



**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT AND SCOPING MEETING FOR FIRST MARCH
LOGISTICS PROJECT**

December 15, 2021

To:
(Potential Responsible, Trustee,
Federal and Local Agencies, and nearby
Property owners)

From:
City of Perris
135 North "D" Street
Perris CA, 92570

CEQA LEAD AGENCY:

City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570
(951) 943-5003 Ext 279
Contact: Nathan Perez, Senior Planner

SUBJECT: First March Logistics Project Draft Environmental Impact Report

The City of Perris is commencing preparation of a Draft Environmental Impact Report (EIR) for the First March Logistics Project (referred to herein as the Project), and has released this Notice of Preparation (NOP) per the requirements of the California Environmental Quality Act (CEQA). 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. Information gathered during the NOP comment period will be used to shape and focus future analyses of potential environmental impacts.

A description of the Project, its location, and potential environmental effects, is attached. The City of Perris has determined that an EIR is required and no Initial Study will be prepared (see State CEQA Guidelines, Sections 15060 and 15081).

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 starts on December 22, 2021 and ends on January 20, 2022.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence. **A scoping meeting will be held on January 19, 2022, details provided under Section V. Future Public Meetings, below.**

Project Title: First March Logistics Project

Project Applicant: FR Natwar, LLC, a Delaware Limited Liability Company
Michael Goodwin
898 N Pacific Coast Highway, Ste. 175
El Segundo, CA 90245

Date: December 16, 2021

Signature:

Nathan Perez
Senior Planner

I. 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 Natwar Lane, 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).

The existing City of Perris General Plan land use designation and zoning for the Project site is Perris Valley Commercial Center Specific Plan (i.e., the PVCCSP) (City of Perris, 2013). The site is designated for Light Industrial and General Industrial uses in the PVCCSP. The light industrial 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. The general industrial zone provides for the development of basic industrial uses which may support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouse and warehouse/distribution facilities to outdoor industrial activities and correlates with the "General Industrial" General Plan Land Use designation.

As shown on Exhibit 2, *Aerial Photograph*, the Project site is undeveloped and generally flat; elevations range from approximately 1,511 to 1,521 feet above mean sea level (amsl), descending gradually to the southeast. The site is characterized as disked and disturbed vacant land. An LED billboard was recently installed northwest of the site.

Land uses surrounding the Project site include vacant land to the north, MARB/IPA to the north and northeast; commercial/warehouse uses to the east, southeast, and south; I-215 to the west; and a water treatment facility to the west across the I-215. Areas to the east are designated as "General Industrial." Industries in this area are anticipated to be related to air-cargo support, due to its close proximity to MARB/IPA. High truck traffic volume is anticipated and the General Industrial designation wraps around the northerly boundary of the PVCCSP, bordering MARB/IPA. The Light Industrial designation covers the majority of the remaining PVCCSP area. According to the PVCCSP, this Project site is primarily intended to accommodate commercial and industrial uses and, as such, requires a greater need for established truck routes to serve existing and future businesses.

The Project site is located within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located within any MSHCP designated Criteria Areas or Subunits. As such, the Project is not subject to Cell Criteria compliance under the MSHCP. The Project site does not fall within any Public/Quasi-Public or other MSHCP Conserved Lands. Public and private development projects that are carried out within the Mead Valley Area Plan, but outside of the Criteria Areas and Public/Quasi-Public Lands (e.g., such as this Project site), are permitted under the MSHCP subject to compliance with MSHCP policies that apply outside of Criteria Areas.

The Project site is located directly south and southeast of MARB/IPA, which covers approximately 7,000 acres. The site is within the MARB/IPA Airport Influence Policy Area, and the City's Airport Overlay Zone. Specifically, the Project site is within the Outer Horizontal Surface and Approach/Departure Clearance Surface of the Federal Aviation Regulations (FAR), Part 77 (Imaginary Surfaces), and Compatibility Zone B2 (High Noise Zone) of the 2014 MARB/IPA Airport Land Use Compatibility Plan (ALUCP).

II. PROJECT BACKGROUND

On January 10, 2012, the City of Perris City Council adopted the PVCCSP, which was prepared pursuant to the authority granted to the City by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 to 65457. On the same date, the City also adopted Ordinance No. 1284, adopting Specific Plan Zoning for properties within the PVCCSP area. The PVCCSP land uses allow for the development of approximately 3,500 acres which consist of industrial, commercial, and office uses, as well as public facilities. As of the date that this NOP was published, the PVCCSP has been subsequently amendment 10 times, with Amendment No. 10 occurring in September 2021. In conjunction with its approval of the PVCCSP, the City complied with CEQA by preparing and certifying the *Perris Valley Commerce Center Specific Plan Final Environmental Impact Report* (PVCCSP EIR) (State Clearinghouse No. 2009081086) (Perris, 2011).

The Perris Valley Master Drainage Plan (PVMDP) was adopted by the Riverside County Flood Control & Water Conservation District (RCFC&WCD) in July 1987, revised in June 1991, and addresses drainage infrastructure required for the 38-square-mile Perris Valley area (RCFC&WCD, 1991). The infrastructure plans associated with the PVCCSP involve modifications to the PVMDP. The Perris Valley Channel Master Drainage Plan (PVCMDP) was adopted in October 1989 and addresses drainage needs along the PVSD Channel, which flows to the San Jacinto River (RCFC&WCD, 1989). The PVCMDP serves as a long-term guide to the design and construction of the ultimate channel, and identifies the sizing and location of local drainage facilities to be constructed by developers and others within the area. The PVCCSP also anticipates the construction of other adopted PVMDP facilities to accommodate the 100-year storm flows in the area.

III. 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-foot-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.

The Project has been designed to be in compliance with the applicable Standards and Guidelines and permitted uses outlined in the PVCCSP, including but not limited to landscape, setback, lot coverage, floor to area ratio (FAR), architectural elements, light and glare requirements, vehicular circulation, non-vehicular circulation, parking, and drainage facilities. The Project has also been designed to comply with applicable requirements of the 2014 MARB/IPA ALUCP relative to uses within Compatibility Zone B2.

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.

Landscaped parkways would be provided adjacent to Natwar Lane and the I-215. Walls and fences would be provided on site as required for screening, privacy, and security. Walls will be screened through the use of berms and landscaping.

The Project would include the installation of on-site storm drain, water quality, water, sewer, electric, natural gas, and telecommunications infrastructure systems to serve the proposed warehouse uses. The on-site utility infrastructure would connect to existing utilities in the vicinity of the Project site or new utility lines that would be installed in the roadways adjacent to and south of the Project site.

IV. REQUIRED PERMITS/ACTIONS

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Perris is the Lead Agency and is charged with the responsibility of deciding whether or not to approve the Project. The Project is consistent with the land use designations of the PVCCSP and City of Perris General Plan; therefore, no General Plan Amendment, Specific Plan Amendment, or zone change is required.

The following approvals and permits are required from the City of Perris to implement the Project:

- Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.
- Development Plan Review (DPR) (Case No. DPR20-00004) for the site plan and building elevations.
- Tentative Parcel Map (Case No. 37965)

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the Project include:

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

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

- **Regional Water Quality Control Board.** A National Pollutant Discharge Elimination System (NPDES) permit to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened.
- **Eastern Municipal Water District.** Approval of water and sewer improvement plans.
- **Other Utility Agencies.** Permits and associated approvals, as necessary for the installation of new utility infrastructure or connections to existing facilities.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT

The PVCCSP EIR is a program EIR, and project-specific evaluation in a later-tier environmental document for individual development projects within the Specific Plan area was anticipated. As stated in Section 15168(d)(3) of the State CEQA Guidelines, “The program EIR can focus an EIR on a subsequent project to permit discussion solely of new effects which had not been considered before.” As such, the environmental analysis for the Project will be based on, or “tiered” from, the analysis presented in the PVCCSP EIR, where applicable.

The PVCCSP EIR analyzes the direct and indirect impacts resulting from implementation of the allowed development under the PVCCSP. Measures to mitigate, to the extent feasible, the significant adverse project and cumulative impacts resulting from that development are identified in the EIR. In conjunction with certification of the PVCCSP EIR, the City of Perris also adopted a Mitigation Monitoring and Reporting Program (MMRP). Additionally, the PVCCSP includes Standards and Guidelines to be applied to future development projects in the Specific Plan area. The City of Perris requires that future development projects in the Specific Plan area comply with the required PVCCSP Standards and Guidelines and PVCCSP EIR mitigation measures as outlined in the MMRP and that these requirements are implemented in a timely manner. Relevant Standards and Guidelines and PVCCSP EIR mitigation measures that are incorporated into the Project will be listed for each topical issue in the EIR.

The Draft EIR for the Project will contain a detailed Project Description, a description of the existing environmental setting of the Project sites and surrounding areas, analysis of Project-specific environmental impacts, analysis of cumulative impacts, identification of additional 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.

Based on currently available information, and as discussed below, the City has determined that the Project would have no impacts or less than significant impacts related to mineral resources, population and housing, public services (schools, parks, other public facilities), recreation, and wildfire. Therefore, no further analysis of these environmental topics will be provided in the Draft EIR.

- **Mineral Resources.** Figure OS-6 of the Riverside County General Plan and the California Department of Conservation’s Mineral Land Classification for the area shows that the Project site is located within Mineral Resource Zone 3 (MRZ-3). MRZ-3 represents areas where the available geologic information indicates that mineral deposits exist or are likely to exist; however, the significance of the deposit cannot be evaluated from available data (County of Riverside, 2015, Figure OS-6; DOC, 2011). In addition, the California Department of Conservation does not show oil, gas, or geothermal fields underlying the site; and no oil or gas wells are recorded on or near the site in the Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder (DOC, 2019). No sites within the City of Perris City limits have been designated as locally important mineral resource recovery sites in the City of Perris General Plan or the Riverside County General Plan (Perris, 2005). Accordingly, no impact to the availability of a regionally or locally important mineral resource would occur. No impacts are anticipated.
- **Population and Housing.** The Project site is currently undeveloped; and construction of the Project would not require the construction of replacement housing and would not displace any existing housing or residents. The Project does not involve the development of residential uses and would not directly increase the resident population, but the Project would create jobs and increase employment in the City of Perris. The Project would create short-term jobs during the construction phase. These short-term positions would be filled by workers who, for the most part, would already

reside in the local area; therefore, construction of the Project would not generate a substantial temporary or permanent increase in population within the Project area.

Table 4.8-E, *Development Intensity and Employment Projections*, of the PVCCSP EIR, identifies average employment generation factors for the allowed development types identified in the PVCCSP. As this relates to industrial uses, one employee per 1,030 sf is estimated for Light Industrial floor space. The Project consists of the construction and operation of up to 559,005 sf of warehouse/distribution uses, which are allowed under the General Industrial and Light Industrial Specific Plan land use designation. Based on this generation factor, the Project could employ approximately 543 new employees. The PVCCSP EIR estimates that implementation of the land uses allowed under the PVCCSP would result in the generation of approximately 56,087 jobs/employees in the area (see Table 4.8-E under Section 4.8, Land Use and Planning, and the discussion of “Growth Inducing Impacts” in Section 5 of the PVCCSP EIR). Therefore, the employment generation estimated for the Project (543 employees) represents approximately 0.9 percent of the total employment generation anticipated in the Specific Plan area. Further, this represents approximately 2 percent of the City’s projected employment base by 2045 as presented in the Southern California Association of Governments (SCAG) *2020-2045 Regional Transportation/Sustainable Communities Strategy (RTP/SCS)* (26,400 employees; SCAG, 2020). Additionally, similar to the short-term construction jobs, it is anticipated that these new warehouse/distribution positions would be filled by workers who would already reside in the local area. The Project would involve the installation of utilities necessary to connect to existing infrastructure systems adjacent to or in the vicinity of the Project site. Therefore, the Project would not directly or indirectly generate substantial unplanned population growth in the area.

- **Public Services.** The PVCCSP EIR Initial Study concluded that implementation of development allowed by the PVCCSP, which includes the Project, would result in less than significant impacts to public services. The Project does not include any residential land uses and, therefore, is not expected to result in a demand for recreational facilities and other public facilities/services, including libraries, community recreation centers, post offices, public health facilities, and/or animal shelters. Additionally, the Project would not directly generate students and is not expected to indirectly draw students to the area within the Val Verde Unified School District. Accordingly, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public school facilities, park facilities, and other park facilities. Impacts would be less than significant.
- **Recreation.** As identified in the PVCCSP EIR Initial Study, the City requires that large projects provide an on-site recreational amenity. As required by Section 8.2 of the PVCCSP, the Project would provide employee amenities and would not result in or accelerate the physical deterioration of existing neighborhood and regional parks or recreational facilities. This is due to the fact that the Project does not involve the development of residential uses and that the proposed industrial use would not create an increase in the use of such facilities. Accordingly, the Project would not increase the use of existing neighborhood and regional parks or other recreational facilities, and would not require the construction of new or expanded recreational facilities. Impacts would be less than significant.
- **Wildfire.** According to Exhibit S-16, Wildfire Constraint Areas, of the City of Perris General Plan Safety Element, the Project site is not located in or near an area identified as being a “Wildfire Hazard Area” (Perris, 2016). Additionally, according to the California Department of Forestry and Fire Protection’s (Cal Fire) Fire and Resources Assessment Program (FRAP), the Project site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) of the City (CalFire, 2019). The Project site is located within the limits of the City of Perris, and is therefore not within a State

Responsibility Area (SRA), which is the land where the State of California is financially responsible for the prevention and suppression of wildfires. Therefore, the Project would have no impacts related to wildfires.

The analysis to be provided in the forthcoming Draft EIR, and the supporting technical studies to be included in the Draft EIR, will address the following environmental topics due to the potential for significant impacts, and mitigation measures will be identified, if necessary:

- **Aesthetics.** The Project would alter the existing visual character of the Project site and would introduce new sources of light during construction and operation. The intent of the PVCCSP is to provide high quality industrial, commercial, and office land uses to serve the existing and future residents and businesses of the City of Perris. The plan will promote recognition throughout the region for its aesthetic cohesiveness, superior land planning, and architectural design. The PVCCSP seeks to unify the area's character and develop a business community that fosters long-term economic success. Through the utilization of an established set of Guidelines, it is the City's intent to strike a balance between the creation of industrial developments that are aesthetically pleasing, while respecting the basic industrial use and function of the PVCCSP. Potential impacts to aesthetics (including light and glare) will be addressed in the Draft EIR.
- **Agriculture and Forestry Resources.** Pursuant to CEQA Section 21060.1, agricultural land means Prime Farmland, Farmland of Statewide Importance, or Unique Farmland, as defined by the U.S. Department of Agriculture land inventory and monitoring criteria as modified for California. The State CEQA Guidelines Appendix G thresholds of significance used by the City of Perris for CEQA purposes states that a significant impacts to agriculture could occur if a project was to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. Based on the California Department of Conservation's (DOC's) 2016 Farmland Mapping and Monitoring Program (FMMP), the Project site is primarily designated as Farmland of Local Importance with small portions of the Project site designated as "Urban and Built-Up Land" (FMMP, 2019). The Project site is not within an area subject to the California Land Conservation Act of 1965 (Williamson Act), is not zoned for agricultural or forestry uses, and does not include forestry resources. However, potential impacts to agriculture and forestry resources will be addressed in the Draft EIR.
- **Air Quality.** The Project site is located in the South Coast Air Basin (Basin). Air quality in the Basin is administered by the South Coast Air Quality Management District. Impacts related to the following topics will be addressed in the forthcoming Draft EIR: consistency with the Air Quality Management Plan for the Basin; the potential for a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under applicable air quality standards; the potential exposure of sensitive receptors to substantial pollutant concentrations, including mobile source health risk impacts; and potential for the other emissions (such as those leading to odors adversely affecting a substantial number of people).
- **Biological Resources.** As previously identified, the Project site is within the Western Riverside County MSHCP area. The Draft EIR will identify existing biological resources at the Project site and will address potential impacts to sensitive species, sensitive natural communities, riparian habitat and protected wetlands; and, wildlife movement. The Project's consistency with the City's Urban Forestry Ordinance (Ordinance 1262), and the Western Riverside County MSHCP will also be addressed in the Draft EIR.

- **Cultural Resources.** During construction of the Project, ground-disturbing activities could encounter and cause a substantial adverse change in the significance of previously unknown historical or archaeological resources, or human remains. Therefore, these issues will be studied in more detail in the Draft EIR and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.
- **Energy.** The Project will consume energy resources during construction and operation. The Draft EIR will address the potential for the Project to result in the wasteful, inefficient, or unnecessary consumption of energy resources, and whether the Project would conflict with state or local plans for renewable energy or energy efficiency.
- **Geology and Soils.** The Draft EIR will address the geological, soil, and seismic hazards having the potential to impact the Project and Project occupants. The Project site is in an area with high paleontological sensitivity, and the potential to impact paleontological resources will be addressed in the Draft EIR.
- **Greenhouse Gas Emissions.** The City of Perris adopted its Climate Action Plan on February 23, 2016. The potential for the Project to generate greenhouse gas (GHG) emissions during construction and operation, either directly or indirectly, that may have a significant impact on the environment will be addressed in the Draft EIR. Furthermore, the Draft EIR will include an evaluation of consistency of the Project with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs.
- **Hazards and Hazardous Materials.** The Draft EIR will address potential hazards during construction and operation of the Project, and the potential for exposure of construction workers and Project occupants to hazardous materials. The Project site is not within 1/4-mile of a school; the nearest school is approximately 1.6 miles to the northwest. The Draft EIR will evaluate the potential safety and noise impacts related to the Project's proximity to MARB/IPA and consistency with applicable provisions of the MARB/IPA ALUCP. The potential to impair or interfere with an adopted emergency response plan will also be addressed. As identified previously, the Project site is not in a wildfire hazard area; therefore, no further analysis of the potential for wildland fires will be provided in the Draft EIR.
- **Hydrology and Water Quality.** The Draft EIR will address the potential for the Project to violate water quality standards and to degrade water quality during construction and operation. Project features included in the Project-specific Water Quality Management Plan (WQMP) to treat and/or limit the entry of contaminants into the storm drain system will be identified in the Draft EIR. The Project would increase the amount of impervious surface on the Project site. During Phase 1, all Project off-site runoff from Building 1 would be discharged to a public storm drain system that will drain into the temporary detention basin. Once the future proposed storm drain is constructed, the detention basin will not be required and runoff from Building 1 and 2 would discharge to the northeast portion of the sites. Flows will continue south on Western Way to Nandina. The public storm drain system ultimately connect east to the future storm drain along the MARB/IPA western boundary. Changes to the drainage patterns will be identified in the Draft EIR and potential impacts from these changes related to erosion and siltation, the amount and rate of storm water runoff, flooding and impeding flood flows, and storm drain capacity will be addressed. The Draft EIR will also address the potential for release of pollutants from Project inundation, and the Project's consistency with the applicable water quality control plan and sustainable groundwater management plan.

- **Land Use and Planning.** The Project involves the construction and operation of light industrial warehouse uses, and is consistent with the existing General Plan land use, PVCCSP, and zoning designations. The consistency of the Project with applicable General Plan goals and policies, the PVCCSP, and zoning will be addressed in the Draft EIR. Analysis of the Project's consistency with applicable provisions of the MARB/IPA ALUCP, and SCAG's regional planning programs will also be provided. The Project would not divide an established community, which will be addressed in the Draft EIR.
- **Noise.** The Draft EIR will address the potential for construction-related and operational (stationary and mobile) noise increases to exceed applicable established noise standards, and the potential for vibration during construction and operation. The City of Perris Municipal Code, Section 7.34.040 establishes noise standards for construction and operational activities. The potential for exposure of Project occupants to noise from MARB/IPA will also be addressed. According to the Draft EIR for the City of Perris, (Environmental Impact Report City of Perris General Plan 2030 State Clearinghouse # 2004031135) the Project site is located in an area with the heaviest air traffic volumes with convergence of aircraft take offs and landings where noise levels are highest. The MARB/IP ALUCP, Map MA-1, indicates that the Project site is located within Compatibility Zones B-2, and the Table MA-1 Compatibility Zone Factors indicates that this area is considered to have a high noise impact, and is mostly within or near the 60 to 70 dBA CNEL noise contour boundaries. Noise impacts will be addressed in the Draft EIR.
- **Public Services.** The Draft EIR will address the potential increase in demand for public services resulting from the Project (i.e., police protection and fire protection), and whether there is a need for new or physically altered government facilities, which could cause significant physical environmental impacts.
- **Transportation.** The City of Perris adopted its Transportation Impact Analysis Guidelines for CEQA, which includes guidance for conducting the required VMT analysis, on June 9, 2020. The Draft EIR will address the potential for the Project to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. It will also evaluate the potential of the Project to conflict with CEQA Guidelines Section 15064.3(b), which requires that transportation impacts be measured based on VMT. The potential for the Project to increase hazards due to geometric design, and to result in inadequate emergency access will also be addressed in the Draft EIR.
- **Tribal Cultural Resources.** The Draft EIR will discuss potential impacts related to tribal cultural resources directly related to California Native American tribes that populated the area where the Project site is geographically located. The Draft EIR will also discuss the results of Native American consultation activities conducted by the City, as required by Assembly Bill AB 52.
- **Utilities and Service Systems.** The Project involves the installation of utility infrastructure needed to serve the Project (e.g., water, sewer, storm drains, electric, natural gas, telecommunications). The physical environmental impacts resulting from the installation of utility infrastructure on- and off-site, will be addressed in the Draft EIR. The Draft EIR will determine the availability of water supply and will address the capacity of EMWD's water treatment facilities. The solid waste generation from the Project during construction and operation will be estimated, and the Draft EIR will address the capacity of the local infrastructure for solid waste management, and whether the Project would comply with solid waste management regulations.

V. FUTURE PUBLIC MEETINGS

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).

VI. RESPONSE TO THIS NOTICE OF PREPARATION

Please provide written comments no later than 30 days from 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 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 return all comments to the following address:

Nathan Perez, Senior Planner
City of Perris Planning Division
135 North “D” Street
Perris, California 92570
Email: NPerez@cityofperris.org
(951) 943-5003 Ext 279

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

VII. DOCUMENTS INCORPORATED BY REFERENCE AND REFERENCES

The following reports and/or studies are applicable to development of the Project site and are hereby incorporated by reference. The reports are available for review at the City of Perris Planning Division at the address above.

- *Perris General Plan 2030 Environmental Impact Report*, SCH No. 2004031135, certified April 26, 2005 (Perris, 2005)
- *Perris Valley Commerce Center Specific Plan*, adopted January 10, 2012 and amended through September 2021 (Amendment No. 10) (Perris, 2021)
- *Perris Valley Commerce Center Final Environmental Impact Report*, SCH No. 2009081086, certified January 10, 2012 (Perris, 2012)

The following supporting documentation was used in preparing this NOP:

California Department of Conservation (DOC), Division of Mines and Geology (DOC DMG). 2011 (February 11). Special Report 143 – Mineral Land Classification of the Greater Los Angeles Area: Classification of Sand and Gravel Resource Areas, San Bernardino Production-Consumption Region. Sacramento, CA: DOC DMG. ftp://ftp.conservation.ca.gov/pub/dmg/pubs/sr/SR_143/PartVI/SR_143_PartVI_Text.pdf

California Department of Conservation (DOC), Division of Oil, Gas, and Geothermal Resources (DOGGR). 2019 (December 13, access date). Division of Oil, Gas, and Geothermal Resources Well Finder. Sacramento, CA: DOC DOGGR. <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.25920/33.86715/17>.

California Department of Conservation (DOC), Farmland Mapping and Monitoring Program (FMMP). 2019. (December 13, access date). California Important Farmland Finder. Sacramento, CA: FMMP. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

California Department of Forestry and Fire Protection (CalFire). 2019. (December 13, access date). FHSZ Viewer. Sacramento, CA: CalFire. <https://egis.fire.ca.gov/FHSZ/>.

Perris, City of. 2005 (April, approved). Comprehensive General Plan 2030. Perris, CA: The City. <https://www.cityofperris.org/departments/development-services/general-plan>.

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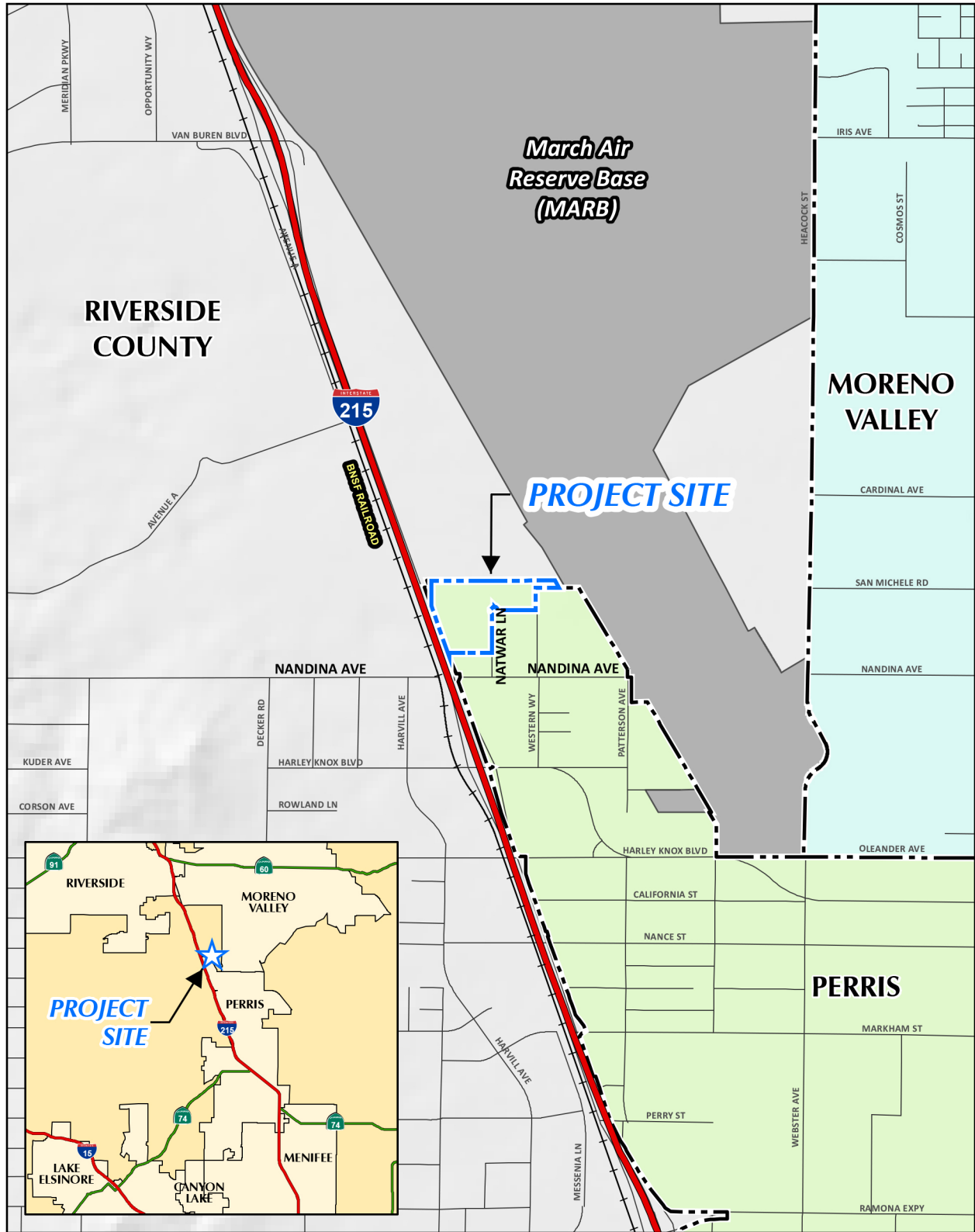
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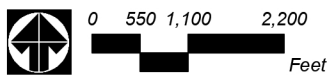
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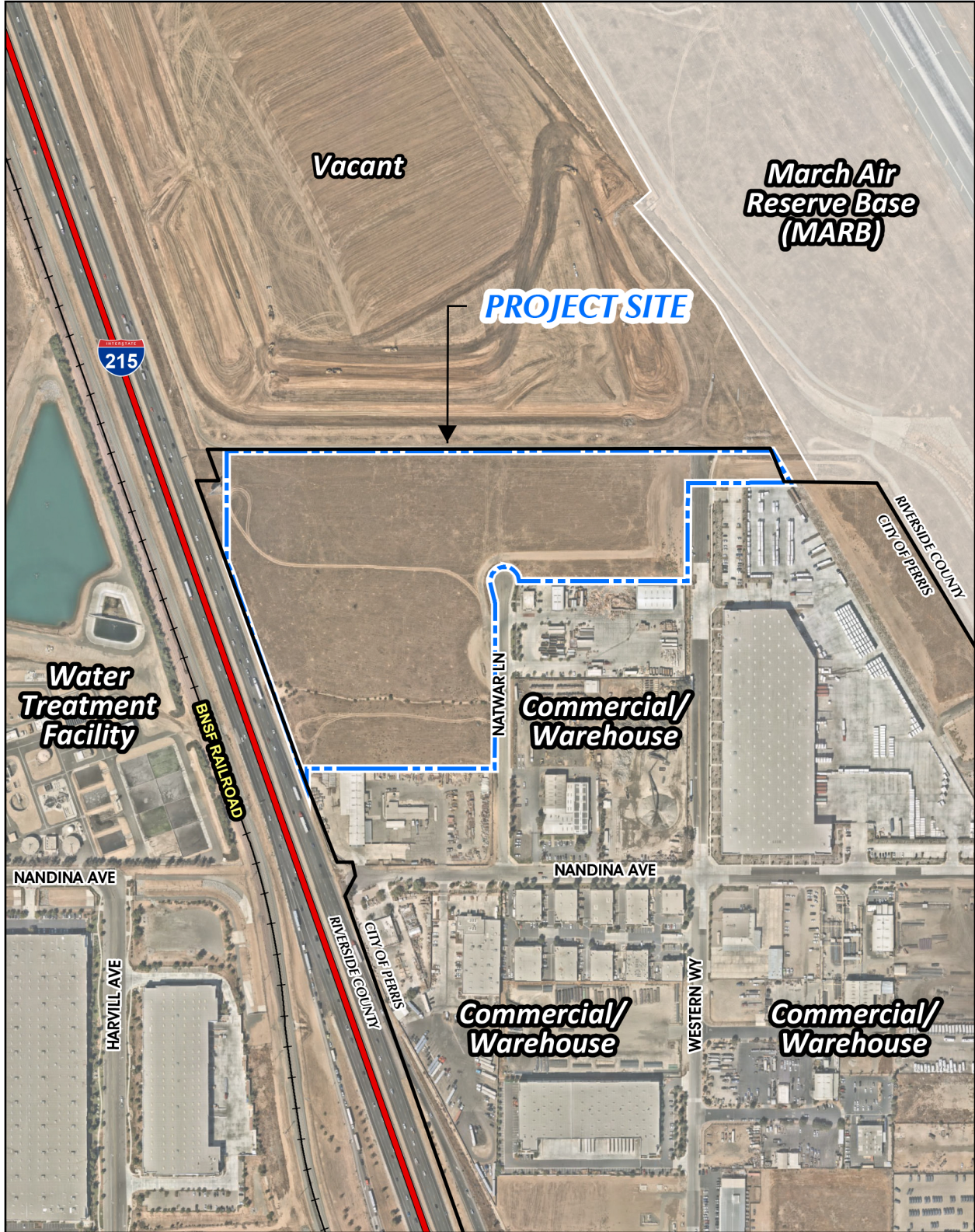


Source(s): ESRI, RCTLMA (2021)

Exhibit 1

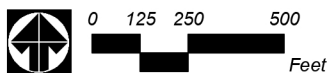


Regional and Local Vicinity

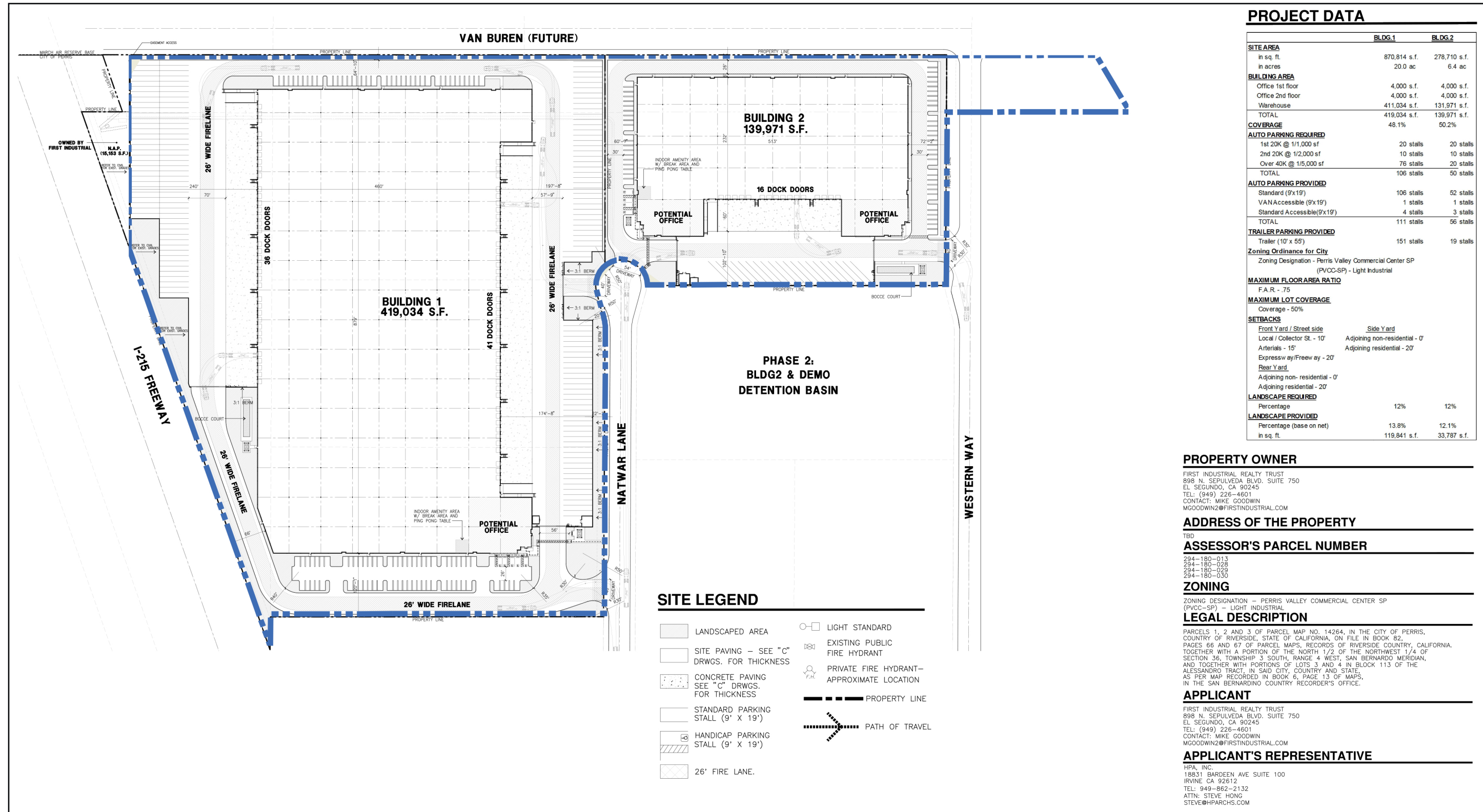


Source(s): RCTLMA (2021), Nearmap Aerial (2021)

Exhibit 2



Aerial Photograph



PROJECT DATA		
	BLDG.1	BLDG.2
SITE AREA		
in sq. ft.	870,814 s.f.	278,710 s.f.
in acres	20.0 ac	6.4 ac
BUILDING AREA		
Office 1st floor	4,000 s.f.	4,000 s.f.
Office 2nd floor	4,000 s.f.	4,000 s.f.
Warehouse	411,034 s.f.	131,971 s.f.
TOTAL	419,034 s.f.	139,971 s.f.
COVERAGE	48.1%	50.2%
AUTO PARKING REQUIRED		
1st 20K @ 1/1,000 sf	20 stalls	20 stalls
2nd 20K @ 1/2,000 sf	10 stalls	10 stalls
Over 40K @ 1/5,000 sf	76 stalls	20 stalls
TOTAL	106 stalls	50 stalls
AUTO PARKING PROVIDED		
Standard (9'x19')	106 stalls	52 stalls
VAN Accessible (9'x19')	1 stalls	1 stalls
Standard Accessible(9'x19')	4 stalls	3 stalls
TOTAL	111 stalls	56 stalls
TRAILER PARKING PROVIDED		
Trailer (10' x 55')	151 stalls	19 stalls
Zoning Ordinance for City		
Zoning Designation - Perris Valley Commercial Center SP (PVCC-SP) - Light Industrial		
MAXIMUM FLOOR AREA RATIO		
F.A.R. - .75		
MAXIMUM LOT COVERAGE		
Coverage - 50%		
SETBACKS		
Front Yard / Street side	Side Yard	
Local / Collector St. - 10'	Adjoining non-residential - 0'	
Arterials - 15'	Adjoining residential - 20'	
Expressway/Freeway - 20'		
Rear Yard		
Adjoining non-residential - 0'		
Adjoining residential - 20'		
LANDSCAPE REQUIRED		
Percentage	12%	12%
LANDSCAPE PROVIDED		
Percentage (base on net)	13.8%	12.1%
in sq. ft.	119,841 s.f.	33,787 s.f.

PROPERTY OWNER
 FIRST INDUSTRIAL REALTY TRUST
 898 N. SEPULVEDA BLVD., SUITE 750
 EL SEGUNDO, CA 90245
 TEL: (949) 226-4601
 CONTACT: MIKE GOODWIN
 MGOODWIN2@FIRSTINDUSTRIAL.COM

ADDRESS OF THE PROPERTY
 TBD

ASSESSOR'S PARCEL NUMBER
 294-180-013
 294-180-028
 294-180-029
 294-180-030

ZONING
 ZONING DESIGNATION - PERRIS VALLEY COMMERCIAL CENTER SP (PVCC-SP) - LIGHT INDUSTRIAL

LEGAL DESCRIPTION
 PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 14264, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 82, PAGES 66 AND 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDO MERIDIAN, AND TOGETHER WITH PORTIONS OF LOTS 3 AND 4 IN BLOCK 113 OF THE ALESSANDRO TRACT, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 6, PAGE 13 OF MAPS, IN THE SAN BERNARDINO COUNTY RECORDER'S OFFICE.

APPLICANT
 FIRST INDUSTRIAL REALTY TRUST
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 EL SEGUNDO, CA 90245
 TEL: (949) 226-4601
 CONTACT: MIKE GOODWIN
 MGOODWIN2@FIRSTINDUSTRIAL.COM

APPLICANT'S REPRESENTATIVE
 HPA, INC.
 18831 BARDEEN AVE SUITE 100
 IRVINE, CA 92612
 TEL: 949-862-2132
 ATTN: STEVE HONG
 STEVE@HPARCHS.COM

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

