing 39-inch water main in North Perris Boulevard.

Wastewater would be conveyed by the EMWD via a new lateral to an existing line along Ramona Expressway to the Perris Valley Regional Water Reclamation Facility in Perris for treatment. Both Phase I and II would connect to either an 8-inch sewer collection line or a 15-inch line located in Ramona Expressway.

Stormwater. The proposed Project site would be approximately 96% impervious, with the site design mimicking the existing drainage patterns which convey flows to the west towards North Perris Boulevard. The Project site is divided into two drainage areas, each draining to a rainwater cistern and bioretention facility on the east edge of the two drainage areas. In the built condition, the northerly portion of the site, Drainage Area 1, would drain via overland flow and valley gutter to a proposed storm drain inlet and then into an underground storage cistern. Similarly, the southerly portion of the site, Drainage Area 2, would drain via overland flow and valley gutter to a proposed storm drain inlet and then into an underground storage cistern. After the water enters the two separate underground cisterns facilities, it would be pumped from the storage cistern to the bioretention basins at a rate of 22 or 64 gallons per minute. The stormwater would then percolate down through the bioretention media to underdrains that connect to a discharge pipe and pump. The cisterns will be designed to overflow water during large storm events and discharge overland.

Natural Gas Service. Natural gas service will be provided to the Project by SoCal Gas. Existing natural gas transmission pipelines and local service pipelines run along Ramona Expressway north of the site. The property owner would apply to SoCal Gas to establish an industrial and commercial customer connection through an approved industrial and approved commercial service connections.

Electric Service. Electric Service will be provided to the Project by SCE. Existing local service electrical transmission lines run along Ramona Expressway and East Dawes Street both north and south of the site and along Painted Canyon Street to west. The property owner would apply to SCE to establish an industrial and commercial customer connection through an approved industrial and commercial connections.

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 an EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA;
- Specific Plan Amendment (SPA) 22-05380;
- Tentative Parcel Map (TPM No. 38730);
- Development Plan Review (DPR 22-00037) for the proposed 107-room hotel and two proposed sit-down restaurants (Restaurant 1: 5,000 and Restaurant 2: 4,000 square feet) and related improvements;
- Development Plan Review (DPR 22-00038) for the proposed 275,098 square foot industrial warehouse building and related improvements.

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

- Riverside County Airport Land Use Commission – The Specific Plan Amendment will require a Riverside County Airport Land Use Commission Compatibility Determination for the March Air Reserve/Inland Port Land Use Compatibility Plan;
- Regional Water Quality Control Board (RWQCB) – Issuance of a Construction Activity General Construction Permit and Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit;
- South Coast Air Quality Management District (SCAQMD) – Permits to construct and/or permits to operate new stationary sources of equipment that emit or control air contaminants, such as diesel fire water pumps, heating, ventilation, and air conditioning (HVAC) units;
- Eastern Municipal Water District – water and sewer improvement plans; and
- California Department of Transportation – approval of access connections to Ramona Expressway (State Route 74) Probable Environmental Effects of the Project.

The Draft EIR for the proposed 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 has prepared an Initial Study and determined that an EIR is required for the proposed 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 Forestry Resources

Population and Employment

Hazards/Hazardous Materials

Recreation¹

¹ The Proposed Project involves the development of recreational amenities for Project employees. The impacts associated with the development of the Proposed Project, including the employee recreational amenities, will be

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Hydrology/Water Quality

Utilities and Service Systems

Geology/Soils

Wildfire

Mineral Resources

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

Aesthetics

Land Use and Planning

Air Quality

Noise

Biological Resources

Public Services

Cultural Resources

Transportation

Energy

Tribal Cultural Resources

Greenhouse Gas Emissions

Mandatory Findings of Significance

IV. Public Meeting

As discussed, the City of Perris will conduct a Draft EIR scoping meeting with the City of Perris Planning Commission on:

December 6, 2023 at 6:00 p.m.
Perris City Council Chambers:
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).

V. Response to This Notice of Preparation

The Notice, as well as an Initial Study, 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 NOP and Initial Study are available for review at the Downtown Library and at the Development Services Department located at 135 N. 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 would like to have evaluated in the Draft EIR; and, whether your agency

evaluated in the Draft EIR for the various environmental topics identified herein. Impacts to recreation will not be evaluated as a separate topic in the Draft EIR.

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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:

Nathan Perez, Senior Planner

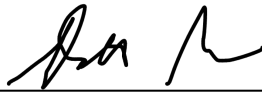
City of Perris Planning Division

135 N. D Street

Perris, CA 92570

Email: nperez@cityofperris.org

Signature:



Nathan Perez, Senior Planner

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