



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 (951) 943-5003
Staff Contact: Nathan Perez, Senior Planner
Email: NPerez@cityofperris.org

SUBJECT: First March Logistics Project Draft 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 First March Logistics Project described herein as the Project. 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 First March Logistics Project (Project) site is located in the northwest corner of the Perris Valley Commerce Center Specific Plan (PVCCSP; Specific Plan) planning area of the City of Perris, in Riverside County. The Project site encompasses approximately 27.56 acres and is generally located east of Interstate 215 (I-215), south of the County of Riverside and March Air Reserve Base/Inland Port Airport (MARB/IPA), west of Western Way, and north of Nandina Avenue. The site is within Assessor's Parcel Numbers (APNs) 295-300-005 (portion) and -017 (portion) and 294-180-013, -028, -029, -030, and -032. The regional and local vicinity of the Project site are shown on Exhibit 1, *Regional and Local Vicinity* (attached at the end of this NOP).

As shown on Exhibit 2, *Aerial Photograph*, the Project site is undeveloped and generally flat. The site is characterized as disked and disturbed vacant land. An LED billboard was recently installed northwest of the site. The existing and 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 (Light Industrial and General Commercial).

Project Description:

As shown on Exhibit 3, *Conceptual Site Plan*, the Project consists of two industrial buildings, for a total of 559,005 square feet. Building 1 consists of a 419,034 square-foot industrial building with 411,034 square feet of warehouse and 8,000 square feet of office while Building 2 consists of a 139,971-square foot industrial building with 131,971 square feet of warehouse and 8,000 square feet of office. The buildings would allow for either high-cube, non-refrigerated or high-cube cold warehouse/distribution uses, or manufacturing. The Project would be constructed in two phases: 1) Building 1 on 20.2 acres and a detention basin on 6.4 acres (between Natwar Lane and Western Way) would be constructed by 2023 and 2) Building 2 would replace the detention basin by 2027. The buildings would be up to 51-feet-high, 45-foot clear. The warehouses would be constructed as “speculative” buildings; that is, there is not a specific tenant identified at this time. It is anticipated that the buildings could operate 24 hours a day, seven days a week.

Vehicular access to the Project would be provided from one driveway off of Western Way and three driveways off of Natwar Lane, which under existing conditions is shared by JR Pipeline Inc and Greenrock Materials Inc (south of the site). A future east-west roadway connecting to MARB/IPA will be constructed adjacent to the northern boundary of the Project site; the roadway would not be developed as part of the Project. No access to/from the Project site would occur off the MARB roadway.

Automobile and truck trailer parking would be provided in excess of parking requirements outlined in the PVCCSP, which requires 156 automobile parking stalls. The Project would provide 167 automobile parking stalls and 170 trailer parking stalls. Automobile parking would be provided on the north and south side of Building 1, the west side of Building 2, and along the eastern boundary adjacent to Building 2. Trailer parking would be provided on the east and west of Building 1 and the south of Building 2. A total of 77 loading docks would be provided on the east and west sides of Building 1 facing Natwar Lane and I-215, respectively. Additionally, a total of 16 loading docks would be provided on the south side of Building 2.

Potential Environmental Effects:

The City will address the following potentially significant impacts 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, Noise, Public Services (fire and police protection services), Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

Agency/Public Comments:

This transmittal constitutes the official Notice of Preparation (NOP) for the 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 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 **January 19, 2022, 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 December 22, 2021 and ends on January 20, 2022.** 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 NOP for the Project may be viewed in person at City Hall or downloaded from the City's website:

Notice of Preparation

<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>

The NOP will also be available on the CEQANET website:

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

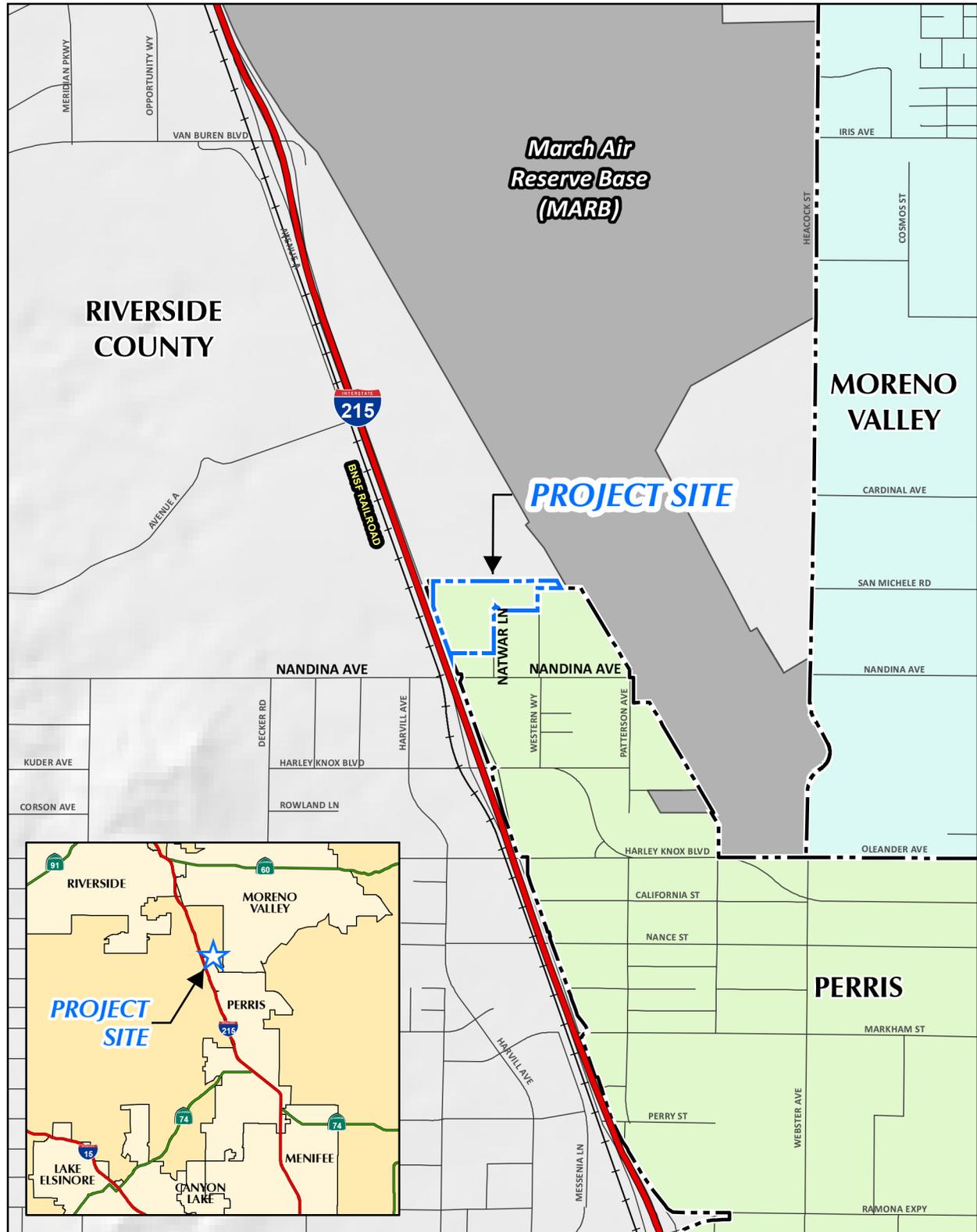
The City of Perris appreciates your conscientious attention to this Notice of Preparation.

Project Title: First March Logistics Project

Project Applicant: FR Natwar, LLC, a Delaware Limited Liability Company
898 N Pacific Coast Highway, Ste. 175
El Segundo, CA 90245
Point of Contact: Michael Goodwin
mgoodwin2@firstindustrial.com

Date: December 16, 2021

Signature: *Nathan Perez*
Nathan Perez, Senior Planner

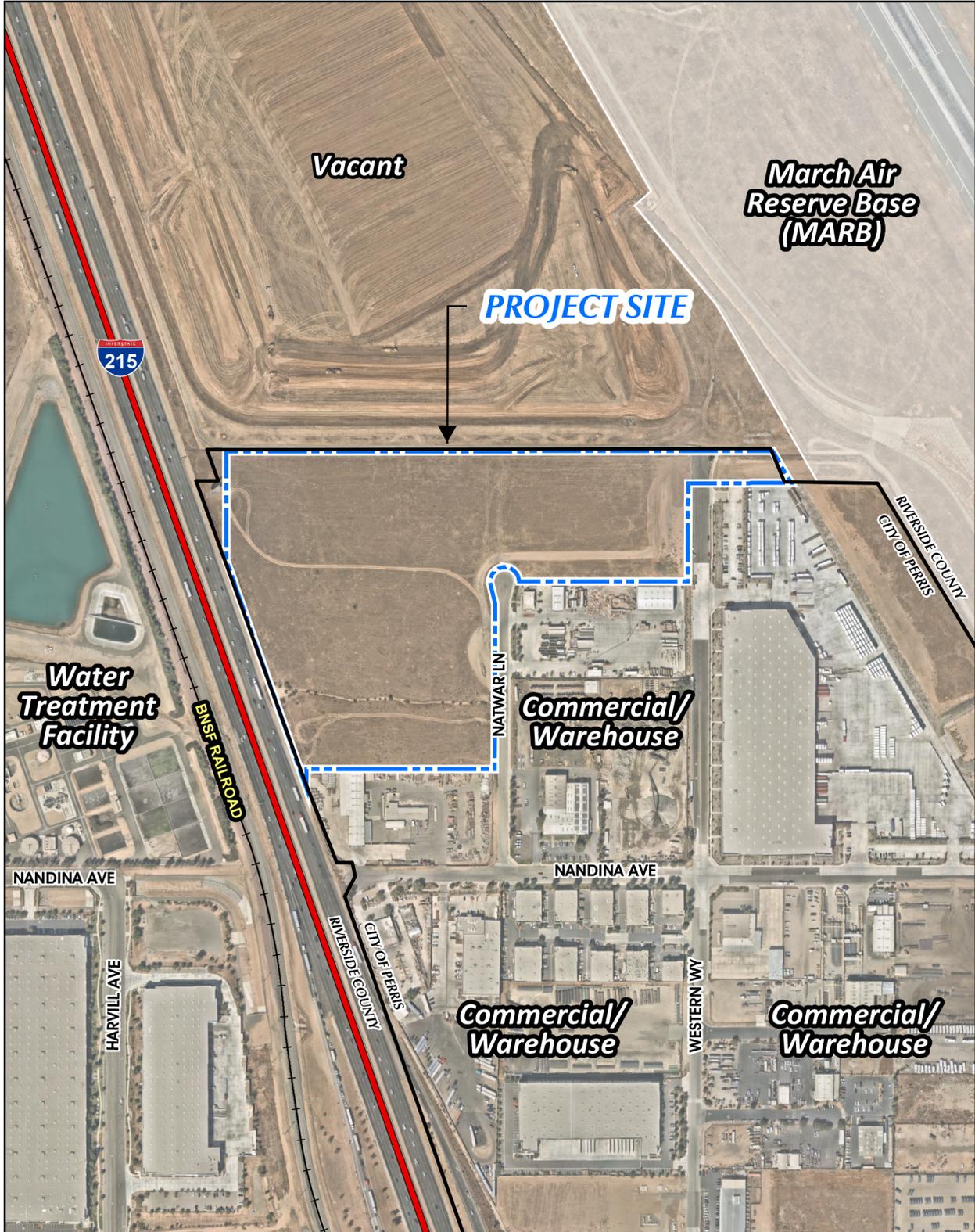


Source(s): ESRI, RCTLMA (2021)

Exhibit 1



Regional and Local Vicinity

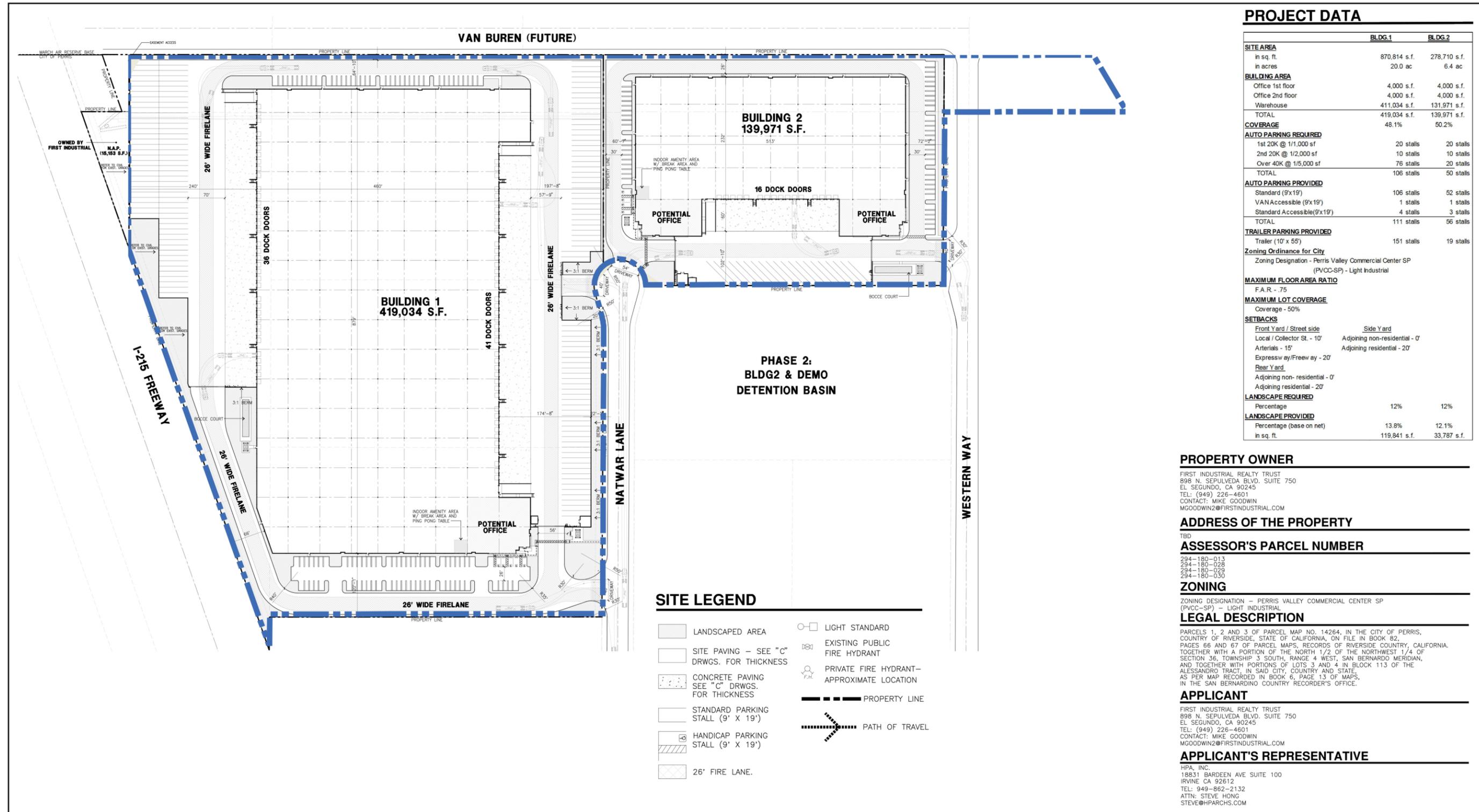


Source(s): RCTLMA (2021), Nearmap Aerial (2021)

Exhibit 2



Aerial Photograph



Source(s): HPA (11-10-2021)

