



# CITY OF PERRIS PLANNING COMMISSION SPECIAL MEETING

August 13, 2024

City Council Chambers  
Meeting to convene at 6:00 P.M.  
101 North "D" Street  
Perris, CA 92570

**1. CALL TO ORDER:**

**2. ROLL CALL:**

Commissioners: Jimenez, Gomez, Lopez,  
Vice-Chair Shively, Chair Hammond

**3. PLEDGE OF ALLEGIANCE:** Commissioner Jimenez

**4. PUBLIC HEARING:**

- A. Scoping Meeting for an Environmental Impact Report associated with General Plan Amendment (GPA) 23-05153, Specific Plan Amendment (SPA) 23-05115, Tentative Parcel Map 23-05154 (TPM 38760), Development Agreement (DA) 24-05168, and Development Plan Reviews (DPRs) 23-00011, 24-00006, and 24-00007 – *Continued from the regular Planning Commission meeting on August 07, 2024* - A proposal to consider the following entitlements to create a new Specific Plan for the New Perris Specific Plan to facilitate the development of three (3) commercial retail buildings totaling 6,780 square feet and eight (8) industrial buildings totaling up to 3,681,020 square feet on 218.14 acres of the larger 345-acre (in total) Specific Plan area, located south of San Jacinto Avenue, west of Dunlap Drive and northeast of Ellis Avenue and I-215 freeway: 1) General Plan Amendment to amend the Circulation Element to replace a planned freeway interchange at the eastern end of Ellis Avenue with a freeway overpass and to realign it with the proposed Murrieta Road extension; 2) Specific Plan Amendment to rescind the New Perris Specific Plan and create the New Perris Commerce Center Specific Plan to act as a regulatory document for the establishment of development standards and design guidelines for the entire Specific Plan area; 3) Tentative Parcel Map to establish eight (8) parcels totaling 218.14 acres for commercial and industrial development and one (1) parcel totaling 111 acres for open space/conservation area; 4) Development Agreement for**

specific project improvements and community benefits; and 5) Development Plan Reviews for the review of the site plan and building elevations for the proposed industrial and commercial components of the project. Applicant: Industrial VI Enterprises, LLC.

**REQUESTED ACTION:** Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the Project for the preparation of an Environmental Impact Report.

**5. ADJOURNMENT:**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Official at (951)943-5003. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

# **Planning Commission Agenda**

## **CITY OF PERRIS**

*August 07, 2024*

# Item

# 4A

**Scoping Meeting for an Environmental Impact Report  
associated with**

**General Plan Amendment (GPA) 23-05153,  
Specific Plan Amendment (SPA)**

**23-05115, Tentative Parcel**

**Map 23-05154 (TPM 38760),**

**Development Agreement (DA) 24-05168, and  
Development Plan Reviews (DPRs) 23-00011,**

**24-00006, and 24-00007**

***Continued from the regular Planning Commission  
meeting on August 07,2024***



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** August 13, 2024

**SUBJECT:** Scoping Meeting for an Environmental Impact Report associated with General Plan Amendment (GPA) 23-05153, Specific Plan Amendment (SPA) 23-05115, Tentative Parcel Map 23-05154 (TPM 38760), Development Agreement (DA) 24-05168, and Development Plan Reviews (DPRs) 23-00011, 24-00006, and 24-00007 – A proposal to consider the following entitlements to create a new Specific Plan for the New Perris Specific Plan to facilitate the development of three (3) commercial retail buildings totaling 6,780 square feet and eight (8) industrial buildings totaling up to 3,681,020 square feet on 218.14 acres of the larger 345-acre (in total) Specific Plan area, located south of San Jacinto Avenue, west of Dunlap Drive and northeast of Ellis Avenue and I-215 freeway: 1) General Plan Amendment to amend the Circulation Element to replace a planned freeway interchange at the eastern end of Ellis Avenue with a freeway overpass and to realign it with the proposed Murrieta Road extension; 2) Specific Plan Amendment to rescind the New Perris Specific Plan and create the New Perris Commerce Center Specific Plan to act as a regulatory document for the establishment of development standards and design guidelines for the entire Specific Plan area; 3) Tentative Parcel Map to establish eight (8) parcels totaling 218.14 acres for commercial and industrial development and one (1) parcel totaling 111 acres for open space/conservation area; 4) Development Agreement for specific project improvements and community benefits; and 5) Development Plan Reviews for the review of the site plan and building elevations for the proposed industrial and commercial components of the project. Applicant: Industrial VI Enterprises, LLC.

**REQUESTED ACTION:** Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the Project for the preparation of an Environmental Impact Report.

**CONTACT:** Patricia Brenes, Planning Manager

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Staff Report

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**BACKGROUND:**

The Planning Commission unanimously voted to continue this item to a Special Meeting on August 13, 2024, due to time constraints experienced at the August 7, 2024, meeting. This decision allows for citizen participation in the Scoping process.

**RECOMMENDATION:**

Staff recommends that the Planning Commission conduct a public Scoping Meeting, and review, discuss, and provide feedback on issues that should be addressed in the EIR for General Plan Amendment (GPA) 23- 05153 Specific Plan Amendment (SPA) 23-05115, Tentative Parcel Map (TPM) 23-05154, Development Agreement (DA) 24-05168, and Development Permit Review's (DPR) 23-00011, 24-00006 and 24-00007.

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**BUDGET (or FISCAL) IMPACT:** There is no fiscal impact associated with this project since all project costs are borne by the applicant.

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Prepared by: Mathew Evans, Project Planner  
Reviewed by: Patricia Brenes, Planning Manager

**EXHIBITS**

- A. Vicinity and Aerial Map
- B. Existing and Proposed Specific Plan Maps
- C. MARB/IP ALUCP Map
- D. Project Plans
- E. Tentative Parcel Map No. 38760
- F. Notice of Preparation (NOP)  
*Due to the size of the file, the document is available on the City's website at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-444#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-444#docan1206_1313_479)
- G. Planning Commission Staff Report without Exhibits - Dated August 7, 2024

Consent:  
Public Hearing: X  
Business Item:  
Presentation:  
Other:

# **EXHIBIT A**

## Vicinity and Aerial Map

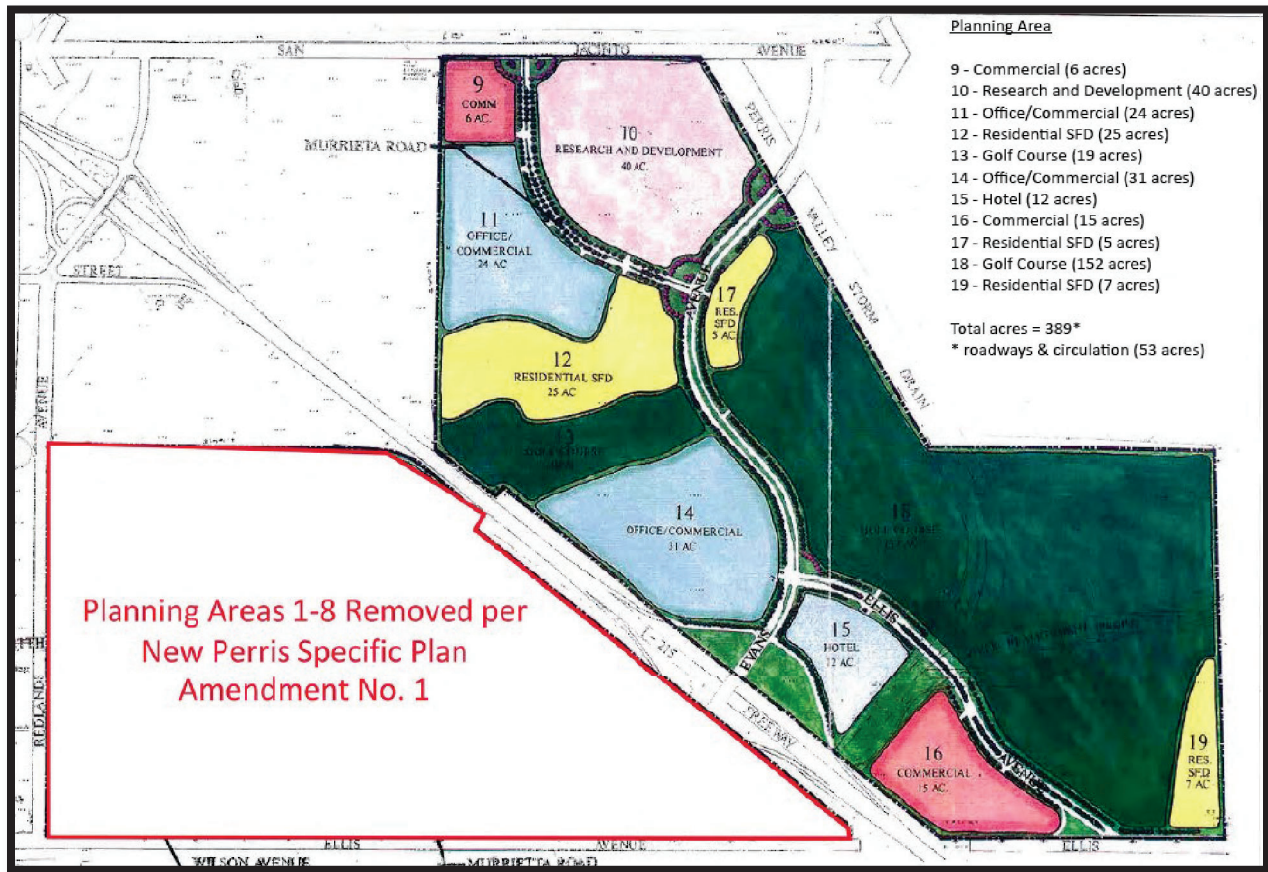


# **EXHIBIT B**

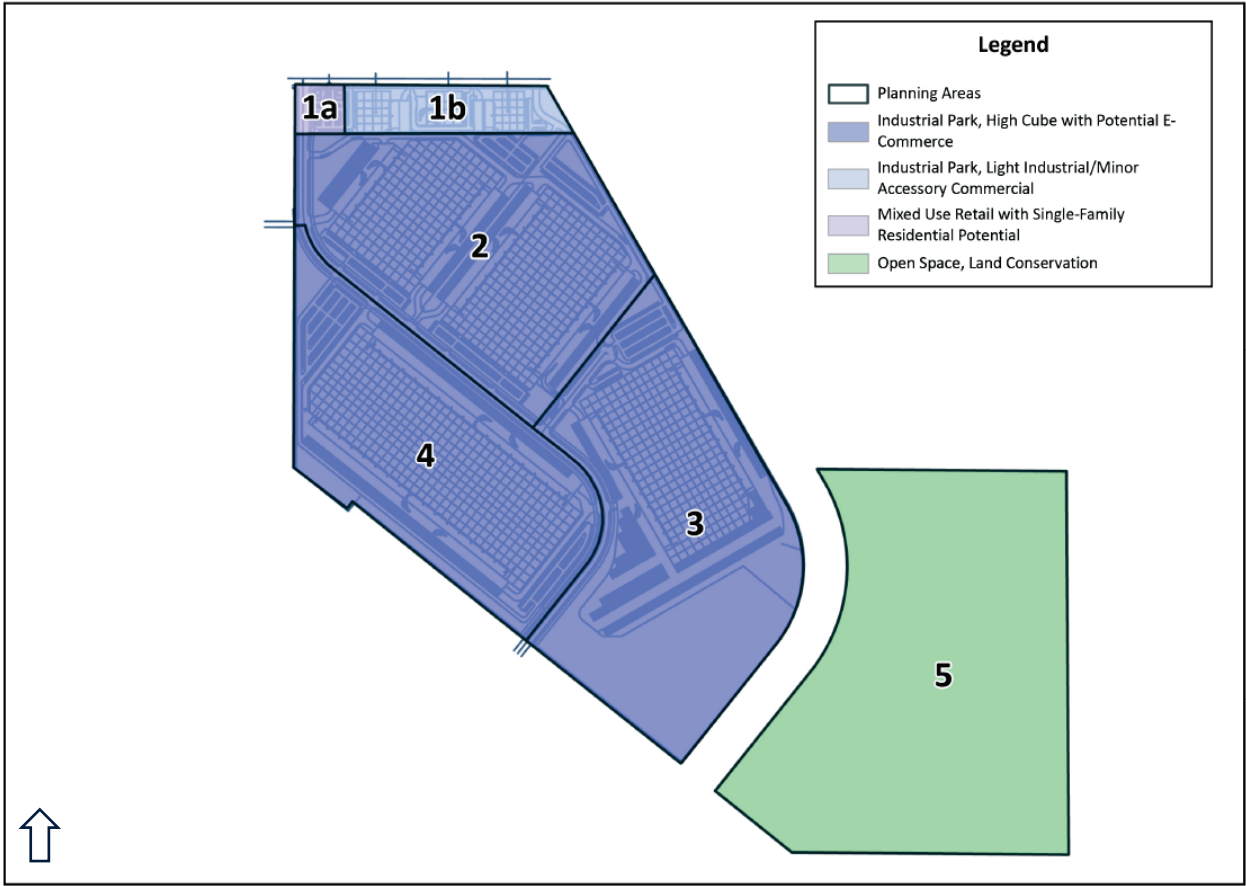
## **Existing and Proposed Specific Plan Maps**



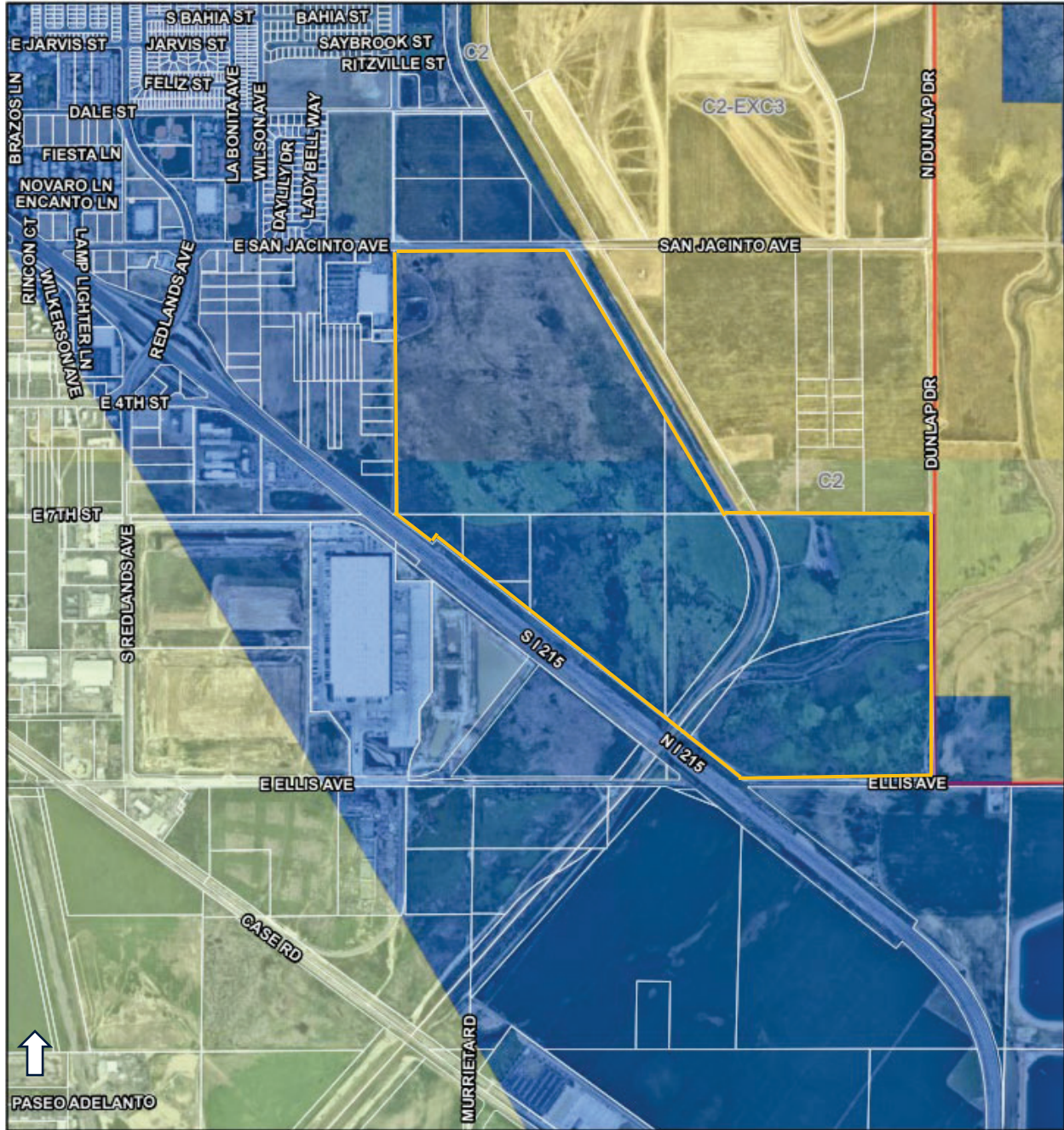
# Existing New Perris Specific Plan Map



# Proposed New Perris Commerce Center Specific Plan Map



**EXHIBIT C**  
**MARB ALUP MAP**



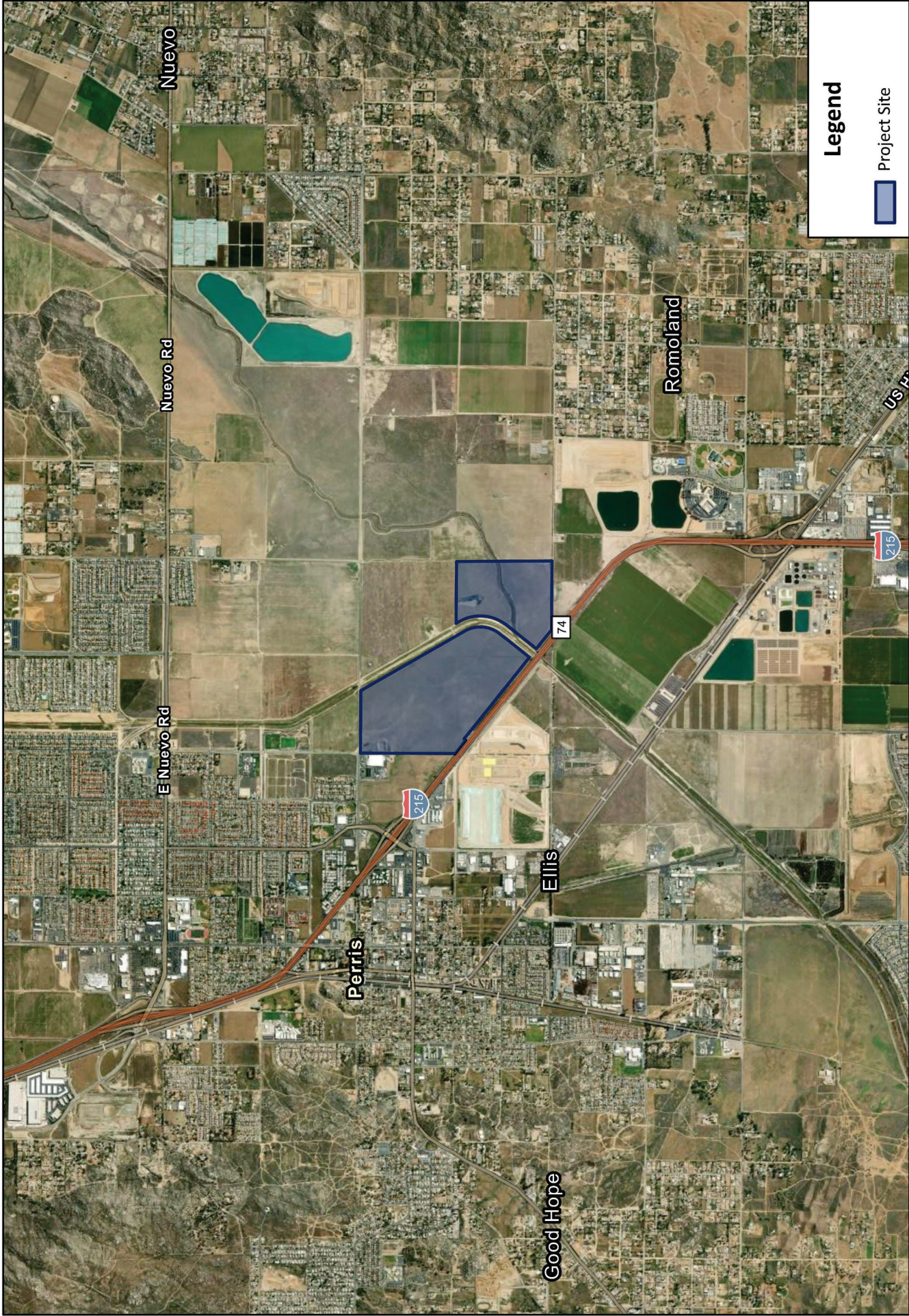
**Project Boundary** —————

**Project Zone:**

<b>D</b> Flight Corridor Buffer	<p><i>Noise Impact: Moderate to Low</i></p> <ul style="list-style-type: none"> <li>▶ Mostly within 55-CNEL contour</li> <li>▶ More concern with respect to individual loud events than with cumulative noise contours</li> </ul>	<p><i>Risk Level: Low</i></p> <ul style="list-style-type: none"> <li>▶ On periphery of flight corridors</li> <li>▶ Risk concern primarily with uses for which potential consequences are severe (e.g. very-high-intensity activities in a confined area)</li> </ul>
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# **EXHIBIT D**

## **Project Plans**



Source: ESRI, World Imagery, 2024.

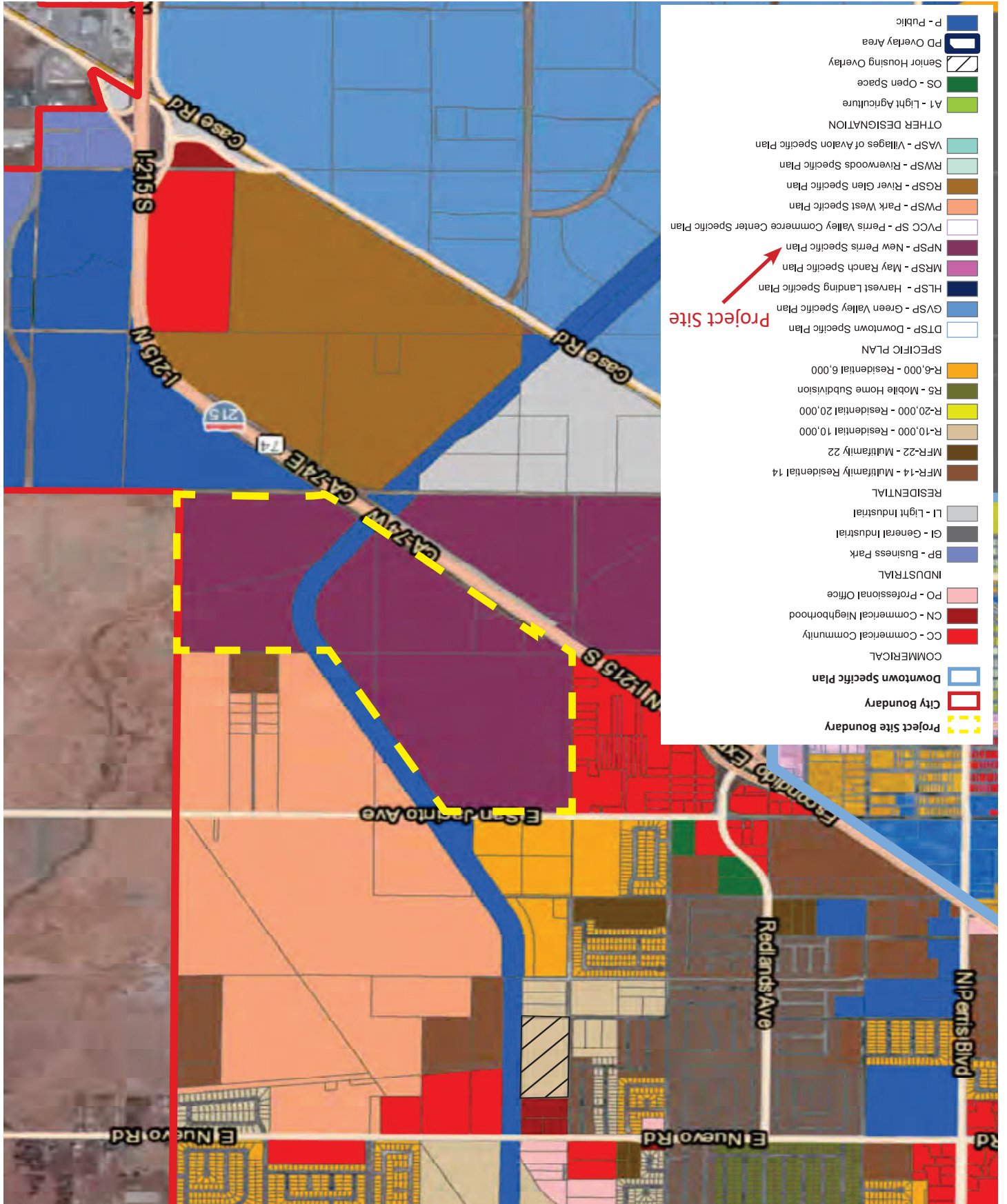
**Figure 3-3: Vicinity Map**  
 New Perris Commerce Center Specific Plan Project  
 City of Perris

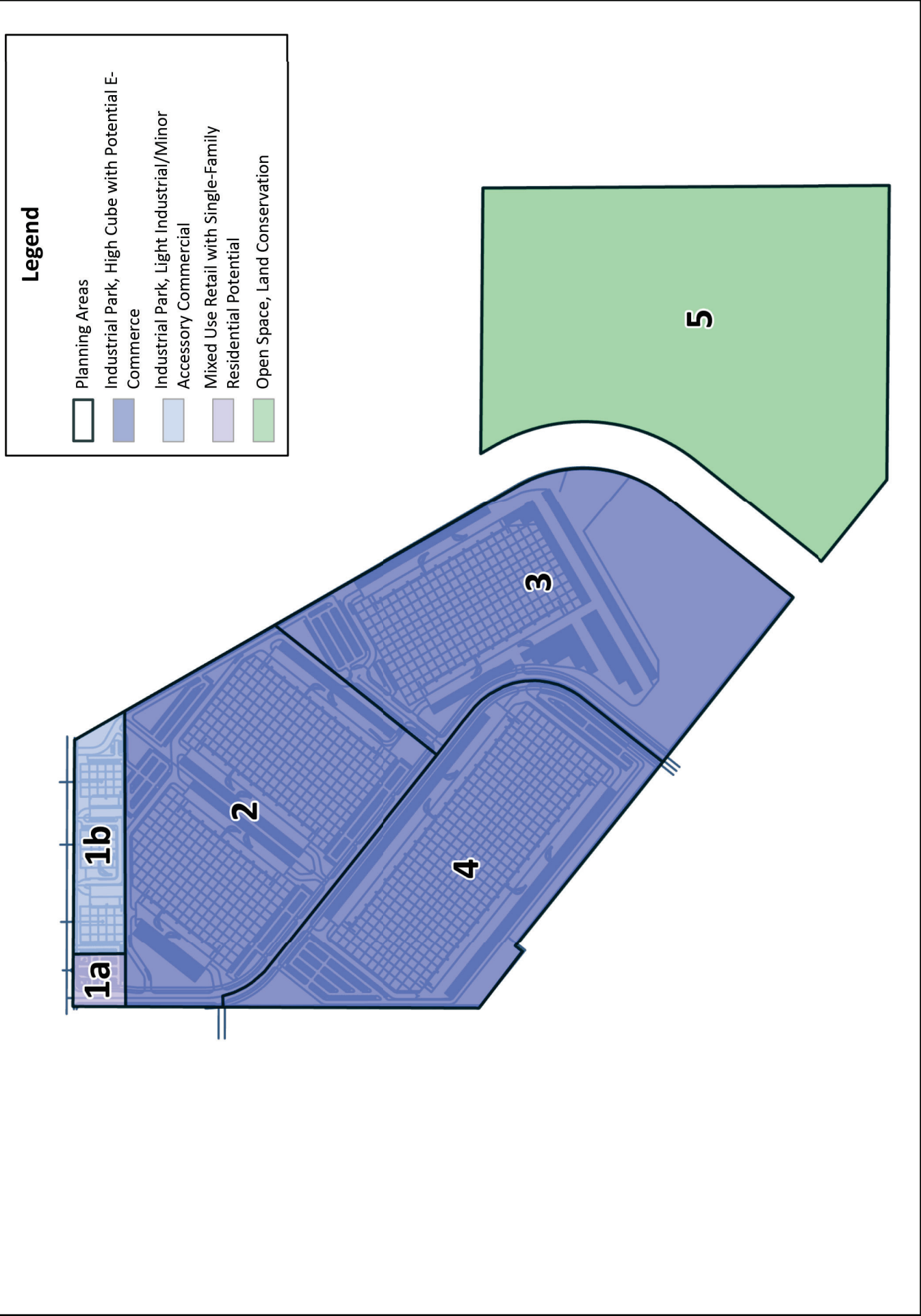


Not to scale



Figure 6: Existing Zoning Classifications





**Figure 11: Preferred Conceptual Land Use Plan**  
 New Perris Commerce Center Specific Plan Project  
 Notice of Preparation



Not to scale





Vicinity Map  
NTS

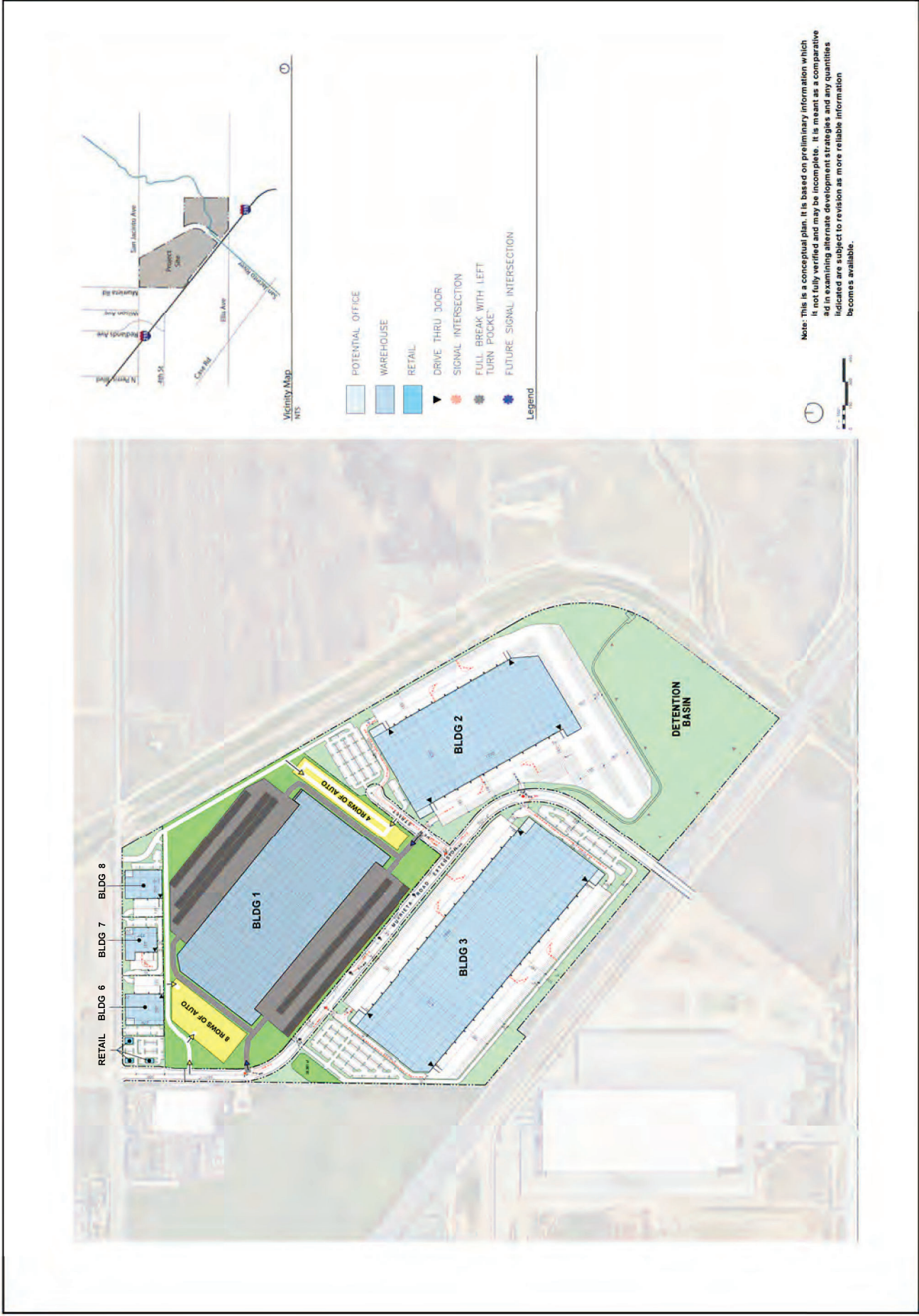


Enlarged Plan - Retail  
1" = 30'

**Figure 9: Preferred Conceptual Site Plan**  
New Perris Commerce Center Specific Plan Project  
*Notice of Preparation*



Not to scale



**Figure 10: Secondary Conceptual Site Plan - Alternative**  
 New Perris Commerce Center Specific Plan Project  
*Notice of Preparation*

# Legend

- POTENTIAL OFFICE
- WAREHOUSE
- RETAIL
- DRIVE THRU DOOR
- SIGNAL INTERSECTION
- FULL BREAK WITH LEFT TURN POCKET



**Figure 13: Maximum Build Out/Worst Case (Technical Analysis Study Site Plan) - Alternative**

New Perris Commerce Center Specific Plan Project  
 City of Perris



Not to scale

# **EXHIBIT E**

Tentative Parcel Map No. 38760

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 38760**  
 LOCATED IN SECTION 33, T. 4 S., R. 3 N. S.B.M.

**OWNER/APPLICANT**  
 INDUSTRIAL VENTURES, LLC  
 10000 BARKER AVE SUITE 100  
 PERRIS, CA 92504  
 PHONE: (951) 940-7800  
 CONTACT: OSCAR VALADEZ  
 EMAIL: OSCAR.V@INDUSTRIALV.COM

**ARCHITECT**  
 SOUTHERN CALIFORNIA GEOTECH  
 20005 E. SAVY RANCH PARKWAY  
 ANAHEIM, CA 92805  
 PHONE: (714) 665-1115  
 EMAIL: INFO@SCG-CA.GEOTECH.COM

**PROJECT REPRESENTATIVE**  
 ALBERT A. NEER ASSOCIATES  
 10000 BARKER AVE SUITE 100  
 PERRIS, CA 92504  
 PHONE: (951) 940-7800  
 CONTACT: OSCAR VALADEZ  
 EMAIL: OSCAR.V@INDUSTRIALV.COM

**LAND USE**  
 EXISTING LAND USE: VACANT  
 EXISTING ZONING: SP (NEW PERRIS SPECIFIC PLAN)  
 PROPOSED G.P. LAND USE: SP (NEW PERRIS SPECIFIC PLAN)  
 PROPOSED ZONING: SP (NEW PERRIS COMMERCIAL CENTER)

**SCHOOL DISTRICT**  
 PERRIS ELEMENTARY SCHOOL DISTRICT  
 PERRIS UNION HIGH SCHOOL DISTRICT

**EARTHWORK ESTIMATE**  
 CUT: 29,000 CY  
 FILL: 14,000 CY  
 TOTAL: 43,000 CY (IMPORT)

**LEGEND**

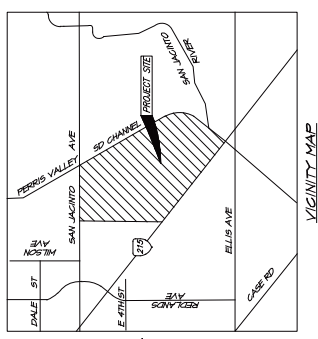
- EXISTING CENTER LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING LOT LINE
- PROJECT BOUNDARY
- PROP. EASEMENT
- PROPERTY RIGHT OF WAY
- PROPOSED CENTER LINE
- PROPOSED CURB

**ACREAGE**

PARCEL NO.	NET	PROP. B/L	GROSS
PARCEL 1	2741 AC	119 AC	3024 AC
PARCEL 2	3641 AC	129 AC	3921 AC
PARCEL 3	4740 AC	157 AC	5297 AC
PARCEL 4	6152 AC	171 AC	6823 AC
PARCEL 5	310 AC	104 AC	414 AC
PARCEL 6	214 AC	72 AC	286 AC
PARCEL 7	314 AC	104 AC	418 AC
PARCEL 8	159 AC	53 AC	212 AC
LOT F (BASIN LOT)	2920 AC	112 AC	3032 AC
TOTAL	22027 AC	743 AC	23470 AC

**SHEET INDEX**

SHEET 1: TITLE  
 SHEET 2: LEGAL DESCRIPTION EASEMENTS  
 SHEET 3-4: PROPOSED PARCELS  
 SHEET 5-6: CONCEPTUAL MASS GRADING  
 SHEET 6-7: CONCEPTUAL UTILITY SHEET



**UTILITY PROVIDERS**

**WATER**  
 EASTERN MUNICIPAL WATER DISTRICT  
 PHONE: (951) 939-0177

**SEWER**  
 EASTERN MUNICIPAL WATER DISTRICT  
 PHONE: (951) 939-0177

**ELECTRICAL**  
 SOUTHERN CALIFORNIA GAS COMPANY  
 PHONE: (951) 940-7800

**TELEPHONE**  
 SPECTRUM  
 PHONE: (951) 940-7800

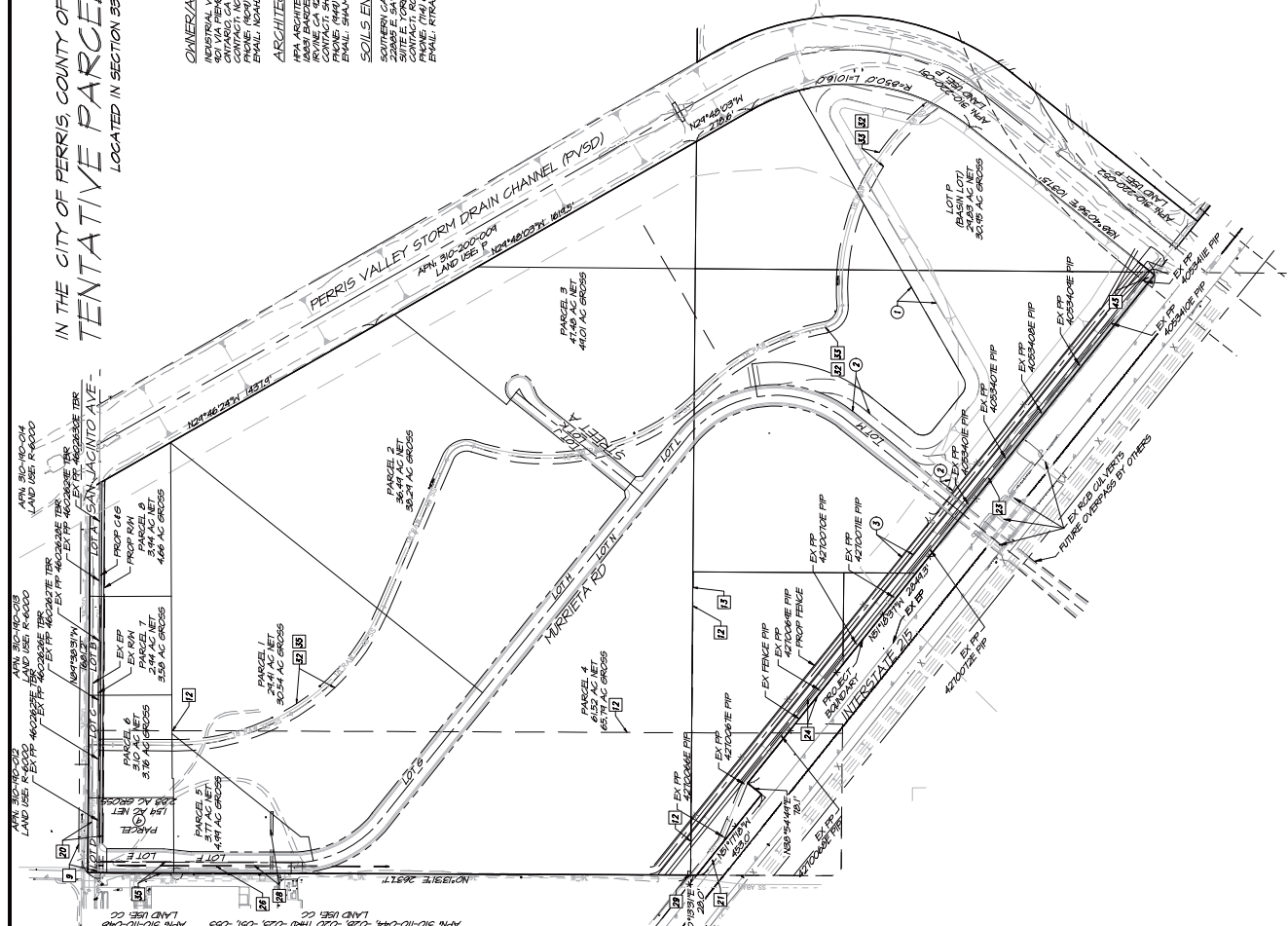
**CABLE TV**  
 FRONTIER  
 PHONE: (951) 284-5100

**GENERAL INFORMATION**

- THANKS BRCA MAP BOOK PAGE 807 GRID: J, B, 12.
- THIS MAP AND LEGEND ARE THE ENTIRE CONTIGUOUS OWNERSHIP.
- PROJECT IS WITHIN NEW PERRIS SPECIFIC PLAN.
- PROJECT IS WITHIN PERRIS COMMUNITY SERVICES DISTRICT.
- PROJECT IS WITHIN PERRIS COMMUNITY SERVICES DISTRICT.
- ALL SLOPES ARE 2:1 RATIO UNLESS OTHERWISE NOTED.
- NO SUBSURFACE DEPTHS OR EXISTING WELLS ON THE PROPERTY.
- ALL SLOPES ARE 2:1 RATIO UNLESS OTHERWISE NOTED.
- NO SUBSURFACE DEPTHS OR EXISTING WELLS ON THE PROPERTY.
- THE PROJECT WILL COMPLY WITH ALL APPLICABLE REGULATIONS.
- PROJECT SITE IS WITHIN FLOOD ZONE AE AND WITHIN THE FLOODWAY ZONE AE FOR THE SAN JACINTO RIVER AND CROSSCHACH.
- PROJECT SITE IS WITHIN FLOOD ZONE AE AND WITHIN THE FLOODWAY ZONE AE FOR THE SAN JACINTO RIVER AND CROSSCHACH.

**PROJECT DESCRIPTION**

THE PROPOSED PROJECT INCLUDES A SPECIFIC PLAN PERMISSORY EASEMENT PLAN. THIS CHANGE WOULD REMOVE THE EXISTING HOUSING AND RELOCATE THE EXISTING HOUSING TO THE EXISTING HOUSING. THE PROJECT WOULD REMOVE THE EXISTING HOUSING AND RELOCATE THE EXISTING HOUSING TO THE EXISTING HOUSING. THE PROJECT WOULD REMOVE THE EXISTING HOUSING AND RELOCATE THE EXISTING HOUSING TO THE EXISTING HOUSING.



TENTATIVE PARCEL MAP NO. 38760  
 NEW PERRIS COMMERCIAL CENTER  
 TITLE SHEET

SCALE: 1" = 250'	DATE: 11/15/2024	PROJECT NO.: 24-000
DESIGNED: SKK	CHECKED: SKK	DATE: 11/15/2024
PROJECT NO.: 24-000	PROJECT NAME: NEW PERRIS COMMERCIAL CENTER	PROJECT LOCATION: PERRIS, CA
PROJECT NO.: 24-000	PROJECT NAME: NEW PERRIS COMMERCIAL CENTER	PROJECT LOCATION: PERRIS, CA

# EXHIBIT F

## Notice of Preparation

*Due to the size of the file, the document is  
available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-444#docan1206 1313 479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-444#docan1206_1313_479)

# **EXHIBIT G**

Planning Commission Staff Report without  
Exhibits - Dated August 7, 2024



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** August 7, 2024

**SUBJECT:** Scoping Meeting for an Environmental Impact Report associated with General Plan Amendment (GPA) 23-05153, Specific Plan Amendment (SPA) 23-05115, Tentative Parcel Map 23-05154 (TPM 38760), Development Agreement (DA) 24-05168, and Development Plan Reviews (DPRs) 23-00011, 24-00006, and 24-00007 – A proposal to consider the following entitlements to create a new Specific Plan for the New Perris Specific Plan to facilitate the development of three (3) commercial retail buildings totaling 6,780 square feet and eight (8) industrial buildings totaling up to 3,681,020 square feet on 218.14 acres of the larger 345-acre (in total) Specific Plan area, located south of San Jacinto Avenue, west of Dunlap Drive and northeast of Ellis Avenue and I-215 freeway: 1) General Plan Amendment to amend the Circulation Element to replace a planned freeway interchange at the eastern end of Ellis Avenue with a freeway overpass and to realign it with the proposed Murrieta Road extension; 2) Specific Plan Amendment to rescind the New Perris Specific Plan and create the New Perris Commerce Center Specific Plan to act as a regulatory document for the establishment of development standards and design guidelines for the entire Specific Plan area; 3) Tentative Parcel Map to establish eight (8) parcels totaling 218.14 acres for commercial and industrial development and one (1) parcel totaling 111 acres for open space/conservation area; 4) Development Agreement for specific project improvements and community benefits; and 5) Development Plan Reviews for the review of the site plan and building elevations for the proposed industrial and commercial components of the project. Applicant: Industrial VI Enterprises, LLC.

**REQUESTED ACTION:** Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the Project for the preparation of an Environmental Impact Report.

**CONTACT:** Patricia Brenes, Planning Manager

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**BACKGROUND:**

The project site encompasses the entirety of the New Perris Specific Plan (NPSP), adopted by the City in 1989. San Jacinto Avenue bounds the Specific Plan area to the north, Ellis Avenue to the south, I-215 freeway to the west, the Perris Valley Storm Drain, and the San Jacinto River to the east. An amendment to the Specific Plan approved in 2010 reduced the overall specific plan area from its original 596 acres to 345 acres. The NPSP envisioned a multi-use concept comprised of 21 acres of commercial (retail) use, 40 acres of research and development use, 24 acres of stand-alone office use, 37 acres of residential use to accommodate 141 residential units; 31 acres of mixed-use office and commercial use; 12 acres for hotel use, 131 acres for golf course/open space use, and an extensive circulation network.

**PROJECT DESCRIPTION**

The Project consists of rescinding the New Perris Specific Plan and replacing it with the proposed Perris Commerce Center Specific Plan (NPCCSP) to facilitate development of a commercial development consisting of three (3) commercial retail buildings totaling 6,780 square feet and eight (8) industrial buildings totaling up to 3,681,020 square feet within five (5) Planning Areas totaling 218.14 acres of the larger 345-acre Specific Plan area, and one (1) parcel consisting of approximately 111 acres for open space/land conservation. The project also involves replacing a planned freeway interchange at the eastern end of Ellis Avenue with a freeway overpass to provide truck access for their industrial operations to the freeway interchange at Highway 74 and Mapes Road via Case Road.

Although, on February 27, the City Council authorized the feasibility study for the Ellis Avenue/I-215 overpass, there was no decision on whether this would be a designated truck route, nor was there a timeframe for the construction of the interchange, as only funding for the feasibility study has been secured. Summarized below is the proposed development within each Planning Area:

- **Planning Area (PA) 1a**

Planning Area 1a consists of 1.6 acres and is located on the southwest corner of the realigned Murrieta Road and San Jacinto Road. The land use designation is Mixed Use Retail with Single Family Residential Potential, intended for retail and residential uses. PA 1a is proposed to be developed with a commercial shopping center consisting of three (3) retail and commercial buildings totaling 6,780 square feet. The commercial/retail buildings are speculative. Although not shown on the plans, a future gas station at the corner of PA 1a will be analyzed in the EIR. Access to PA 1a will be provided from the proposed Murrieta Road extension.

- **Planning Area (PA) 1b**

Planning Area 1b consists of 13.6 acres and is located on the north side of the Specific Plan area, fronting onto San Jacinto Avenue and east of PA 1a. The land use designation is Industrial Park, Light Industrial/Minor Accessory Commercial, intended for a lighter industrial park with minor accessory commercial uses and parking areas. PA 1b is proposed to be

developed with a business park consisting of three (3) speculative small warehouse buildings totaling 187,150 square feet. Access to PA 1b will be provided from San Jacinto Avenue.

- **Planning Areas (PA) 2, 3 and 4**

Planning Areas 2, 3, and 4 consist of 204.5 acres and are located south of PAs 1a and 1b, east of the Perris Valley Storm Drain Channel, and west of the I-215 freeway. The land use designation for the three PAs is Industrial Park – High Cube with Potential E-Commerce, which is intended for an industrial park, high cube logistics with potential e-commerce uses, and auto and trailer parking areas. PAs 2, 3, and 4 are proposed to be developed with four (4) large industrial warehouse buildings totaling 3,431,720 square feet and a 62,150 square foot industrial warehouse building. The reconfigured Murrieta Road extension will provide access to PAs 2, 3, and 4.

- **Planning Area (PA) 5**

Planning Area 5 consists of approximately 111 acres and is located on the most southerly area of the project site across the Perris Valley Storm Drain Channel. It is designated as an open space/conservation area dedicated to perpetual conservation in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The proposed NPCCSP would include a development plan identifying the land uses, site access and transit connections, circulation, drainage, water, sewer, public facilities and services, and development standards and permitted land uses for the Planning Areas within the NPCCSP. The Tentative Map would establish the legal subdivision of the individual parcels.

To facilitate this project, the following entitlements are requested:

- General Plan Amendment – To amend the Circulation Element of the General Plan to replace a planned freeway interchange at the eastern end of Ellis Avenue with a freeway overpass and to realign it with the proposed Murrieta Road extension. The Project would extend Murrieta Road south of San Jacinto Road as a secondary arterial road. Murrieta Road would provide access through the NPCCSP.
- Specific Plan Amendment – To rescind the New Perris Specific Plan and create the New Perris Commerce Center Specific Plan to act as a regulatory document for the establishment of land use designations, permitted uses, development standards and design guidelines, site access and transit connections, circulation, drainage, water, sewer, and public facilities and services for the entire Specific Plan area.
- Development Agreement – To document the timing of certain off-site improvements, payment of fees, and community benefits.
- Tentative Parcel Map — The 345-acre overall project site will be subdivided into eight (8) parcels for commercial and industrial development, one (1) 111-acre parcel for open

space/conservation land, and a letter lot for a water retention basin and street dedication for both San Jacinto Road and Murrieta Road.

- Development Plan Review(s) - Review of the site plan and building elevations for the proposed commercial and industrial development within Planning Areas 1 - 4.

## **ENVIRONMENTAL IMPACT REPORT:**

Pursuant to California Environmental Quality Act (CEQA) Guideline Sections 15050 and 15063, the City used information provided by the applicant regarding the project to determine that there is substantial evidence individually and cumulatively that may cause a significant effect on the environment which would trigger the preparation of Environmental Impact Report (EIR). The EIR will analyze all environmental topics included in the standard environmental checklist form.

- ***Scoping Meeting***

The purpose of the scoping meeting is to provide information on the project and allow the Planning Commission, interested persons, organizations, and agencies the opportunity to comment on the preliminary assessment of the environmental issues that would need to be addressed in the project-specific Environmental Impact Report. After the scoping meeting, staff will work with the applicant and the Project environmental consultant on addressing any Project design concerns to reduce or eliminate, if possible, any environmental impacts. Upon completion of the Draft EIR, responses to comments received during the circulation period of the DEIR will be prepared as part of the Final EIR. The Final EIR will be presented to the Planning Commission for consideration and recommendation to the City Council.

- ***Notice of Preparation***

A Notice of Preparation (NOP) and information provided by the applicant regarding the project triggered the need for an EIR. The public review period for the NOP commenced on July 26, 2024, and ends on August 26, 2024. As of the writing of this staff report, no letters have been received by staff regarding this project. All comments received will be addressed in the Final EIR, and all commenting agencies will receive a response to their comments in compliance with the CEQA Guidelines.

- ***Environmental Impact Report***

The Draft EIR prepared for the Project will contain an executive summary, project background, project description, a description of the existing environmental setting and surrounding area, cumulative analysis, environmental analysis of the project site, other CEQA considerations, alternatives to the proposed project, effects found not to be significant, mitigation measures to reduce potentially significant impacts to less than significant levels, and appendices for each technical report. All environmental topics will be analyzed in the Draft EIR, which include:

- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Biological Resources

Staff Report

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

**RECOMMENDATION:**

Staff recommends that the Planning Commission conduct a public Scoping Meeting, and review, discuss, and provide feedback on issues that should be addressed in the EIR for General Plan Amendment (GPA) 23- 05153 Specific Plan Amendment (SPA) 23-05115, Tentative Parcel Map (TPM) 23-05154, Development Agreement (DA) 24-05168, and Development Permit Review’s (DPR) 23-00011, 24-00006 and 24-00007.

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**BUDGET (or FISCAL) IMPACT:** There is no fiscal impact associated with this project since all project costs are borne by the applicant.

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Prepared by: Mathew Evans, Project Planner  
Reviewed by: Patricia Brenes, Planning Manager

**EXHIBITS**

- A. Vicinity and Aerial Map
- B. Existing and Proposed Specific Plan Maps
- C. MARB/IP ALUCP Map
- D. Location and Site Plans – *Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>*
- E. Tentative Parcel Map No. 38760
- F. Notice of Preparation (NOP) -*The NOP is available on the City's website at: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>*

Consent:  
Public Hearing:  X  
Business Item:  
Presentation:  
Other: