



## NOTICE OF PREPARATION DRAFT ENVIRONMENTAL IMPACT REPORT

To:

(Potential Responsible,  
Trustee, Federal and Local  
Agencies and nearby property  
owners)

From:

City of Perris  
Planning Division  
135 North "D" Street  
Perris CA, 92570

**CEQA LEAD AGENCY:**

City of Perris  
Planning Division  
135 North "D" Street  
Perris, California 92570  
Phone (909) 754-1653, FAX (951) 943-8379  
Staff Contact: Chantal Power, AICP, Contract Planner  
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**SUBJECT: Perris Valley Commerce Center Specific Plan, Amendment No. 10 (SPA 10)  
& Development Plan Review 19-00012 Environmental Impact Report**

The City of Perris (City) will be the Lead Agency and is commencing preparation of a Draft Environmental Impact Report (EIR) for the warehouse Project described herein. The City wants to know the views of your agency as to the scope and content of the environmental information germane 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 wants to know the issues of concerns to the nearby property owners. Information gathered during the NOP comment period will be used to shape and focus future analyses of environmental impacts.

**Project Site Location and Setting:**

The Project site is located in the City of Perris, County of Riverside, State of California. The Project site is bounded as follows: Ramona Expressway to the immediate north and commercial and light industrial uses to the north of Ramona Expressway; light industrial uses to the south; Perris Boulevard to the immediate east and commercial uses east of Perris Boulevard; and Indian Avenue to the immediate west and light industrial uses to the west of Indian Avenue. The Project site totals approximately 16 acres on Assessor's Parcel Number 303-060-020, USGS 7.5 minute series Perris Quadrangle map Section 7, Township 4 south, Range 3 west.

The existing and proposed General Plan Land Use Designation for the Project site is Perris Valley Commerce Center Specific Plan (PVCCSP). The existing Zoning Classification is Perris Valley Commerce Center Specific Plan (commercial).

### **Project Description:**

The Applicant for PVCC SPA No. 10 proposes to modify the current Specific Plan Land Use Designation of the Project site as follows:

Current Land Use - Commercial (C): This zoning designation provides for retail, professional office, and service-oriented business activities which serve the entire City, as well as the surrounding neighborhoods. This zone combines the General Plan Land Use designation of Community Commercial and Commercial Neighborhood.

Proposed Land Use - Light Industrial (LI): This zone provides for light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing. This zone correlates with the 'Light Industrial' General Plan Land Use designation.

The Applicant believes that LI designation is better suited to the restrictions in place for the Project site by the March Air Reserve Base/Inland Port Airport Influence Area.

The Project would involve development of the 16-acre site with an approximate 347,918-square-foot (sq. ft.) light industrial building; the building will be divided into 339,918 sq. ft. of non-refrigerated warehouse space and 8,000 sq. ft. of office space. The Project has been designed in compliance with the industrial design standards and guidelines contained within the PVCCSP. The proposed building would be located in the central portion of the Project site, with parking to the east, west, and south. The plan provides designated, outdoor employee break areas on both the east and west sides of the proposed building. The proposed building would be a maximum of 45 feet tall and would include aesthetic treatments such as varying building height and rust colored metal awnings and has an overall grey color scheme with white accents.

### **Potential Environmental Effects:**

Based on the Initial Study prepared for the proposed project, the City will address the following potentially significant impacts in the Draft EIR: Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

### **Agency/Public Comments:**

This transmittal constitutes the official Notice of Preparation (NOP) for the proposed Project Draft EIR and serves as a request for environmental information that you or your organization believe should be included or addressed in the proposed Draft EIR document. Please be sure to address the scope and content of environmental information or issues that may relate to your agency's statutory responsibilities in connection with the proposed Project.

### **Draft EIR Public Scoping Meeting:**

Notice is hereby given that the City of Perris will hold a Draft EIR scoping meeting for the general public and any interested agencies. The Scoping meeting will be held during the regularly scheduled Planning Commission meeting on **May 19, 2021, at 6:00 p.m.** The scoping meeting will be held **in the City Council Chambers of the City of Perris, 101 North "D" Street.** 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).

**Purpose of the Notice of Preparation:**

The purpose of this NOP is to fulfill legal notification requirements and inform the public, and CEQA Responsible and Trustee Agencies, that an EIR is being prepared for the proposed Project by the City. This NOP solicits agency and interested party concerns regarding the potential environmental effects of implementing the proposed Project at the Project location. CEQA encourages early consultation with private persons and organizations that may have information or may be concerned with any potential adverse environmental effects related to physical changes in the environment that may be caused by implementing the project. Responses to the NOP that specifically focus on potentially significant environmental issues are of particular interest to the City of Perris. All written responses to this NOP will be included in the appendices to the EIR. The content of the responses will help guide the focus and scope of the EIR in accordance with State CEQA Guidelines.

**NOP COMMENT PERIOD:**

The City invites you to submit written comments describing your specific environmental concerns. If you are representing a public agency, please identify your specific areas of statutory responsibility if applicable. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this notice. **The NOP public comment period begins on May 5, 2021 and ends on June 4, 2021.** Comments must be submitted in writing, or via email, to the City staff contact identified above, and please include your name, address, and contact information in your correspondence.

The Initial Study for the Project may be viewed in person at City Hall or downloaded from the City's website:

*Initial Study and Technical Appendices*

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

*City of Perris General Plan and EIR*

<https://www.cityofperris.org/departments/development-services/general-plan>

*Perris Valley Commerce Center Specific Plan and EIR*

<https://www.cityofperris.org/departments/development-services/specific-plans>

*Initial Study and Technical appendices* will also be available on the CEQANET website:

<https://ceqanet.opr.ca.gov/>

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

Project Title: PVCCC SPA 10 and DPR 19-00012

Project Applicant: PR Partners, LLC  
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Date: April 28, 2021

Signature:



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Chantal Power, AICP, Contract Planner