

Planning Commission Agenda

CITY OF PERRIS

August 21, 2024

Item

6C

Scoping Meeting for an EIR Report associated with GPA 24-05175, (SPA) 22-05250; ZC 24-05176; (DA) 17-05136; Tentative Vesting Parcel Map 24-05198 (TVPM 38811); Tentative Parcel Map 22-05251 (TPM 38810); Conditional Use Permits (CUPs) 22-05005 and 23-05235; and DPRs 22-00017, 22-0001, 22-05239, 22-00023, 22-00024, 22-00025, 24-00008, and 24-00009



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: August 21, 2024

SUBJECT: Scoping Meeting for an Environmental Impact Report associated with General Plan Amendment (GPA) 24-05175; Specific Plan Amendment (SPA) 22-05250; Zone Change (ZC) 24-05176; Development Agreement Amendment (DA) 17-05136; Tentative Vesting Parcel Map 24-05198 (TVPM 38811); Tentative Parcel Map 22-05251 (TPM 38810); Conditional Use Permits (CUPs) 22-05005 and 23-05235; and Development Plan Reviews (DPRs) 22-00017, 22-0001, 22-05239, 22-00023, 22-00024, 22-00025, 24-00008, and 24-00009 – A proposal to consider the following entitlements for a comprehensive update to the Harvest Landing Specific Plan to facilitate the project in two Phases with Phase 1 consisting of 1,727,579 square feet of industrial development on 140.71 acres and 428,507 square feet of commercial development on 46.72 acres located between the I-215 Freeway and Perris Boulevard, and north of Nuevo and South of Orange Avenue; and Phase 2 for future industrial development totaling 4,007,956 square feet on 122.68 acres located north of Orange Avenue and south of Placentia Avenue: 1) General Plan Amendment to modify the northerly boundary of the Specific Plan to include 16.2 acres located northwest of the existing Harvest Landing Specific Plan and amend the land use designation from Business Park to Harvest Landing Specific Plan; and to remove 7.26 acres on the most southerly portion of the Specific Plan; 2) Specific Plan Amendment To replace the residentially and open space zoned properties with Commercial (C) and Multiple Business Uses (MBU) for industrial land uses, and to establish development standards and guidelines, and implementation/administration provisions; and to apply an MBU Overlay to the 10.66 acres, located northwest of the Specific Plan; 3) Zone Change to rezone 5.54 acres, located on the northwest of the existing Harvest Landing Specific Plan, from Light Agricultural (A1) Zone to Harvest Landing Specific Plan Zone.; 4) Amendment to the existing Development Agreement for specific project improvements and community benefits; 5) Tentative Parcel Map to subdivide 122.68 acres into 8 parcels in Phase 2 for future mixed business development; 6) Tentative Vesting Parcel Map to subdivide 235.6 acres into 21 parcels in Phase 1 for commercial and industrial development; 7) Conditional Use Permits to allow two

drive-thru restaurant businesses and a vehicle fueling station related to the proposed big box retail store; and 8) Development Plan Reviews for site plan and building elevations related to the commercial/retail buildings and industrial warehouse buildings. Applicant: Howard Industrial Partners.

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

BACKGROUND:

The Project site consists of 358.28 acres, of which 341.1 acres are located within the Harvest Landing Specific Plan, and 16.2 vacant acres located south of Placentia Avenue in the most northerly portion of the Project site. The City Council adopted the Harvest Landing Specific Plan in 2011. The Project site is located in the central portion of the City and is generally bordered by Placentia Avenue to the north, Nuevo Road to the south, North Perris Boulevard to the east, and Frontage Road/Interstate 215 to the west (Exhibit A). Currently, the majority of the Project site is vacant land that previously has been disturbed for agricultural use. Existing uses include three single-family residences on approximately 5.1 acres located in the central portion of the Project site at the Indian Avenue/Orange Avenue intersection and Val Verde Elementary School on 10.66 acres in the northwest corner of the Project site. The Specific Plan envisioned 1,860 residential units on 170.1 acres, 80.9 acres for Multiple Business Use, 7.6 acres for commercial use, 16.5 acres for a sports park, 3.1 acres for a community recreation center, 8.3 acres for a park around Harvest Lake, 11.1 acres for Harvest Lake, 5 acres for paseos, 4.9 acres for drainage, and 34.1 acres for rights-of-way.

Surrounding land uses include:

- North: commercial and industrial uses
- South: commercial uses and Interstate 215
- East: commercial and industrial uses, vacant land and residential uses beyond
- West: commercial uses, vacant land, and Interstate 215 freeway.

PROJECT DESCRIPTION:

The Project, consisting of 358.28 acres, proposes a comprehensive amendment to the Harvest Landing Specific Plan on 341.1 acres and an extension of its northerly boundary to include three parcels totaling 16.2 acres located south of Placentia Avenue in the most northerly portion of the Project site to facilitate development of an industrial complex, commercial/retail center, a pedestrian walking trail within and along the perimeter of the water quality basin, landscaping, surface parking lots, and off site infrastructure and improvements.

The Specific Plan Amendment proposes to replace the residential and recreational land use designations with Multiple Use Business (MBU) and increase the acreage of Commercial and WQMP land use designations. In addition, the amendment will identify land uses, development standards and guidelines, circulation plan, public facilities and services, and implementation/administration provisions for the Specific Plan area, which would allow a maximum development capacity of 8,604,984 square feet of MBU and 1,526,342 square feet of Commercial uses, envisioned to occur in two phases. Table 1 below compares the acres of existing and proposed land uses designations.

Table 1: Proposed Specific Plan Amendment

Land Use Type	Existing Specific Plan (acres)	Specific Plan Amendment (acres)
Residential	170.1	0
Multiple Use Business	80.9	263.39
Commercial	7.6	46.72
Recreational	44.0	0
WQMP/Trails	0	13.08
Other (Roads, Drainage)	39.0	35.09
Total Acreage	341.1	358.28

Following is a summary of the proposed development in Phases 1 and 2.

Phase 1 (Late 2026)

Phase 1 consists of industrial (MBU) and commercial/retail development, a water quality basin and associated infrastructure on 235.60 acres located south of Orange Avenue. The subject site is generally vacant, except for three (3) existing residential structures located at the Indian Avenue/Orange Street intersection that are proposed to be demolished.

The proposed buildout of the entire Specific Plan, which based on the development applications for commercial and industrial uses, would be 1,727,579 square feet of MBU uses that will include one parcel hub, three high cube warehouses, and three light industrial buildings; and 428,507 square feet of Commercial uses that will include a big box retail building with a vehicle fuel station, a multi-tenant commercial building, and stand-alone pads.

o *Multiple Business Use (140.71 acres)*

The Multiple Business Use (MBU) land use category within the Specific Plan provides for a mix of professional office, industrial, research and development, business park, retail commercial, related storage and support service uses, and pedestrian linkages. Allowed uses associated with business, professional or administrative services include small-scale warehousing and light manufacturing. The projects proposed under the MBU land use designation include:

- Light Industrial: The project includes three light industrial buildings totaling 198,500 square feet (Buildings 3, 4, and 5). The light industrial uses and related activities

include manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing. Truck and automobile parking will not comingle and will have access to the site along Frontage Road.

- Parcel Hub: The project includes a parcel hub totaling 322,079 square feet. It is intended for a central distribution carrier. Truck access to the parcel hub is proposed along Frontage Road and access to passenger vehicles is proposed along Orange Avenue.
- High Cube Warehouses: The project includes three buildings (Buildings 2, 6, and 7) ranging in size from 309,000 square feet to 509,000 square feet for a total of 1,207,000 square feet. Truck access to the buildings is provided from Frontage Road. Access to passenger vehicles is provided from Barrett Avenue and Orange Avenue.

All truck driveways along Frontage Road would be left-turn in and right turn-out only. Adequate parking will be provided to serve the proposed industrial buildings. A total of 1,239,079 square feet or 20.2 percent of this portion of the Project site would be covered with drought tolerant landscaping, primarily along the boundaries of each proposed parcel. In addition, the Project would include construction of decorative screen walls to screen the loading areas.

o ***Commercial/Retail Development (46.72 acres)***

- Commercial Shopping Center: The Commercial/Retail development includes construction of a Commercial Shopping Center totaling 250,457 square feet on 22.27 acres containing a multi-tenant building that includes a major retail tenant space and in-line tenants and eight separate retail pads fronting onto Orange Avenue and N. Perris Boulevard.

A total of 117,224 square feet or 12 percent of this site is proposed for drought tolerant landscaping, primarily planted along the perimeter of the lot. In addition, three plazas are proposed at the northeast corner of the site, featuring outdoor seating, artificial turf, a water feature, and thematic elements including a water tower, greenhouse structures, and bridge and dry creek elements.

Access will be provided along Daniela Way, N. Perris Boulevard, and Orange Avenue. Delivery trucks would only access the site from the driveways along Daniela Way and Orange Avenue. Adequate parking will be provided to serve the commercial shopping center. Loading areas for delivery trucks would be provided along the west side of the multi-tenant retail building.

- Big Box Retail Building/ Vehicle Fuel Station/ Commercial Restaurant Pads: The commercial/retail development includes construction of a 167,050 square foot free-standing big box retail building, a 12-pump vehicle fuel station, and two (2) out parcels for future development of two 5,500 square foot fast food restaurants on 24.45 acres. A total of 170,447 square feet or 19 percent of the site area is proposed for drought tolerant landscaping, planted within the parking lot and along the perimeter of the site.

Staff Report

Access will be provided along Barrett Avenue, Daniela Way, and N. Perris Boulevard. Delivery trucks would access this development site from the driveway along Barrett Avenue. Adequate parking will be provided to serve this development site.

Project Phase 2 (2026-2030)

Phase 2, consisting of 122.68 acres, is proposed to have a MBU land use designation. A Multiple Business Use Overlay is proposed to be applied on the existing Val Verde Elementary School, developed on 10.66 acres. Phase 2 would allow up to 4,007,956 square feet of light industrial, warehouse, and/or manufacturing uses. It is anticipated development in Phase 2 would commence in 2026 and be completed by 2030.

The following entitlements are requested to facilitate Project development:

- General Plan Amendment – To modify the northerly boundary of the Specific Plan to include 16.2 acres located northwest of the existing Harvest Landing Specific Plan and amend the land use designation from Business Park to Harvest Landing Specific Plan; and to remove 7.26 acres on the most southerly portion of the Specific Plan.
- Specific Plan Amendment – To replace the residentially and open space zoned properties with Commercial (C) and Multiple Business Uses (MBU) for industrial land uses, and to establish development standards and guidelines, and implementation/administration provisions; and to apply an MBU Overlay to the 10.66 acres, located northwest of the Specific Plan.
- Zone Change – To rezone 5.54 acres, located on the northwest of the existing Harvest Landing Specific Plan, from Light Agricultural (A1) Zone to Harvest Landing Specific Plan Zone.
- Development Agreement Amendment – To amend the existing Development Agreement Amendment to the existing Development Agreement for specific project improvements and community benefits.
- Tentative Vesting Parcel Map to subdivide 235.6 acres into 21 parcels in Phase 1 for commercial and industrial development.
- Tentative Parcel Map to subdivide 122.68 acres into 8 parcels in Phase 2 for future mixed business development.
- Conditional Use Permits – To allow two drive-thru restaurant businesses and a vehicle fueling station related to the proposed big box retail store.
- Development Plan Reviews – To review the overall site plan, landscape plan, and buildings elevations for the proposed industrial and commercial/retail development in Phase 1.

ENVIRONMENTAL IMPACT REPORT:

Pursuant to California Environmental Quality Act (CEQA) Guidelines 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 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 an 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 August 9, 2024, and ends on September 9, 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 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 containing each technical report. All environmental topics will be analyzed in the Draft EIR, which include:

- Aesthetics
- Agriculture and Forestry Resources
- 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
- Mineral Resources
- Noise
- Population & Housing

Staff Report

- 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) 24-05175, Specific Plan Amendment (SPA) 22-05250, Zone Change (ZC) 24-05176, Development Agreement (DA) Amendment 17-05136, Tentative Parcel Map (TPM) 22-05251, Conditional Use Permits (CUPs) 22-05005 and 23-05235, and Development Permit Reviews (DPRs) 22-00017, 22-00001, 22-05239, 22-00023, 22-00024, 22-00025, 24-00008 and 24-00009.

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

Prepared by: Albert Armijo, Project Planner
Reviewed by: Patricia Brenes, Planning Manager

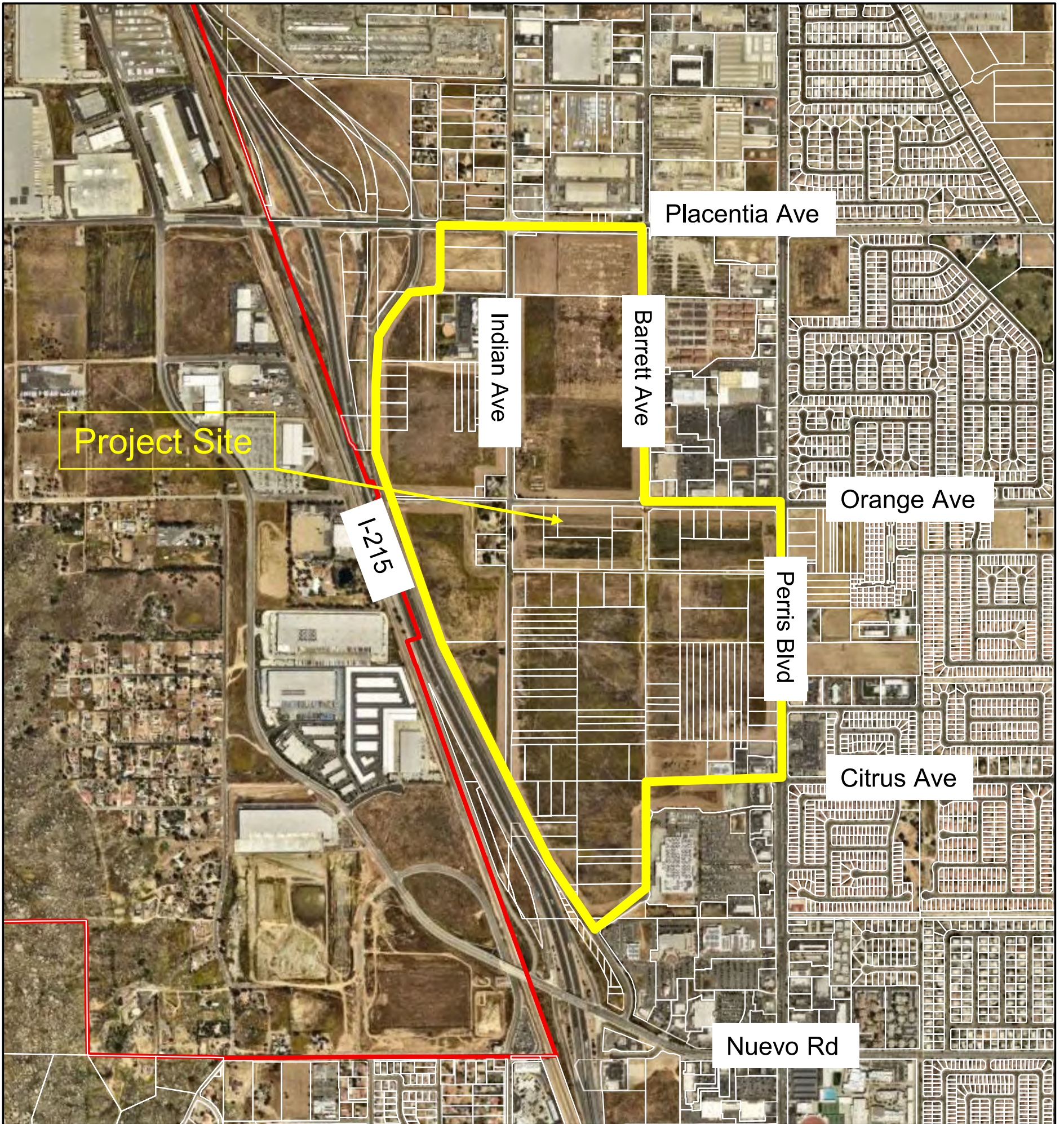
EXHIBITS

- A. Vicinity Map
- B. Existing and Proposed Specific Plan Maps
- C. Project Plans (Overall Site Plan; Commercial Site Plan, Building Elevations, Renderings; and Industrial Site Plan, Building Elevations, and Renderings)
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/-folder-448#docan1206_1313_479
- D. Notice of Preparation (NOP)



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

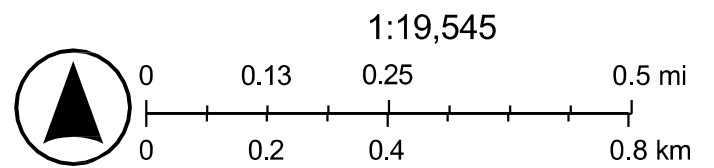
EXHIBIT A
Vicinity Map

Vicinity Map



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-  Parcels
-  Perris Boundary



Nearmap

EXHIBIT B

Existing and Proposed Specific Plan Maps

Existing and Proposed Land Use Designations

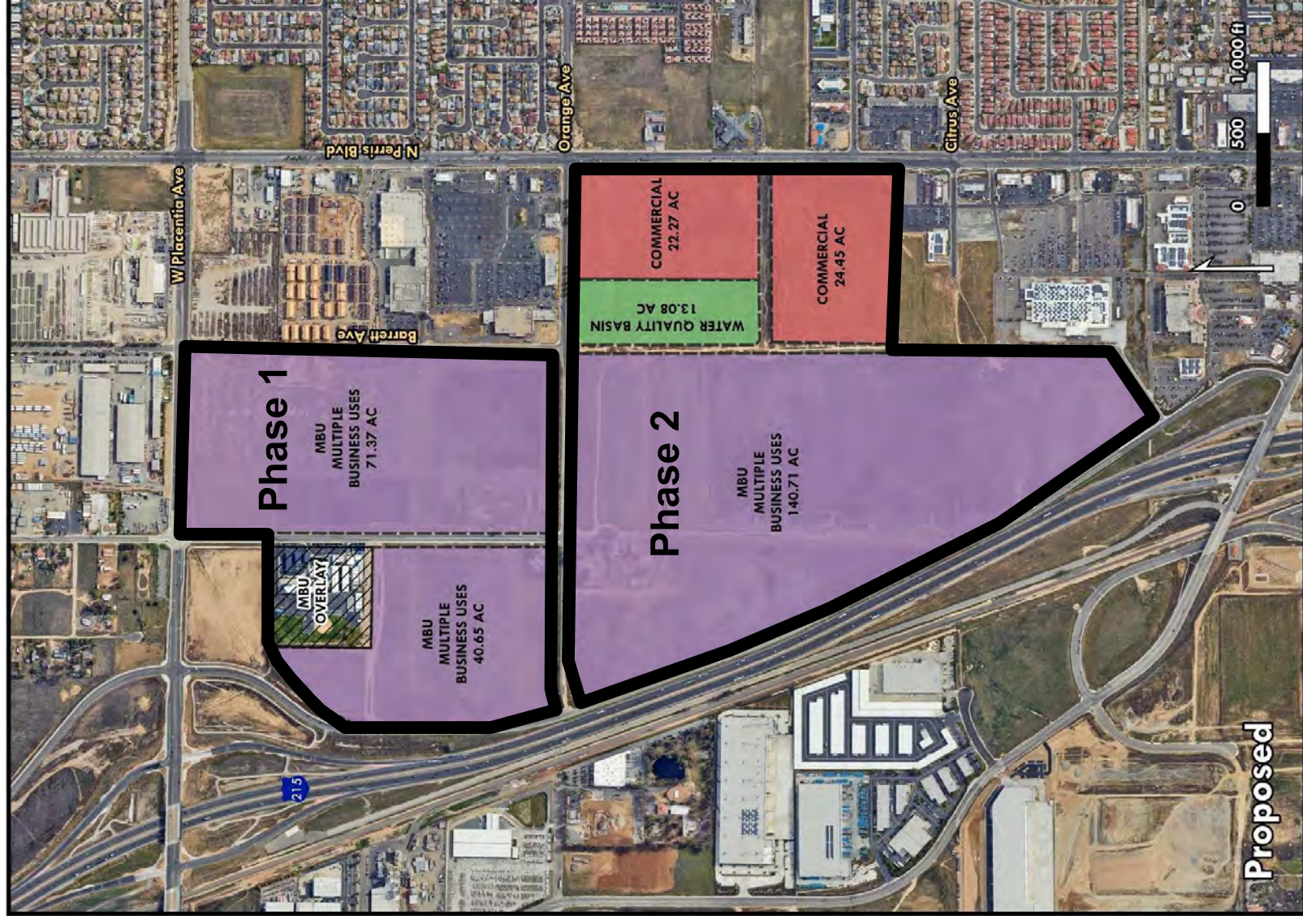
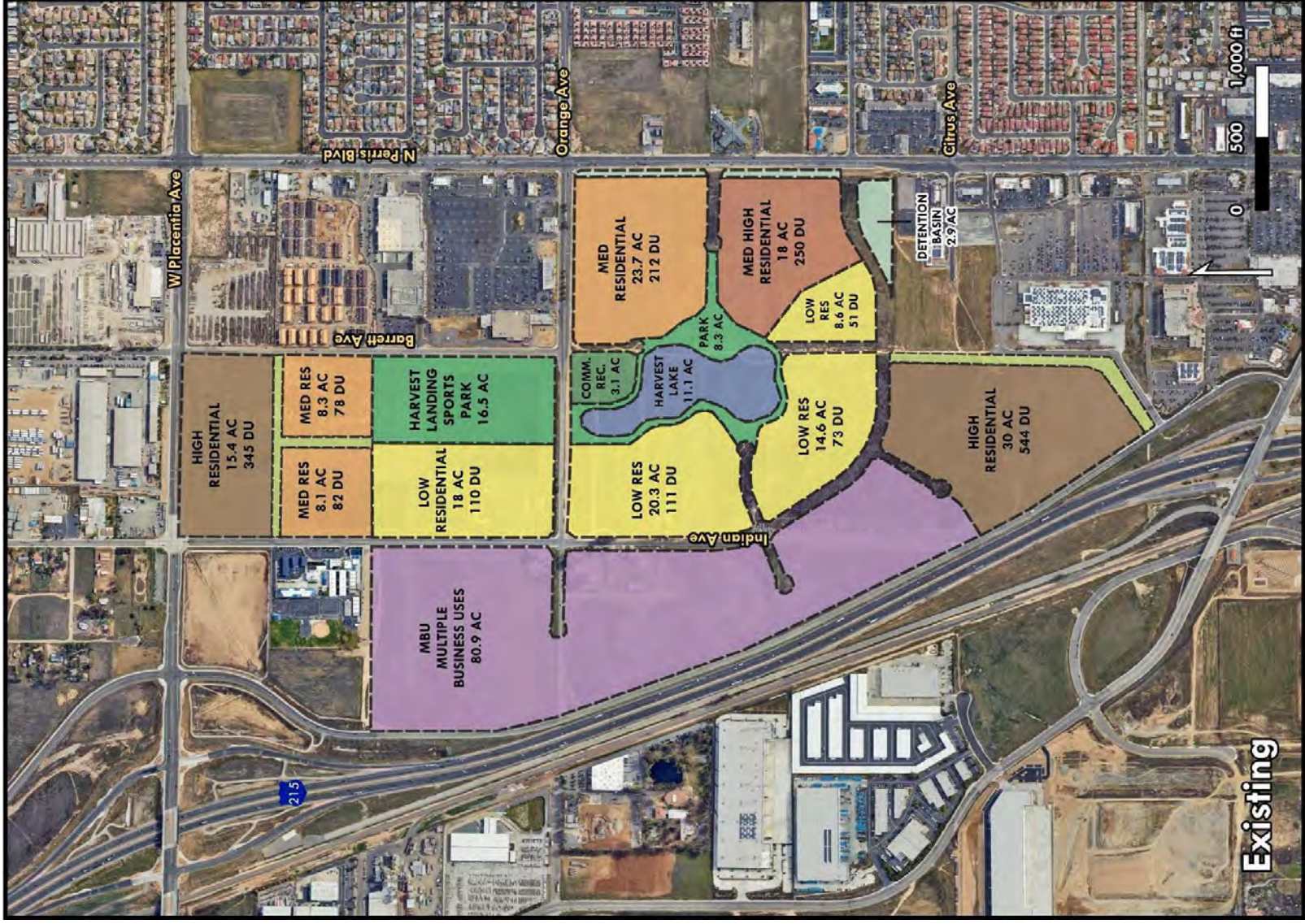


EXHIBIT C

Project Plans (Overall Site Plan;
Commercial Site Plan, Building Elevations,
Renderings; and Industrial Site Plan,
Building Elevations, and Renderings)

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

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
448#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-448#docan1206_1313_479)





- EVERGREEN SCREEN TREE
PINUS ELDERICA
- EVERGREEN SCREEN TREE
TIGSIANIA CONFERTIA
- TRASH ENCLOSURE
SCREEN SHRUBS
- PEDESTRIAN CONNECTION
TO WOMP PARCEL
- TEENANT MONUMENT SIGN
- PERIMETER SETBACK TREE
POMAXIS X ACERIFOLIA
- PERIMETER SETBACK TREE
PINUS CHAMICLIER
- OFFSITE PLANTING. REFER TO MASTER DEVELOPER
LANDSCAPE PLANS FOR OFFSITE IMPROVEMENTS, TYP.
- BASED SEAWALLS AT STOREFRONT
PLAYERS, TYP.
- STOREFRONT WALKWAY
PLANTING PLANS
• PLANTING PAVERS
• OUTDOOR SEATING
- NORTH PLAZA
• DECORATIVE ARBOR
• SPECIMEN TREE
• ENHANCED PAVING
• OUTDOOR SEATING
• THEMATIC WATER TOWER &
GREENHOUSE STRUCTURES
- TEENANT MONUMENT SIGN
- CENTRAL PLAZA
• WATER FEATURE
• ARTIFICIAL TURF
• ENHANCED PAVING
• OUTDOOR SEATING
• SPECIMEN SHADE TREES
- CORNER PLAZA
• DECORATIVE ARBOR
• SPECIMEN TREE
• ENHANCED PAVING
• OUTDOOR SEATING
• THEMATIC BRIDGE & DRY
CREEK ELEMENTS
• PROJECT ID SIGNAGE
- OFFSITE PLANTING. REFER TO MASTER DEVELOPER
LANDSCAPE PLANS FOR OFFSITE IMPROVEMENTS, TYP.
- ENTRY ACCENT TREE
OLEA EUROPAEICA WILSONII
- STOREFRONT ACCENT TREE
CERCIS FOREST PANSY
- VERTICAL ACCENT TREE
QUERCUS B. FASTIGIATA
- DRIVE & PARKING SHADE TREE
ZELNOVA CITY SPITE
- PARKING SHADE TREE
LILYMIUS P. DRAKE
- PARKING SHADE TREE
PINUS CHAMICLIER
- OFFSITE PLANTING. REFER TO MASTER DEVELOPER
LANDSCAPE PLANS FOR OFFSITE IMPROVEMENTS, TYP.
- MAJOR A
- MAJOR B
- MAJOR C
- MAJOR D
- MAJOR E
- MAJOR F
- MAJOR G
- MAJOR H
- MAJOR J
- MAJOR K
- PAD 1
- PAD 2
- PAD 3
- PAD 4
- PAD 5
- PAD 6
- PAD 7
- PAD 8
- DANIELA WAY
- N. PERRIS BLVD.
- ORANGE AVE
- WATER QUALITY RETENTION BASIN

PLANT PALETTE	Botanical Name	Common Name	WUCOLS REGION 4	Shg	Sh	PLANT PALETTE	Botanical Name	Common Name	WUCOLS REGION 4	Shg	Sh
	Chippewa Inmate Bulbar	Dandel Willow	Low	36" Box Std	77		Pinus catherineae	Catherine Pine	Mod	24" Box Std	79
	Cercis o. Forest Parryi	Forest Parry Redbud	Low	24" Box Std	19		Quercus s. fastigiata	English Oak	Mod	36" Box Std	59
	Quercus parvifolia	Australian Willow	Mod	15' Galton Std	107		Isorana confertifera	Beavone Box	Mod	24" Box Std	77
	Lagerstroemia indica Tuscanyana	Hybrid Crape Myrtle	Low	24" Box Std	15		Ulmus parvifolia Doster	Doster Evergreen Chinese Elm	Low	15' Galton Std	59
	Lagerstroemia i. fastigiate	Native Crape Myrtle	Mod	24" Box Std	18		Zelkova serrata City Spiky	City Spiky Zelkova	Mod	36" Box Std	105
	Olea europaea Wilsonii	Fullest Olive	Low	48" Box Multi	13		Pinus taeda	Pinus	Low	24" Box Std	108
	Pinus strobus	Monarch Pine	Low	24" Box Std	40		Parthenocarya s. confertifera	London Plane Tree	Mod	24" Box Std	40
	Parthenocarya s. confertifera	London Plane Tree	Mod	24" Box Std	40		Calluna heisteria	Calluna	Low	48" Box Multi	5
	Parthenocarya s. confertifera	London Plane Tree	Mod	24" Box Std	40						

SCREEN SHRUBS

- Innomis californica Eve Cray
- Westringia Blue Gem
- Dwarf Calliberry
- Blue Gem Coast Rosemary

NOTES:

- PLANT MATERIAL NOT LISTED MAY BE USED. SUBJECT TO APPROVAL BY THE CITY.
- ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL LANDSCAPE INSTALLATIONS SHALL BE PERMANENTLY MAINTAINED.

LANDSCAPE MATERIALS

- SKIPPING CENTER 1,097
- PARKING LOT STALLS 318
- PARKING LOT TREES 3X BOX 112 (50% REQUIRED)
- TOTAL SITE AREA 970,826 SF
- TOTAL LANDSCAPE AREA REQUIRED 97,280 (10% OF TOTAL SITE AREA)
- TOTAL LANDSCAPE AREA PROVIDED 117,745 SF (12% OF TOTAL SITE AREA)

COMMERCIAL SIGNAGE

- PARKING LOT TREES REQUIRED 142 (1 TREE PER 6 STALLS)
- PARKING LOT TREES PROVIDED 84 (50% REQUIRED)
- TOTAL SITE AREA 970,826 SF
- TOTAL LANDSCAPE AREA REQUIRED 97,280 (10% OF TOTAL SITE AREA)
- TOTAL LANDSCAPE AREA PROVIDED 117,745 SF (12% OF TOTAL SITE AREA)

OFFSITE PLANTING NOTE:

REFER TO MASTER DEVELOPER LANDSCAPE PLANS FOR OFFSITE IMPROVEMENTS

PLANT PALETTE

SCREEN SHRUBS

- Blue Olive Agave
- Blue Elf Aloe
- Starburst Bulbine
- Mexico English Lavender

ACCENT SHRUBS

- Blue Olive Agave
- Blue Elf Aloe
- Starburst Bulbine
- Mexico English Lavender

KEY MAP

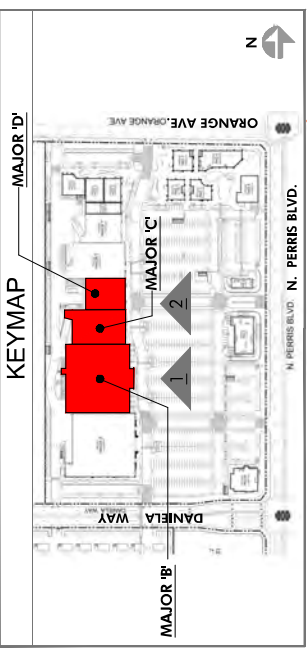
VICINITY MAP

N.T.S.

N.T.S.

FINISH LEGEND

KEY	MATERIAL	MATERIAL
1	TRASH RECEPTACLES MANUFACTURER: VICTOR STANLEY MODEL: BLACK COLOR: BLACK	STUCCO - SMOOTH HIGH-LAND STUCCO MANUFACTURER: STUCCO BY DUINN EDWARDS
2	BIKE RACKS MANUFACTURER: VICTOR STANLEY MODEL: BIKERACK COLOR: BLACK	STOREFRONT MANUFACTURER: ARCADIA MODEL: CLEAR GLASS VITRO ARCH. GLASS - 1" CLEAR FLOAT GLASS
3	SEAT BENCHES MANUFACTURER: METAL SALES MODEL: MAGNA-OC 180 COLOR: BELLAUNA BLEND	SPANDREL GLASS VITRO ARCH. GLASS AW933 WARM GRAY #2
4	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	BRICK VENEER MANUFACTURER: INTERSTATE BRICK MODEL: INTERSTATE BRICK GROUT COLOR: #81 BRIGHT WHITE BY CUSTOMERS BUILDING PRODUCT
5	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	BATTEN BOARD SIDING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: HARDIE PLANK SMOOTH (VERTICAL PANELS) APPLY LATER - EGGSHELL BY DUINN EDWARDS
6	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	STANDING SEAM METAL ROOF MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MAGNA-OC 180 COLOR: SLATE GRAY (W59)
7	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	METAL WALL PANELS MANUFACTURER: METAL SALES MODEL: MAGNA-OC 180 COLOR: SLATE GRAY (W59)
8	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	STONE VENEER MANUFACTURER: EL DORADO STONE MODEL: ROUNDTOP COLOR: FIREBIRD TRAIL
9	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	SPRING ACTURER: HARDE BOARD MANUFACTURER: ARTISAN SQUARE CHANNEL COLOR: PRINED TO PAINT
10	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	METAL CANOPY MANUFACTURER: BY GENERAL CONTRACTOR MODEL: BY GENERAL CONTRACTOR COLOR: DE 6385 BLACK BEAN - SEMI GLOSS BY DUINN EDWARDS
11	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	DICKS SPORTING GOODS BY DUINN EDWARDS COLOR: DE 1501 WOODY BLUES - SEMI GLOSS
12	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	METAL TRELIS POST & STEEL FRAMING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: DE 6385 BLACK BEAN - SEMI GLOSS BY DUINN EDWARDS
13	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	PRECAST CONCRETE BASE MANUFACTURER: EMPHIRE PRECAST MODEL: NATURAL GRAY COLOR: NATURAL GRAY
14	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	WOOD VENEER / FABRI MANUFACTURER: BY GENERAL CONTRACTOR COLOR: BUTTERNUT
15	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	WALL LOUVERS MANUFACTURER: ARCHITECTURE WALL LOUVERS MODEL: DE 6385 BLACK BEAN - SEMI GLOSS BY DUINN EDWARDS
16	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	METAL BRACKETS MANUFACTURER: BY GENERAL CONTRACTOR MODEL: DE 6385 BLACK BEAN - SEMI GLOSS BY DUINN EDWARDS
17	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	WALL SOUNSCOE MANUFACTURER: HESS MODEL: DE 6385 BLACK BEAN - SEMI GLOSS BY DUINN EDWARDS
18	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	WALL SOUNSCOE MANUFACTURER: HESS MODEL: DE 6385 BLACK BEAN - SEMI GLOSS BY DUINN EDWARDS
19	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	WALL SOUNSCOE MANUFACTURER: HESS MODEL: DE 6385 BLACK BEAN - SEMI GLOSS BY DUINN EDWARDS
20	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	PEDESTRIAN POLE LIGHT MANUFACTURER: TIS LIGHTING MODEL: ELEGANT SIRE ARM SHEPHERDS CROOK MOUNT POLE: PA3 SERIES 15' HIGH
21	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	SIRE LIGHTS MANUFACTURER: TIS LIGHTING MODEL: SIRE LIGHT COLOR: MATTE BLACK
22	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR MODEL: MISTIQUE PLUS (W51) COLOR: NATURAL GRAY	TRELIS LIGHTS MANUFACTURER: LIGHTWAY MODEL: TRELIS LIGHT COLOR: SATIN BLACK

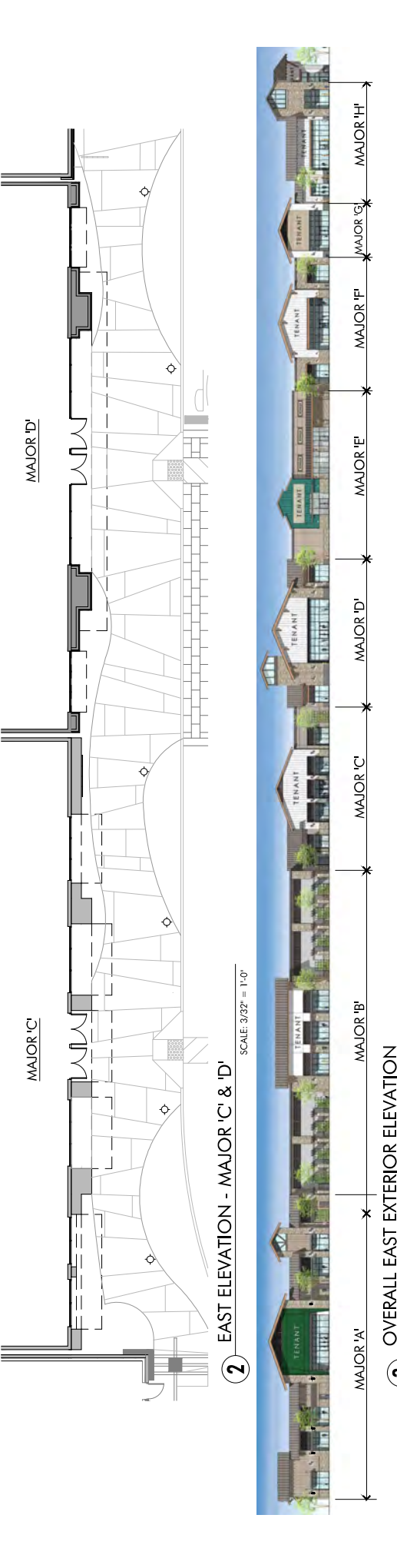
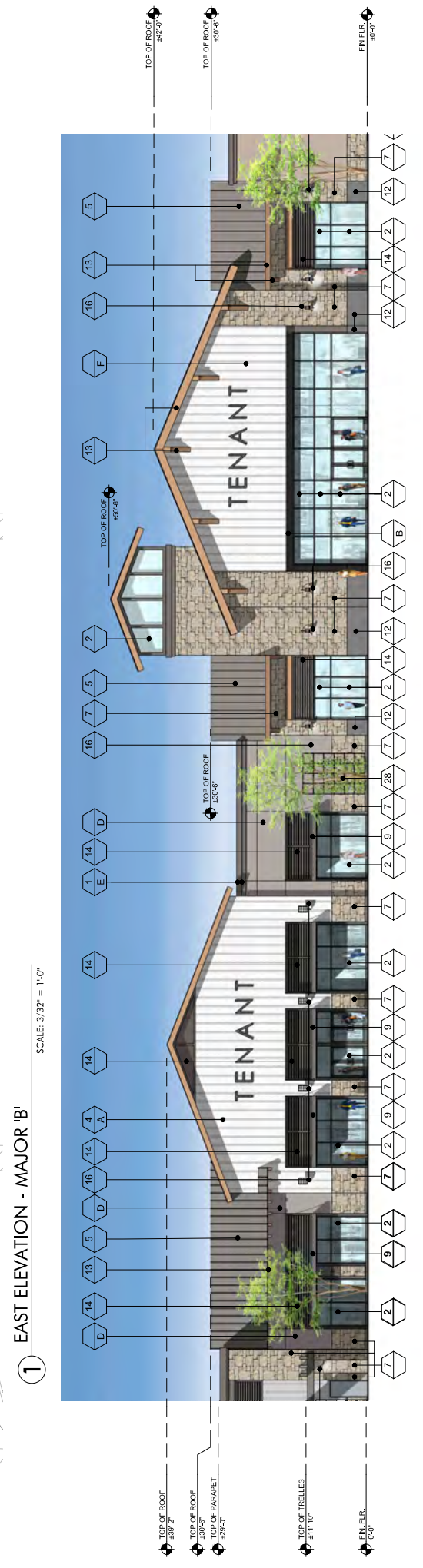


PRELIMINARY SUBJECT TO CHANGE

mma Architecture
mmaarchitecture.com

EXTERIOR ELEVATIONS
22161MMA 08.07.2024

A202



HIP So-Cal Properties LLC
2244 N. Pacific Street
Orange, CA 92865
TEL. (714) 637-3333

AZURE DEVELOPMENT CO.
944 South Greenwood Avenue
Montebello, CA 90640
TEL. (310) 467-7408

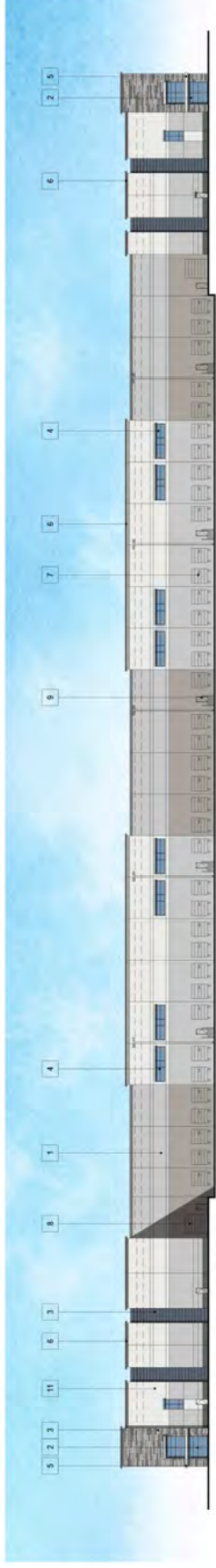
HARVEST LANDING SHOPPING CENTER

Harvest Landing Retail Center & Business Park
SWC Perris Blvd. & Orange Ave., Perris CA 92571

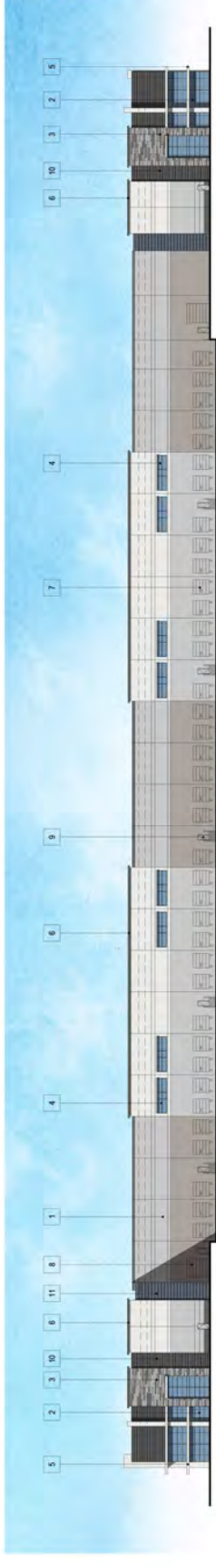
HARVEST LANDING RETAIL CENTER AND BUSINESS PARK







EAST ELEVATION (FACING INDIAN AVE)



WEST ELEVATION (FACING INTERSTATE 215 FWY)



NORTH ELEVATION



SOUTH ELEVATION

KEYNOTES:

- 1 CONCRETE TILT-UP PANEL
- 2 MEDIUM REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
- 3 TILE
- 4 CLERESTORY WITH METAL AWNING
- 5 METAL AWNING (SUN SHADE DEVICE)
- 6 PAINTED CONCRETE CORNICE
- 7 DOCK DOOR
- 8 GRADE DOOR
- 9 METAL DOOR
- 10 CORRUGATED METAL PANEL



HARVEST LANDING RETAIL CENTER AND BUSINESS PARK
Perris, CA

Colored Concept Elevations
BUILDING 2
0' 10' 20' 40' 60'



A2.5
Scale 1" = 40'-0"
Job No. 2020-392
Date 2024-04-15
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Drawing file name: P:\2020-2022\Harvest Landing Retail Center\Design\Architectural\2024-04-Bldg 2 Elevation.dwg
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HARVEST LANDING RETAIL CENTER & BUSINESS PARK

PERRIS, CA

BUILDING 2
Night View



02

Scale: 1" = 16'-0"
Job No: 2020-382
Date: 2024-08-07

EXHIBIT D

Notice of Preparation (NOP)



NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
& PUBLIC SCOPING MEETING
HARVEST LANDING RETAIL CENTER &
BUSINESS PARK PROJECT

Date: August 9, 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: Notice of Preparation for the preparation of a Draft Environmental Impact Report (EIR) for the Harvest Landing Retail Center & Business Park Project – Specific Plan Amendment (SPA) 22-05250; General Plan Amendment (GPA) 24-05175; Zone Change 24-05176; Development Plan Reviews (DPR) 22-00023, 22-00024, 22-00025, 22-05235, 22-05238, 24-00008, 24-00009; Conditional Use Permits (CUP) 22-05050, 23-05235; Tentative Tract Map (TTM) 38810 and 38811; and Development Agreement(s) (DAA) 17-05136.

Scoping Meeting: August 21, 2024

NOP Comment Period: August 9, 2024 through September 9, 2024

Project Title: Harvest Landing Retail Center & Business Park Project

Project Applicant: HIP-So Cal Properties, LLC
2244 N. Pacific Street, Orange, CA 92865

Notice of Preparation (NOP) of a Draft Environmental Impact Report (Draft EIR):

The City of Perris (City) will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will be responsible for the preparation of a Draft EIR for the proposed Harvest Landing Retail Center & Business Park Project (Project). 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.

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 August 9, 2024, and is set to close at 5:00 p.m. on September 9, 2024.

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

Project Information

I. Project Location and Setting

The Harvest Landing Retail Center & Business Park Project site (“Project site”) includes approximately 358.28 acres and is generally bounded by I-215 to the west, Perris Boulevard to the east, Nuevo Road to the south, and Placentia Avenue to the north, in the central portion of the City of Perris. The Project site includes the current Harvest Landing Specific Plan (Specific Plan) area and parcels proposed to be annexed into the Specific Plan and is shown in Figure 1, *Project Site*. The proposed amended Specific Plan area consists of two phase areas and an overlay area, which include the Assessor’s Parcel Numbers (APNs) outlined in Table 1.

Table 1: Specific Plan APNs

Phase 1 APNs	Phase 2 APNs	Overlay Area APNs
305-100-028,- 008, 009	305-060-036,-037,-042	305-060-038
305-110-001 through-007,-015,-016,-021 through-027,-032 through-035	305-070-004,-088,-007,-008	
305-120-004 through-008,-020 through-026	305-090-015,-016,-017,-018,-019,-026,-028,-030,-032,-055 through-059	
305-130-001 through-006,-009		
305-140-012,-024 through-027,-031,-032,-034,-040,-041,-049,-050,-052 through-061		
305-160-001,-002,-003,-022 through-030		
305-170-018		
305-190-014,-019,-020,-028 through-031,-033		
305-220-011,-013,-018,-020,-021,-023,-028,-031,-038,-059,-060,-061,-062		

The Specific Plan Area includes three single-family residences, vacant land that has been disturbed from previous agricultural uses, and developed roadways. The Specific Plan Overlay Area is currently developed with Val Verde Elementary School.

II. Existing Harvest Landing Specific Plan

In 2011, the City of Perris City Council adopted the Harvest Landing Specific Plan, which is a master-planned community, including residential, recreation, and general business and commercial land uses on 341 acres in western Perris. As approved, the Specific Plan allows for the development of 169.5 acres of residential uses (1,860 units), 88.5 acres of business uses (1,306,582 square feet), 39 acres of roads and

drainage/detentions areas, and 44 acres of open space amenities, including a lake, parks, recreation center, and paseos.

III. Project Description

The Project applicant proposes to amend the Harvest Landing Specific Plan; to develop the 358.28-acre amended Specific Plan Area to provide for land uses including Multiple Business (MBU), Commercial, and water quality management drainage and detention uses; and compliance with state housing regulations. The three separate Project components that will require permits and approvals (entitlements) are listed below:

- Harvest Landing Specific Plan Amendment (Specific Plan Amendment);
- Opening Year Development of Phase 1 of the Specific Plan (“Phase 1 Development”); and
- Compliance with the Housing Crisis Act of 2019 (Senate Bill 330).

Development of the Specific Plan Area is proposed to occur in two phases. Project-specific details of the proposed development within the 235.6-acre Phase 1 area are described below. The site-specific plans for Phase 2 area are unknown at this time and future entitlements will be needed to develop this area. Thus, the maximum development density of the 122.68-acre Phase 2 area will be analyzed programmatically in the Draft EIR.

1. Specific Plan Amendment

The currently adopted Harvest Landing Specific Plan is a land-use guiding document providing for residential, business, commercial, and open space uses for an area of 341.1 gross acres. The Specific Plan Amendment is proposing to annex three parcels to the Specific Plan area and designate them with a land use of MBU (APNs 305-060-042, 305-060-036, and 305-060-037) and add an MBU overlay to APN 305-060-038, increasing the total Specific Plan area to 358.28 acres. In addition, the Specific Plan Amendment is proposing to change the existing land use plan of the Specific Plan area to replace residential uses with MBU and Commercial uses, as shown in Table 2. The Specific Plan Amendment proposes increasing the maximum allowed floor area ratio within the Commercial designation from 0.35 to 0.75, which would be consistent with the City of Perris Commercial Community General Plan land use designation. In addition, the Specific Plan Amendment would increase the maximum allowed floor area ratio within the MBU designation from 0.35 to 0.75, which would be consistent with the City of Perris Light Industrial General Plan land use designation. Based on the maximum allowed floor area ratios for each designation, the amended Harvest Landing Specific Plan would allow for a maximum development capacity of 8,604,984 square feet of MBU and 1,526,342 square feet of Commercial uses. As noted below, the maximum feasible buildout of the entire Specific Plan, based on the submitted development applications for commercial and industrial uses within the Phase I sites, would be 5,735,535 square feet of MBU uses and 428,507 square feet of Commercial uses.

Table 2: Proposed Specific Plan Land Use Amendment

Land Use Type	Existing Specific Plan (acres)	Specific Plan Amendment (acres)
Residential	170.1	0
Multiple Use Business	80.9	263.39
Commercial	7.6	46.72
WQMP Drainage/Detention	43.6	13.08
Other (Roads, Drainage)	38.8	35.09

2. Phase 1 Development

Business Park Site

Within the 140.71-acre Business Park site, the existing residential structures would be demolished and seven business park buildings including one parcel hub, three high cube warehouses, and three light industrial buildings would be constructed. A vesting tentative parcel map is proposed to combine the existing parcels into seven lots; one for each proposed building. The proposed business park buildings would have a maximum height of 60 feet. In total, the Business Park site would be built out with a floor area ratio of 0.28. A total of 1,239,079 square feet or 20.2 percent of this site would be covered with drought tolerant landscaping, primarily along the boundaries of each proposed parcel. In addition, the Project would include construction of a 14-foot-high screening wall around the Building 1 parcel hub. The characteristics of each building are summarized in Table 3.

Table 3. Business Park Site Development Summary

Building No.	Building Type	Land (acres)	FAR	Total Building SF	Dock Doors	Truck Parking	Auto Parking
1	Parcel Hub	59.68	0.12	322,079	169	701	743
2	High-Cube Warehouse	24.16	0.37	389,000	76	93	118
3	Light Industrial	7.15	0.36	113,500	11	11	67
4	Light Industrial	3.60	0.38	60,000	6	6	43
5	Light Industrial	3.46	0.17	25,000	3	2	29
6	High-Cube Warehouse	25.95	0.45	509,000	84	102	227
7	High-Cube Warehouse	16.71	0.42	309,000	30	61	265
Total	-	140.71	0.28	1,727,579	-	976	1,492

All seven buildings would have driveways along Frontage Road which would provide access for both trucks and passenger vehicles, except Buildings 1, 2 and 6 which would only have a truck driveway along Frontage Road. Building 1 would have two additional driveways along Orange Avenue for passenger vehicles. Building 1 would provide truck access from a proposed Private Drive A. Building 2 would have three additional driveways along Orange Avenue: two for passenger vehicle access and one for emergency vehicle access. Building 3 would have an ingress passenger vehicle only driveway along Private Drive A and a passenger vehicle access only driveway at the northern corner of the site along Frontage Road. Buildings 3 and 4 would share a truck driveway along Frontage Road. Buildings 4 and 5 would share a passenger vehicle driveway along Frontage Road and Building 5 would have a truck driveway at the southwestern portion of the site. Building 6 would have one ingress/egress truck driveway along Frontage Road, and two passenger vehicle driveways along Barrett Avenue. Finally, Building 7 would have one ingress/egress truck driveway, and one passenger vehicle driveway along Frontage Road and one passenger vehicle and one emergency vehicle access driveway along Barrett Road. All truck driveways along Frontage Road would be right-out only.

Community Shopping Center

Within the 22.27-acre Community Shopping Center site, a new commercial retail center with a major retail building and eight retail pads would be constructed. The proposed shopping center buildings would have a maximum height of 50.5 feet. In total, this development site would be built out to a floor-area-ratio of 0.29. A total of 117,224 square feet or 12 percent of this site is proposed for drought tolerant landscaping, primarily planted along the boundaries of the lot. In addition, three plazas are proposed at the northeast

corner of the site, featuring outdoor seating, artificial turf, a water feature, and thematic elements including a water tower, greenhouse structures, and bridge and dry creek elements. A 13.08-acre water quality basin would be constructed to the west of the development site for on-site stormwater management. The characteristics of each commercial building are summarized below in Table 4.

Table 4: Community Shopping Center Site Development Summary

Building No.	Commercial Use Type	Total Building Square Footage
Major A	Sporting Good Superstore	50,018
Major B	Shopping Center	55,056
Major B Mezzanine	Shopping Center	2,921
Major C	Shopping Center	23,248
Major D	Retail	15,012
Major E	Supermarket	23,256
Major F	Pet Supply Store	12,500
Major G	Shopping Center	5,000
Major H	Shopping Center	5,000
Major J	Shopping Center	5,376
Major K	Medical/Dental Office	5,500
Pad 1	Fast Casual Restaurant	4,472
Pad 2	Fast Casual Restaurant	4,100
Pad 3	Fast Casual Restaurant	4,834
Pad 4A	High-Turnover Sit-Down Restaurant	4,400
Pad 4B	Shopping Center	4,542
Pad 5	High-Turnover Sit-Down Restaurant	6,462
Pad 6	Coffee with Drive-thru, indoor seating	1,800
Pad 7A	Fast Casual Restaurant	2,408
Pad 7B	Shopping Center	4,555
Pad 7C	Shopping Center	2,145
Pad 8	High-Turnover Sit-Down Restaurant	7,852
Total		250,457

The Community Shopping Center would include two driveways along Daniela Way, two driveways along N. Perris Boulevard, and two driveways along Orange Avenue. Trucks would only access the site from the western driveways along Daniela Way and Orange Avenue. A total of 1,097 parking stalls would be provided for the Community Shopping Center. Loading areas for trucks would be provided along the western side of the proposed major retail building.

Commercial Big Box Retail

Within the 24.45-acre Commercial Big Box Retail site, a new 167,050-square-foot free-standing discount store with a 12-pump gas station would be constructed. The proposed big box retail building would have a maximum height of 30 feet. In addition, this development site would include two outparcels that would be developed with two approximately 5,500-square-foot fast food restaurants. Overall development within the Commercial Big Box Retail site would result in an overall floor-area-ratio of 0.18. Within this development site, a total of 170,447 square feet or 19 percent of the site area is proposed for drought tolerant landscaping, planted within the parking lot and along the lot border.

A total of four driveways would provide access to the commercial retail lot, inclusive of one driveway along Barrett Avenue, two driveways along Daniela Way, and one driveway along N. Perris Boulevard. Trucks would access this development site from the driveway along Barrett Avenue. A total of 849 parking stalls would be provided for this development site.

Street Improvements

As a part of the Phase 1 Development, the Project would vacate Indian Avenue from Orange Avenue to Frontage Road. The Project also includes the construction of new roadways: Daniela Way, which would provide access to the retail commercial site; and Private Drive A, which would provide access to the business park site. In addition, the following roadways would be improved as part of the Project: Perris Boulevard, Orange Avenue, Frontage Road, Indian Avenue, and Barrett Avenue.

Utilities

Buildout of the Specific Plan Area would include the installation of new water, recycled water, sewer, and stormwater infrastructure along and within the adjacent streets, listed above.

Project Construction

Construction of the Phase 1 Development is anticipated to begin in late 2025.

3. Phase 2 Development

Within the Phase 2 Planning Area, as shown on Figure 2, the Project includes future MBU development. This area encompasses the 112.02-acre Phase 2 MBU area and the 10.66-acre MBU Overlay area. Buildout of the future development area would occur pursuant to purchase of land by future project applicants. For purposes of this analysis, development of this area is anticipated to begin in 2026 and to be completed by year 2030. The proposed amended Specific Plan buildout within the Phase 2 Development Area would allow up to 4,007,956 square feet of warehouse, light industrial, and/or manufacturing uses under the MBU designation, at a maximum floor area ratio of 0.75.

4. Compliance with Senate Bill 330

The Draft EIR will include evaluation of “replacement housing” in accordance with Senate Bill (SB) 330, the Housing Crisis Act of 2019 (Government Code Section 6300). SB 330 requires, in part, that where a project results in reducing the number of housing units allowed under existing zoning, the City must concurrently rezone other parcels such that there is no “net loss” of the total allowable housing development in the City. The Project would include a Specific Plan Amendment to change residential use designations to non-residential land use designations and result in the loss of planned residential capacity of approximately 1,860 units, including 257 moderate income units and 1,030 above-moderate income units. Therefore, replacement sites for rezoning or a Density Bonus Overlay Ordinance to ensure there is no net loss in allowable housing density due to the Project would be necessary.

IV. Required Entitlements / Approvals

Pursuant to the provisions of CEQA and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), the City of Perris, as the Lead Agency, is charged with the responsibility of deciding whether to approve the Project. The following approvals and permits are required from the City of Perris to implement the Project:

- Certification of the EIR
- Specific Plan Amendment No. 22-05250 to revise land use designations, establish a plan for public facilities, design guidelines, and to annex properties to the north of the Project into the Specific Plan.
- General Plan Amendment No. 24-05175 to redesignate annexed parcels as Specific Plan (SP).
- Zone Change No. 24-05176 to rezone the properties being annexed into the Specific Plan overlay from various zonings to HL-SP (MBU).
- Development Plan Review (DPR) Nos. 22-00023, 22-00024, 22-00025, 22-05235, 22-05238, 24-00008, and 24-00009 to construct the proposed industrial buildings and No. 23-0017 to construct

the proposed commercial buildings.

- Tentative Tract Map No. 22-05250 (TTM 38810 and 38811) to revise site boundaries within the Harvest Landing Specific Plan.
- Conditional Use Permit (CUP) No. 22-05050 for drive-thru operations and No. 23-05235 for fuel stations.
- Development Agreement Amendment(s) (DAA) No. 17-05136 to update to the Harvest Landing Development Agreement per the revised Project.

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

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

V. 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 project-specific mitigation measures required to reduce potentially significant impacts, and an analysis of alternatives to the Project that could reduce one or more of the potentially significant impacts of the Project.

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

- Aesthetics
- Agriculture and Forestry Resources
- 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
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

VI. Scoping Meeting

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting with the City of Perris Planning Commission on August 21, 2024, at 6:00 p.m. in the Perris City Council Chambers located at 101 North 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).

VII. Response to This Notice of Preparation

The Notice of Preparation and Project plans are 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 Notice of Preparation are available for review at the Downtown Library and at the Development Services Department located at 135 North D Street, Perris, CA 92570.

Please provide written comments no later than 30 days from the receipt of this Notice of Preparation. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that you or your agency will need to have explored in the Draft EIR; and whether your agency will be a responsible agency or a trustee agency, as defined by CEQA Code Sections 15381 and 15386, respectively. Please submit all comments to the following address or email:

Albert Armijo, Project Planner
City of Perris Planning Division
135 North D Street
Perris, CA 92570
Email: aarmijo@cityofperris.org

Signature: Albert Armijo

Albert Armijo, Project Planner

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

Figure 1



Harvest Landing
City of Perris

Figure 2

