



NOTICE OF PREPARATION DRAFT ENVIRONMENTAL IMPACT REPORT

To:

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

From:

City of Perris
Development Services Department
135 North "D" Street
Perris, CA 92570

CEQA LEAD AGENCY:

City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570
Staff Contact: Mathew Evans, Project Planner
Phone (951) 943-5003
Email: mevans@cityofperris.org

SUBJECT: DUKE WAREHOUSE AT PATTERSON AVENUE AND NANCE STREET PROJECT – DEVELOPMENT PLAN REVIEW (DPR) 21-00005, PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN AMENDMENT [Case No. 21-05267]; TENTATIVE PARCEL MAP (TPM) 38259 [Case No. 21-05086]; and DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

The City of Perris is preparing a Draft Environmental Impact Report (EIR) for the Duke Warehouse at Patterson Avenue and Nance Street 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.

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. If a responsible or trustee agency fails to respond within this time period, the City of Perris may presume that your agency has no response to make. (CEQA Guidelines § 15082 (b)(2)) **The NOP public comment period begins on January 19, 2022 and ends on February 17, 2022. A public scoping meeting is scheduled for the Planning Commission meeting to be held on Wednesday February 2, 2022 at 6:00 p.m. in the City Council Chambers of the City of Perris, located at 101 North "D" Street.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence.

The Project description, location, and the potential environmental effects are contained in the attached materials. 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).

Project Title: Development Plan Review 21-00005 for Duke Warehouse at Patterson Avenue and Nance Street Project

Project Applicant: DJ Arellano
Duke Realty Limited Partnership
200 Spectrum Center Drive, Suite 1600
Irvine, CA 92618
Contact: Mr. DJ Arellano
(949) 797-7050

Date: January 10, 2022

Signature: 
Mathew Evans, Project Planner

I. PROJECT LOCATION

The approximate 35.7-net-acre Project site is located at the northeastern corner of Patterson Avenue and Nance Street, within the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area of the City of Perris, Riverside County, California. The regional location and local vicinity of the Project site are shown on Figure 1 and Figure 2, respectively. The Project site is located within Section 5, Township 4 South, Range 3 West, San Bernardino Base and Meridian. The Project site encompasses Assessor's Parcel Numbers (APNs): 314-153-015 through -040, 314-153-042, 314-153-044, 314-153-046, 314-153-048, 314-160-005 through -012, and 314-160-033. The Project site is located approximately 0.1 miles to the southwest of March Air Reserve Base/Inland Port Airport (MARB/IPA).

The Project site is unimproved and vacant, apart from one, three-parcel lot in the northwest corner comprised on APNs 314-153-021, -020, -019. The developed three-parcel lot totals approximately 2.7 acres and is currently utilized for semi-truck trailer storage. The Project site is generally flat and dominated by fallow field croplands. The site is situated at an elevation approximately 1,499 feet above mean sea level in the southwest corner to 1,486 feet above mean sea level in the northeast corner. The existing topography slopes approximately one percent in the southwest to northwest direction. The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mead Valley Area Plan. The Project site is not located within an MSHCP Criteria Cell, Cell Group, or Linkage Area. Vegetation types at the Project site consist primarily of fallow field croplands and disturbed habitat generally devoid of vegetation. No Riparian/Riverine areas or vernal pools are located within or adjacent to the Project site.

The area surrounding the Project site is dominated by industrial and commercial uses, with some vacant land. Specifically, the Project site is bordered by an industrial warehouse to the south, commercial businesses to the north, vacant land and legal, nonconforming residences to the east, and commercial businesses to the west.

The major road that currently provides access to the Project site is Patterson Avenue. Interstate 215 (I-215) is west of the Project site. The interchange closest to the Project site is Harley Knox Boulevard, a designated truck route, approximately one-half mile to the northwest.

The City of Perris General Plan designates the Project site as Specific Plan. The Project site is within the PVCCSP, which was adopted by the City of Perris on January 10, 2012. The portion of the Project site located north of Nance Street has a PVCCSP land use designation of General Industrial (GI) and the southern portion of the Project site has a PVCCSP land use designation of Light Industrial (LI).

Figure 1 – Regional Map

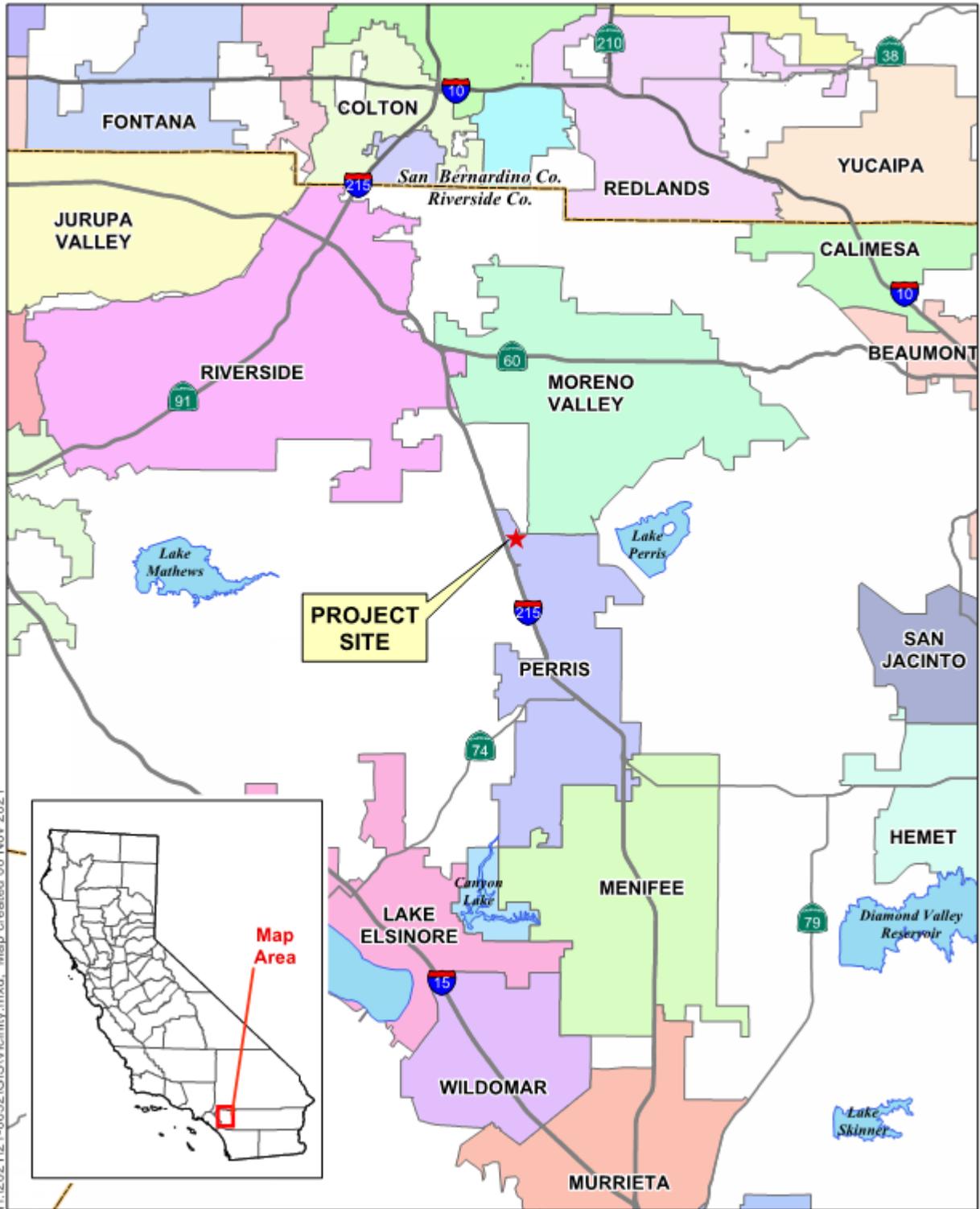


Figure 2 – Aerial Map



II. PROJECT DESCRIPTION

The proposed Project includes Specific Plan Amendment Case No. 21-05267 to the PVCCSP to amend the Circulation Plan to reflect the vacation of two streets: California Avenue (dedicated but not accepted) and Nance Street between Patterson Avenue to the west and Nevada Avenue to the east (see Figure 3). The Project site is proposed to accommodate the construction of a 769,668-square-foot (SF) building with 751,668 SF for high-cube, non-refrigerated warehouse distribution uses and approximately 18,000 SF of supporting office space (see Figure 4). The proposed Project is a permitted use (“warehouse/distribution centers”) under both the GI and LI PVCCSP land use designations. The building height would be a maximum of 50 feet. The building will include approximately 64 dock doors on the east side of the building and approximately 49 dock doors on the west side of the building. The warehouse would be constructed as a “speculative” building, with no specific tenant identified at this time. It is anticipated that the building could operate 24 hours a day, seven days a week. Additionally, the Project Applicant has committed to achieve LEED “Certified” status for the building.

The Project will provide a total of 374 parking stalls for passenger vehicles consisting of approximately 335 standard automobile parking stalls, approximately 10 American Disabilities Act-compliant (ADA) accessible parking stalls and 29 Electric Vehicle (EV)/Clean Air/Vanpool stalls. The Project site also includes approximately 141 trailer parking stalls. There will be approximately 170,881 SF of on-site landscaping.

The Project also includes the following offsite improvements:

- A new storm drain facility is proposed within Patterson Avenue right-of-way along the Project site’s frontage and continuing north to a connection point beneath Harley Knox Boulevard;
- A new storm drain facility is proposed within Nevada Avenue right-of-way along the Project site’s frontage from California Avenue and continuing to a connection point beneath Harley Knox Boulevard;
- A new recycled water line is proposed within Nance Street from the Project site to Webster Avenue;
- Patterson Avenue will be improved with curb, gutter, and sidewalk along the Project site frontage;
- Nevada Street along the Project site’s frontage will be improved with curb, gutter, and sidewalk and paved with 38-feet of asphalt;
- A new sewer line is proposed within Nance Street from the Project site to Webster Avenue.

Water (potable and recycled) and sewer service are provided to the Project area by the Eastern Municipal Water District (EMWD).

Figure 3 – Proposed Specific Plan Amendment – Circulation Plan

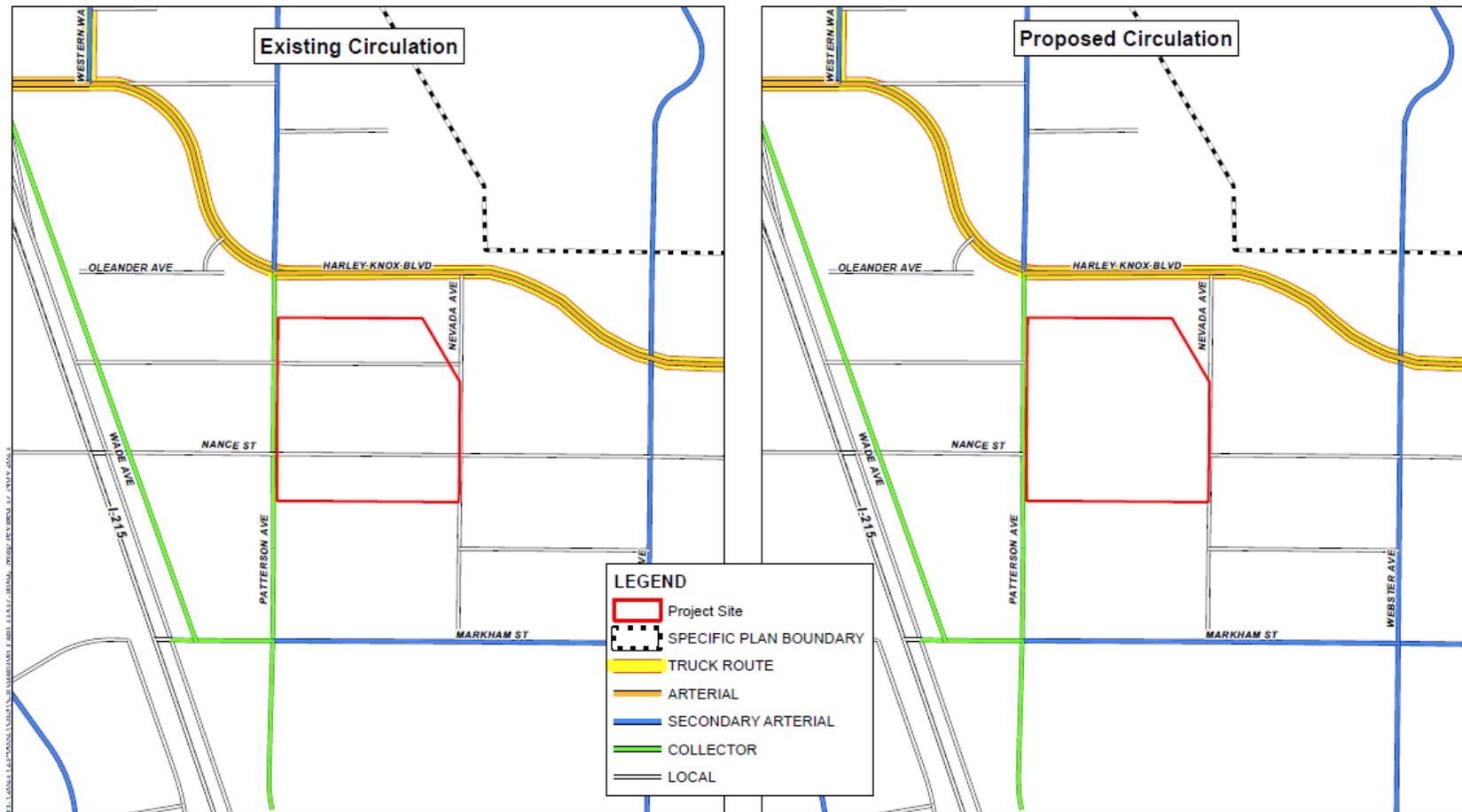
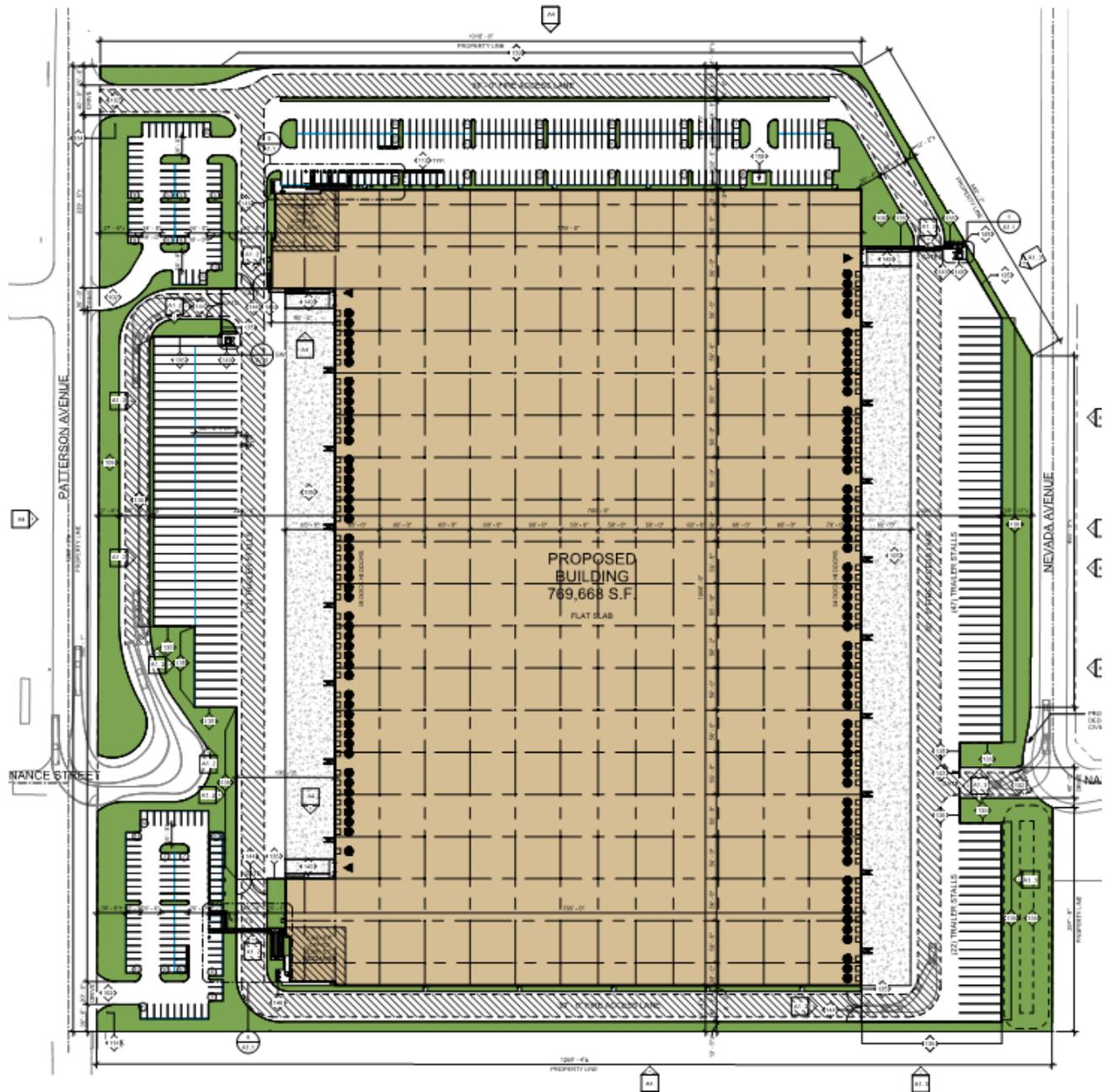


Figure 4: Conceptual Site Plan



III. REQUIRED PERMITS/ACTIONS

The following permits and discretionary actions are required by the City of Perris to implement the proposed Project:

- Development Plan Review (DPR No. 21-00005) to allow the development of the approximate 35.7-acre site with a 769,668-square-foot building including a 751,668-square-foot high-cube, non-refrigerated warehouse distribution facility and 18,000 sf for supporting offices;
- Certification of an EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA;
- Specific Plan Amendment Case No. 21-05267 to amend the PVCCSP to change the Circulation Plan to reflect the vacation of two streets: California Avenue (dedicated but not accepted) and Nance Street between Patterson Avenue to the west and Nevada Avenue to the east; and
- Tentative Parcel Map No. 38259 (Case No. 21-05086) to merge thirty-eight (38) existing parcels into one parcel and vacate all or portions of the rights-of-way of California Avenue and Nance Street.

Other non-discretionary actions anticipated to be taken by the City at the staff level for the proposed 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 Preliminary Water Quality Management Plan (PWQMP) to mitigate post-construction runoff flows.

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

- A National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (RWQCB) to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened;
- A determination by the Riverside County Airport Land Use Commission of consistency with the MARB/IPA Land Use Compatibility Plan;
- Compliance with the South Coast Air Quality Management District Indirect Source Rule (Rule 2305) for warehouse owners and operators;
- Approval of Water Supply Assessment and water and sewer improvement plans by the Eastern Municipal Water District; and
- Permits or associated approval by other utility agencies, as necessary, for installation of new utility infrastructure or connections to existing facilities.

IV. 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, when 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 PVCCSP 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 shall contain a detailed Project description, a map identifying the location of the Project site and surrounding land uses, a description of the existing environmental setting, Project-specific impacts, cumulative impacts, mitigation measures to reduce potentially significant impacts, and an alternatives analysis.

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 agriculture and forestry resources, mineral resources, population and housing, and wildfire. Therefore, no further analysis of these environmental topics will be provided 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 impact 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 2018 Farmland Mapping and Monitoring Program, the Project site is designated as Farmland of Local Importance. The Project area 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. Therefore, the Project would have no impact on agriculture and forestry resources.
- **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. 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. 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. 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 largely 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 extent to which the new jobs created by a Project are filled by existing residents is a factor that tends to reduce the growth-inducing effect of a Project. 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. Accordingly, no impacts are anticipated.
- **Wildfire.** According to Exhibit S-16, Wildfire Constraint Areas, of the City General Plan Safety Element, the Project area is not located in or near an area identified as being a “Wildfire Hazard Area”. Additionally, according to the California Department of Forestry and Fire Protection’s (Cal Fire) Fire and Resources Assessment Program (FRAP), the Project area is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) of the City. The Project area 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 issues:

- A. ***Aesthetics.*** The Project, which is in a non-urbanized area, would alter the existing visual character of the Project area and would introduce new sources of light during construction and operation. The Draft EIR will evaluate the potential for the Project to have an adverse effect on a scenic vista, to degrade the visual character of the area character, and to create potential light and glare impacts. The Project site is not within a State scenic highway, which will be discussed in the Draft EIR.
- B. ***Air Quality.*** The Project site is located within the South Coast Air Basin (Basin). Air quality in the Basin is administered by the South Coast Air Quality Management District (SCAQMD). Impacts related to the potential violation of any air quality standard, cumulatively considerable net increase of any criteria pollutant, and potential exposure to sensitive receptors to substantial pollutant concentrations will be addressed in the Draft EIR.

- C. **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 Draft EIR will also address consistency with the applicable habitat conservation plans such as the MSHCP and the Stephen's Kangaroo Rat Habitat Conservation Plan.
- D. **Cultural Resources.** The Draft EIR will evaluate the potential for the Project to potentially cause a substantial adverse change in the significance of an archaeological resource; indirectly destroy a unique paleontological resource, site, or unique geologic feature; or potentially disturb currently unknown human remains. An historical/archaeological resources report will be prepared for the Project. The results of this report will be discussed in the Draft EIR.
- E. **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.
- F. **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 potential to impact paleontological resources will be addressed in the Draft EIR.
- G. **Greenhouse Gas Emissions.** The Draft EIR will evaluate the potential for the Project to generate substantial greenhouse gas emissions and/or be inconsistent with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.
- H. **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 area is not within 1/4-mile of a school; the Project site's proximity to schools will be addressed in the Draft EIR. 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. 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.
- I. **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. 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.
- J. **Land Use and Planning.** The Draft EIR will evaluate the Project's impacts with regard to conflicts with applicable land use plans, policies, or regulations. The Project's consistency with applicable habitat conservation/natural community conservation plans such as the MSHCP and

- the Stephen's Kangaroo Rat Habitat Conservation Plan will be addressed in the Biological Resources section of the Draft EIR.
- K. **Noise.** The Draft EIR will identify existing and future noise levels in the Project vicinity and evaluate the potential impacts of the proposed Project. Noise issues to be addressed include construction noise, operational noise, groundborne vibration, and exposure of people to excessive airport noise levels.
 - L. **Public Services.** The Draft EIR will address the potential increase in demand for public services resulting from the Project (i.e., police protection, fire protection, schools, and parks and recreation), and whether there is a need for new or physically altered government facilities, which could cause significant physical environmental impacts.
 - M. **Recreation.** The Draft EIR will address the potential for employees of the Project to increase the use of existing parks or recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The potential physical environmental impacts will be addressed in the Draft EIR.
 - N. **Transportation.** 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. The City of Perris has established a vehicle miles traveled (VMT) threshold of significance and the Project will be analyzed to assess compliance with CEQA Guidelines Section 15064.3(b), which requires that traffic 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.
 - O. **Tribal Cultural Resources.** The Draft EIR will discuss potential impacts related to a substantial adverse change in the significance of a tribal cultural resource 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.
 - P. **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.

V. FUTURE PUBLIC MEETINGS

As noted earlier, the City of Perris will hold a public scoping meeting with the City of Perris Planning Commission on February 2, 2022 for the proposed Project. The City will provide background information, solicit public input, respond to questions, and focus the document on issues of public concern. Issues identified at the scoping meeting will be addressed in the Draft EIR (as appropriate).

VI. RESPONSE TO THIS NOTICE OF PREPARATION

Please provide written comments to the City of Perris no later than 30 days from receipt of this Notice of Preparation. According to Code Section 15082(b) of the 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 Sections 15381 and 15386, respectively. Please return all comments to the following address:

Mathew Evans, Project Planner
Planning Division
City of Perris Development Services Department
135 North "D" Street
Email: mevans@cityofperris.org

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