



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL  
IMPACT REPORT OLC3 RAMONA EXPRESSWAY AND PERRIS  
BOULEVARD COMMERCIAL WAREHOUSE PROJECT

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**Date:** May 3, 2024

**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:** OLC3 Ramona Expressway and Perris Boulevard Commercial Warehouse Project

- Specific Plan Amendment (SPA) (Case No. PLN24-05078) for the Proposed Warehouse
- Tentative Parcel Map (TPM) (Case No. PLN24-05076)
- Development Plan Review (DPR) (Case No. PLN24-00002) for the Proposed Warehouse
- Conditional Use Permit (CUP) (Case No. PLN24-05075) for the Proposed Commercial Use
- Environmental Impact Report (EIR)

**Scoping Meeting:** May 15, 2024

**Notice of Preparation Comment Period:** May 3 through June 3, 2024

**Project Title:** OLC3 Ramona Expressway and Perris Boulevard Commercial Warehouse

**Project Applicant:** Optimus Building Corporation (c/o Mike Naggar and Associates)  
445 South D Street  
Perris, California 92570

**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 Environmental Impact Report (EIR) for the proposed OLC3 Ramona Expressway and Perris Boulevard Commercial Warehouse Project (Project) described herein. This Notice of Preparation 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. The City requests the

views of your agency as to the scope and content of the environmental information relevant 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. The City also requests input regarding the issues of concern to the nearby property owners. Information gathered during the Notice of Preparation comment period will be used to shape and focus the analysis of environmental impacts in the Draft EIR.

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).

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 Notice of Preparation. The public comment period for this Notice of Preparation begins on **May 3, 2024** and is set to close at 5:00 p.m. on **June 3, 2024**.

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

## I. PROJECT SITE LOCATION AND SETTING

The Project site is located within the City of Perris (City), in Riverside County, CA, near the intersection of Ramona Expressway and North Perris Boulevard (see Figure 1, *Regional Location*, and Figure 2, *Project Location and Vicinity*, attached at the end of this Notice of Preparation). The Project site consists of approximately 45.7 acres and contains disturbed vacant land that was previously used for agricultural purposes. The Project site is generally bounded by Ramona Expressway to the south, N. Perris Boulevard to the west, Perry Street to the north, and Redlands Avenue to the east. It encompasses Assessor's Parcel Numbers (APNs) 302-130-002, -008, -018, -021, -022, -023, -024, and -027. The Project site is within the boundaries of the Perris Valley Commerce Center (PVCC) planning area.

The Project site is located about 1.4 miles south of March Air Reserve Base/Inland Port Airport (ARB/IPA) and is located within the March ARB/IPA Airport Influence Area Boundary and the City's Airport Overlay Zone. The Project site is located almost entirely within Airport Compatibility Zone D (Flight Corridor Buffer) with a small portion of the site located within Zone C1 (Primary Approach/Departure Zone).

The Project site is generally flat with elevations ranging between 1,450 and 1,460 feet above mean sea level, with stormwater runoff generally flowing to the southeast. An existing drainage swale is located along the north side of Ramona Expressway (i.e., along the southern edge of the project site), which is owned and maintained by the Riverside County Flood Control and Water Conservation District and runs in an east-west direction connecting to the Perris Valley Storm Drain about 1,850 feet to the east.

As shown on Figure 3, *Aerial Photograph* (attached to this Notice of Preparation), land uses surrounding the Project site include a mix of undeveloped and developed land. Specifically, surrounding properties include undeveloped vacant land to the west, east and south; commercial uses to the west and south; industrial and warehouse development to the north and east; and a gas station and commercial uses immediately adjacent to the southwest.

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 Criteria Cell or designated conservation area, Core or Linkage area, Mammal Survey Area, Amphibian Survey Area, Criteria Area Species Survey Area, Narrow Endemic Plant Species Survey Area, or Burrowing Owl Survey Area.

The existing City of Perris General Plan land use designation for the Project site is PVCC SP – Perris Valley Commerce Center Specific Plan. The Perris Valley Commerce Center Specific Plan (PVCCSP) establishes the zoning for the properties within the PVCC planning area. The PVCCSP designates the site for Commercial uses. Commercial land use designations are identified immediately to the west and south. Light Industrial uses are designated to the north, while Light Industrial and Commercial designations are located immediately to the east. Multi-family residential uses (that currently include a mobile home park) occur approximately 300 feet south of the Project site at the closest point, beyond the existing commercial uses southeast of the intersection of Ramona Expressway and North Perris Boulevard.

## 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 planning 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. The PVCCSP has been subsequently amended 14 times prior to the publication of this Notice of Preparation. 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) (City of Perris, 2011).

## III. PROJECT DESCRIPTION

The Project includes three primary components: (1) a 774,419-square-foot warehouse building that includes up to 20,000 square feet of ancillary office space and associated site improvements; (2) a 4.7-acre commercial portion to the south of the warehouse building proposed for retail and restaurant uses; and (3) a 4.8-acre commercial portion to the west of the warehouse building proposed for future retail and restaurant uses. These three Project components collectively encompass approximately 46 acres of site area. The Project Applicant is requesting the discretionary approvals described below. Figure 4, *Overall Project Site Plan* presents the conceptual site plan for the proposed warehouse and retail uses. The Project is anticipated to be constructed in one phase lasting approximately 11 months.

The proposed warehouse use is not consistent with the current PVCCSP Commercial land use designation for the Project site; however, the Project Applicant is requesting an amendment to the PVCCSP to change the warehouse portion of the Project site to Light Industrial, under which warehouse uses are permitted. The proposed commercial uses are consistent with the PVCCSP land use designation for the Project site. Specific retail tenants have not been identified; therefore, for purposes of analysis in the EIR, the proposed conceptual site plans represent the anticipated mix and site design for retail uses at the Project site. However, other retail uses may ultimately be contemplated, consistent with those allowed under the PVCCSP.

### 1. Development Plan Review (DPR) 24-00002 for the Proposed Industrial Warehouse Building and Commercial Development

- **Warehouse Building.** Warehouse development would occur within the central portion of the Project site. The warehouse building would include 774,419 total square feet of a high-cube fulfillment center warehouse building that includes 20,000 square feet of planned office area (see Figure 4). The tenant is not known at this time; therefore, for purposes of analysis, it is assumed that the building square footage would be operated as a high-cube fulfillment center warehouse, and the building could operate 24 hours a day, seven days a week.

- The building would comply with applicable standards and guidelines outlined in the PVCCSP related to architecture and, in general, would have a modern industrial design. The building would have a maximum structural height of 50 feet. Required indoor and outdoor employee amenities would also be provided.
- **Commercial Retail Development.** The Project Applicant proposes commercial retail/restaurant uses within the approximately 4.7-acre southern commercial site fronting along Ramona Expressway and future development of retail and restaurant uses within the approximately 4.8-acre western commercial site fronting along Perris Boulevard, as shown on Figures 5, *Southern Commercial Conceptual Site Plan*, and 6, *Western Commercial Conceptual Site Plan*. The proposed commercial development within the southern commercial site would include approximately 45,000 square feet of retail and food uses (comprised of 21,825 square feet of strip retail plaza use, a 5,000-square-foot high turnover (sit-down) restaurant, 14,775 square feet of fast-food restaurant without drive-through window use in line with retail use, and a 3,400-square-foot fast-food restaurant with drive-through window use). Although not currently included in the Project's Development Plan Review request, future commercial development within the western commercial site would include approximately 25,000 square feet of retail and food uses (comprised of 18,000 square feet of strip retail/restaurant use and two fast-food restaurants with drive-through windows totaling 4,000 square feet and 3,000 square feet, respectively). The buildings would comply with applicable standards and guidelines outlined in the PVCCSP related to architecture. The buildings would have a maximum building height of 45 feet.
  - **Access, Circulation, and Parking.** The Project would provide three automobile access driveways off Perris Boulevard with right-in/right-out access only (one for warehouse access and two for access to the 4.8-acre future western retail component), and three truck and automobile access driveways off Perry Street with left-in/right-out access only for trucks and no turn restrictions for automobiles. The 4.7-acre southern retail component would have one right-in/right-out access driveway and one full signalized access driveway along Ramona Expressway. The proposed warehouse site plan includes 325 automobile parking stalls, 144 truck docks, and 177 trailer parking stalls. The southern commercial site plan includes 193 automobile parking spaces, while the western commercial site plan includes 172 automobile parking spaces. Bike racks would also be provided.
  - **Truck Routes.** Trucks traveling to/from the Project site would be required to access PVCCSP-designated truck routes. Directional signage would be provided onsite to direct drivers accordingly. Based on direction from the City, all trucks would access the warehouse facility only from Perry Street via Redlands Avenue, a PVCCSP-designated truck route, to Harley-Knox Boulevard to the north to travel to and from I-215. No warehouse truck traffic would be permitted on Redlands Avenue south of Perry Street or anywhere along Perris Boulevard or Ramona Expressway. Two full-

access designated driveways for trucks would be provided along Perry Street. The driveways would be modified to accommodate a 45-foot curb radius for the egress turning radius of trucks.

- **Landscaping, Walls/Fences, and Lighting.** Landscaped parkways would be provided along Ramona Expressway consistent with PVCCSP requirements, as Ramona Expressway is designated as an Expressway. To obstruct views from this thoroughfare, a 14-foot-high concrete screening wall would be provided along the boundary between the proposed retail and warehouse uses and landscaping would be provided along the Ramona Expressway and Perris Boulevard frontages of the retail portions of the Project site. A 14-foot-high concrete screening wall would also be provided along the warehouse facility's Perry Street frontage on the north. Landscaping would be provided along the entire site perimeter of both the warehouse and retail portions of the Project site, within the automobile parking areas for visual quality and shading, and at select building-adjacent locations. Approximately 13.7 percent of the warehouse portion of the Project site would be landscaped. Onsite exterior lighting would be provided throughout the warehouse and retail portions of the Project site as required for security and wayfinding.
- **Utilities.** 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 and retail uses. Infrastructure improvements would also include the construction of an extension of the planned Line E storm drain box culvert, which would be constructed below grade along the southern edge of the warehouse portion of the Project site, then turning to the southeast beneath the southern retail portion of the Project site and continuing eastward to either terminate at the eastern edge of the Project site or continuing onto and through the off-site property immediately adjacent to the east. If undertaken by the Project Applicant, it is anticipated that this off-site portion of the Line E storm drain would be constructed as part of the Project. The onsite utility infrastructure would connect to existing utilities in the vicinity of the Project site or new utility lines that would be installed within the public right-of-way adjacent to the Project site. Eastern Municipal Water District (EMWD) is willing to provide water and sewer services to the subject project.

## **2. Specific Plan Amendment for the Proposed Industrial Warehouse Building**

The Project site has a PVCCSP land use designation of Commercial. A Specific Plan Amendment is required to change a portion of the site's PVCCSP land use designation to Light Industrial, which includes warehouse facilities as a permitted use. Specifically, the following amendments to the PVCCSP are proposed.

- Change (rezone) the PVCCSP land use designation for 36.01 acres of Commercial to Light Industrial (LI).

- Revise Figure 2.0-1, Specific Plan Land Use Designation, to change the land use designations for the central portion of the Project site (approximately 36 acres) from Commercial to LI as indicated above.
- Revise Table 2.0-1, Land Use Comparison, to update the acreage calculations for "Proposed Acres" as follows: reduce Commercial from 270 to 234 acres and increase LI from 2,033 to 2,069 acres.

### **3. Tentative Parcel Map (TPM) No. 05076**

The Project involves proposed TPM No. 05076 to re-subdivide the existing eight-parcel Project site into seven parcels (one parcel for the proposed warehouse use, two parcels for the proposed retail uses, and up to four parcels for future commercial/retail uses. It should be noted that the ultimate number and location of parcels within the property may be adjusted later. The existing APNs subject to the proposed changes are: 302-130-002, 302-130-008, 302-130-018, 302-130-021, 302-130-022, 302-130-023, 302-130-024, and 302-130-027.

### **4. Conditional Use Permit (CUP) for Commercial Uses**

The Project includes proposed drive-through restaurant uses within the southern commercial site fronting Ramona Expressway, which requires the issuance of the CUP to allow for these uses on a site designated as Commercial under the PVCCSP.

## **IV. 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. As identified above, the following permits and discretionary actions are required by the City of Perris to implement the proposed Project:

- **Certification of an EIR** with the determination that the EIR has been prepared in compliance with the requirements of CEQA;
- **Development Plan Review 22-00002** for the warehouse and commercial site plans and building elevations;
- **Tentative Parcel Map No. 05076** to re-subdivide the existing eight-parcel Project site into seven new parcels (subject to change as noted above);
- **Specific Plan Amendment** to amend the PVCCSP to change a portion of the site's zoning to Light Industrial, which includes warehouse facilities as a permitted use; and
- **Conditional Use Permit** to allow for drive-through restaurant uses and alcohol sales on premises within the southern commercial area along Ramona Expressway.

Other non-discretionary actions anticipated to be taken by the City at the staff level for the proposed Project include:

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

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

- A **National Pollutant Discharge Elimination System (NPDES)** permit from the Regional Water Quality Control Board (RWQCB) to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened;
- A determination by the **Riverside County Airport Land Use Commission (ALUC)** of consistency with the March ARB/IPA Airport Land Use Compatibility Plan (ALUCP);
- Approval by the **South Coast Air Quality Management District** of permits to construct and/or permits to install and operate new stationary sources of equipment that emit or control air contaminants, such as HVAC units and diesel fire water pumps Compliance with the Warehouse Indirect Source Rule (Rule 2305) for warehouse owners and operators;
- Approval of water and sewer improvement plans by the **Eastern Municipal Water District**; and
- Permits or associated approval by other utility agencies as necessary, for installation of new utility infrastructure or connections to existing facilities.

## V. 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 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, when 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 PVCCSP EIR. In conjunction with certification of the PVCCSP EIR, the City 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 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 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, and an alternatives analysis.

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 agriculture and forestry resources, mineral resources, population and housing, public services, recreation, and wildfire. Therefore, as discussed in greater detail below, no further analysis of these environmental topics will be provided 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 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 Farmland Mapping and Monitoring Program, the Project site is classified as Farmland of Local Importance (DOC 2018) and is surrounded by areas also designated as Farmland of Local Importance or Urban and Built-Up Land. The Project site and surrounding areas are not currently being utilized for agricultural purposes. Moreover, the Project site is not within an area subject to a California Land Conservation Act of 1965 (Williamson Act) contract and is not otherwise zoned by the City for agricultural use. Similarly, no properties within the City of Perris contain forest resources. Therefore, the Project would have no impact related to agriculture and forestry resources.
- **Mineral Resources.** According to the City's General Plan EIR, the land within the City is classified as Mineral Resource Zone (MRZ) 3 and MRZ 4, which are not considered to be significant mineral resource areas. The California Department of Conservation is primarily interested in the preservation of significant resources in MRZ 2 regions. Further, the City does not have designated locally important mineral resource recovery sites in the General Plan. In addition, the 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, 2021). Therefore, implementation of the proposed Project would not result in the loss of availability of a regionally or locally important mineral resource and no impact would occur.

- **Population and Housing.** The Project does not include residential structures or other infrastructure that would encourage residential development. The Project would create jobs within the City that would be expected to be filled by the existing population. The job creation would not be of a magnitude to induce substantial population growth. Additionally, the Project site is currently vacant and implementation of the Project would not remove any existing housing or necessitate the construction of replacement housing.

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. One employee per 1,030 square feet is estimated for Light Industrial floor space and one employee per 500 square feet is estimated for commercial uses. The Project consists of the construction and operation of up to 774,419 square feet of warehouse uses, and 70,000 square feet of commercial retail uses.

Based on the employment generation factors in the PVCCSP EIR, the Project could generate approximately 752 new warehouse employees and 140 new commercial retail employees (approximately 892 new jobs). 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 (892 employees) represents approximately 1.6 percent of the total employment generation anticipated in the Specific Plan area. Further, this represents approximately 2.7 percent of the City's projected employment base by 2050 as presented in the Southern California Association of Governments (SCAG) (33,300 employees) (SCAG, 2024).

Additionally, similar to the short-term construction jobs, it is anticipated that these new retail and warehouse positions would be filled by workers who would already reside in the region. 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 and would involve improvements to adjacent roadways, consistent with the PVCCSP. Therefore, the Project would not directly or indirectly generate substantial unplanned population growth in the area. No significant impacts related to population or housing are expected as a result of the proposed Project.

- **Public Services.** The PVCCSP EIR Initial Study concluded that development within the PVCCSP area, which includes the Project site, would result in less than significant impacts to public services. The City of Perris has concluded that the Project would not result in potentially significant impacts to public services as discussed below.
  - **Fire Protection.** While implementation of the Project would not involve new residential uses or uses that would increase the City's population, the operation of the proposed industrial and retail buildings would increase the demand for fire protection, prevention, and emergency medical services at the currently undeveloped site. California Department of Forestry and Fire Protection (CAL FIRE), under contract with Riverside County and operating as Riverside County Fire Department (RCFD), provides fire prevention and suppression to the City of Perris. RCFD Station No. 1 located at 210 W. San Jacinto Avenue and RCFD Station No. 90 at 333 Placentia Avenue exclusively serve the City of Perris. RCFD Station No. 1 is approximately 4.6 roadway miles southwest of the Project site. RCFD Station No. 90 is approximately 2.2 roadway miles south of the Project site. Other RCFD stations respond to emergency service calls in the City on an as-needed basis. The Project would create the typical range of service calls for industrial and retail developments, such as medical aid, fire response, and traffic collisions. The Project would be designed in compliance with all applicable ordinances and standard conditions established by the RCFD and/or the City or State including, but not limited to those regarding fire prevention and suppression measures, such as fire hydrants, fire access, emergency exits, combustible construction, fire flow, and fire sprinkler systems. Compliance with applicable regulations would be confirmed by the RCFD during its review of development plans to ensure it has the capacity to provide proper fire protection to the development. The development of the Project would not cause fire staffing, facilities, or equipment to operate at a deficient level of service. Additionally, the Project Applicant would be required to pay North Perris Road and Bridge Benefit District (NPRBBD) fees, inclusive of the City's Development Impact Fee (DIF), which provides a funding source for construction of fire facilities as a result of impacts related to future growth in the City. The Project would not require the construction of new or expanded fire protection facilities; therefore, no physical impacts would result, and the impact would be less than significant.
  - **Police Protection.** While implementation of the Project would not involve new residential uses or uses that would increase the City's population, the operation of proposed industrial and commercial retail buildings would increase the demand for police protection services at the currently

undeveloped site. The City of Perris contracts with the Riverside County Sheriff's Office for the provision of municipal police services in the City. The Project would be designed and operated in compliance with the standards provided within the City's Municipal Code, the Sheriff's Office, and the PVCCSP for new development with regard to public safety. The Perris Police Station is located at 137 N. Perris Boulevard and is located approximately 4.5 roadway miles southwest of the Project site. Sheriff response times vary by time of day and priority of the call. Typical operational police protection services involved with the proposed industrial and retail uses include after-hours patrol, crime and traffic accident/collision responses, and calls for service. The Project Applicant would be required to contribute DIF fees which would ensure the Project provides fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. Therefore, the Project's incremental demand for sheriff protection services would be less than significant with the Project's mandatory payment of DIF fees. The Project would not require the construction of new or expanded police protection facilities; therefore, no physical impacts would result, and the impact would be less than significant.

- **Schools.** The Project site is located with the Val Verde Unified School District (VVUSD), which covers 67 square miles in Riverside County, and is comprised of 22 schools serving pre-kindergarten through 12th grade (VVUSD, 2022). The Project site is within the service area for the following schools: May Ranch Elementary School, Vista Verde Middle School, Rancho Verde High School, and Val Verde High School. The Project would not directly create a source of students, as the Project does not involve the development of residential land uses. Therefore, no school-age children would be living at the Project, and no direct demand for school services and facilities would occur. Additionally, as previously discussed, it is expected that the new jobs that would be created by the Project would be filled by individuals that reside in the area. Appropriate developer impact fees, as required by State law, would be assessed and paid by the Project Applicant to the VVUSD. Section 65995(b) of the California Government Code establishes the base amount of allowed developer fees and allows increases in the base fee every two years. School districts are placed into a specific "level" based on school impact fee amounts that are imposed on the development. With the payment of the required fees and with no additional students generated from the Project, no significant impacts to school services would result. The Project would not require the construction of new or expanded police protection

facilities; therefore, no physical impacts would result, and the impact would be less than significant.

- **Parks.** The City of Perris Community Services Department provides community services and recreational and leisure time opportunities and is responsible for the planning, development, and maintenance of the City's parks and recreational facilities. The Project area currently does not contain any parkland or recreational facilities. The nearest park is Morgan Park, located approximately 0.7 mile southeast, and includes the following amenities: basketball courts, parking lot, picnic tables, playground, restrooms, group shelter, snack bar, soccer field, walking trail, and barbeques (City of Perris, 2022). The Project does not include the development of any type of residential land use or other use that would result in a direct increase in the City's population or demand for park services. The Project would not require the construction of new or expanded park facilities; therefore, no physical impacts would result, and the impact would be less than significant.
- **Other Public Facilities.** Residents of the City of Perris are provided library services through the Riverside County Library System. As identified in the PVCCSP EIR Initial Study, development of allowed uses under the PVCCSP, including industrial and retail uses proposed as part of the Project, would not directly increase the demand for library or other public services as no new residential uses would be developed and no direct increase in the resident population would result that may create a demand for library services. As previously discussed, it is expected that the new jobs that would be created by the Project would be filled by individuals that reside in the area. The Project would not require the construction of new or expanded library facilities; therefore, no physical impacts would result, and the impact would be less than significant.

The proposed Project, while it would require a Specific Plan Amendment, would require similar public services to the site's planned commercial use. As discussed above, the Project would not generate population growth that would further increase the demand for public services. Impacts would be less than significant.

- **Recreation.** The City's Community Services Department is responsible for recreational facilities in the City. As required by Section 8.2 of the PVCCSP, the Project would provide onsite employee amenities. The proposed Project is a commercial and warehouse site, which would not induce population growth or otherwise increase the use of or create the need for new parks and recreational facilities. Similarly, the proposed Project would not result in physical deterioration of existing recreation facilities such that there would be a need to construct expanded

facilities. Therefore, no impact would occur in relation to existing recreation facilities. The impacts associated with the construction of on-site recreational facilities for Project site employees will be addressed in the applicable sections of the Draft EIR.

- **Wildfire.** According to Exhibit S-16, Wildfire Constraint Areas, of the City General Plan Safety Element, the Project site is not located in or near an area identified as being a “Wildfire Hazard Area”. Additionally, the Project site is not classified as a Wildfire Hazard Area in the City’s General Plan or as a Very High Fire Hazard Severity Zone by CAL FIRE’s map for the City. The Project site is located within the limits of the City of Perris and is therefore not within a State Responsibility Area, 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 wildfire.

The analysis to be provided in the forthcoming Draft EIR, and its supporting technical studies, will address potentially significant impacts and identify mitigation measures as necessary for the following environmental topics:

- 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
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

## **PUBLIC MEETING**

As noted above, the City of Perris will hold a public scoping meeting with the City’s Planning Commission on May 15, 2024 for the proposed Project. The City will provide background information, solicit public input, and respond to questions in order to focus the document on issues or public concern. Issues identified at the scoping meeting will be addressed in the Draft EIR as appropriate.

## **VI. RESPONSE TO THIS NOTICE OF PREPARATION**

Please provide written comments to the City of Perris no later than 30 days from receipt of this Notice of Preparation. According to CEQA Guidelines Section 15082(b), 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 alternative 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 in CEQA Sections 15381 and 15386, respectively. Please return all comments to the following address:

Mathew Evans, Project Planner  
Planning Division  
City of Perris Development Services Department  
135 North D Street  
Email: [mevans@cityofperris.org](mailto:mevans@cityofperris.org)

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 (City of Perris, 2005)
- Perris Valley Commerce Center Specific Plan, adopted January 10, 2012 and amended through January 2022 (Amendment No. 12) (City of Perris, 2021b)
- Perris Valley Commerce Center Final Environmental Impact Report, SCH No. 2009081086, certified January 10, 2012 (City of Perris, 2011)

The following supporting documentation was used in preparing this Notice of Preparation:

California Department of Conservation (DOC)

2021 Division of Oil, Gas, and Geothermal Resources (DOGGR). Accessed April 2, 2022. Division of Oil, Gas, and Geothermal Resources Well Finder. Sacramento, CA. Available at: <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.35333/33.95744/11>

2018 California Important Farmland Map. Available at: <http://maps.conservation.ca.gov/ciff/ciff.html>.

Perris, City of

2022 Community Services Department, Perris City Parks, Morgan Park. Accessed May 4. Available at: <https://www.cityofperris.org/Home/Components/FacilityDirectory/FacilityDirectory/26/88>

2011 Perris Valley Commerce Center Specific Plan Environmental Impact Report. July. Perris, CA. Available at: <https://www.cityofperris.org/departments/development&services/specific-plans>

Southern California Association of Governments (SCAG)

2024 Connect SoCal 2024 Demographics and Growth Forecast. April. Available at:  
<https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-demographics-growth-forecast-final-040424.pdf?1712261839>

Val Verde Unified School District (VVUSD)

2022 Infographic on District statistics. Accessed May 4. Available at:  
<https://drive.google.com/file/d/1oAs0YGT1yDs43NCd1WOCqRJlIbv-WZkig/view>