



NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
& PUBLIC SCOPING MEETING NOTICE
PERRIS AIRPORT LOGISTICS CENTER

Date: **October 20, 2023**

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 (NOP) and Public Scoping Meeting Notice for the preparation of a Draft Environmental Impact Report for the Perris Airport Logistics Center - Development Plan Review DPR 22-00005.

Scoping **November 1, 2023 at 6:00 p.m.** (To be held in person)

Meeting: Perris City Council Chambers 101 N. D Street
Perris CA 92570

NOP Comment Period: October 20, 2023 through November 20, 2023

Project Title: Perris Airport Logistics Center

Project Applicant: CH Realty IX-MC I Riverside Perris Airport Center, L.P. a Delaware limited partnership
18032 Lemon Drive, Suite 367
Yorba Linda, CA 92886

Notice Of Preparation 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 Perris Airport Logistics Center (Project). An Initial Study has been prepared and 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.

This Notice of Preparation (NOP) identifies the Project applicant, contains a description of the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A vicinity map is included in this NOP.

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 **October 20, 2023** and is set to close at 5:00 p.m. on **November 20, 2023**.

Please send written comments to Nathan Perez, Senior Planner, at the address shown above or via email to nperez@cityofperris.org. Please include the name and contact person of the agency or organization.

I. Project Information

A. Project Location and Setting

The Project Site is in the southern part of the City of Perris, in Riverside County. The Project Applicant is seeking approvals to develop two sites that total 87.69 gross (82.71 net) acres. The Project Site is comprised of seven parcels that total 87.69 gross (82.71 net)-acres in size. Site 1 encompasses Assessor's Parcel Numbers (APNs) 330-090-031, -033, -036, -038, -040 and 330-100-031. Site 2 encompasses Assessor's Parcel Number 330-090-034. The Project Site lies on the southeastern portion of the intersection between East Ellis Avenue and Goetz Road. Three paved roads adjoin the Subject Property: East Ellis Avenue adjoins the Project Site on the north; Case Road on the east, and Goetz Road on the west. The Project Site shares interior property lines with the runway of the Perris Valley Airport. The Project Site consists of undeveloped land with native vegetation and has a land use designation of Light Industrial and is zoned Light Industrial.

The Project Site was previously used as agricultural land, specifically row crops and orchards from at least the late 1930s to approximately the late 1960s. The current airplane landing strip, bisecting the central portion of the Project Site was first depicted in a 1985 aerial photograph; the remainder of the Project Site was depicted as being undeveloped. Significant changes were not observed between the 1980s and present day.

The Project Site has a City of Perris Comprehensive General Plan 2030 land use designation of Light Industrial and is zoned Light Industrial.

The Project Site is located within the Zone E – Other Airport Environs Airport Overlay Zone for the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan per Title 19 of the Municipal Code. Prohibited uses in Zone E include agriculture, livestock operations or any activity that may attract birds and thereby present a hazard to the nearby airport. The Project Site is also within the airport influence area (AIA) of Perris Valley Airport. Due to its proximity to the Perris Valley Airport runway, the Project Site is within Compatibility Zones A through D. Zone B1 is most restrictive with regards to allowable uses and occupancy and Zone D is less restrictive.

Properties to the west are designated and zoned General Industrial, properties to the south and east are designated zoned Light Industrial, and properties to the north are within the Downtown Perris Plan and are zoned Employment Plaza.

The Project Site consists of open, undeveloped land with low-lying vegetation, and does not contain any cultural, historical, or scenic aspects. The Project Site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mead Valley Area Plan area. A 10.04-acre portion of the Project Site is located within MSHCP Criteria Area Cell 3377, Subunit 4, San Jacinto River Lower and is completely developed. A 3.74-acre offsite impact area extends into MSHCP Criteria Area 3276, Subunit 4 – San Jacinto River Lower. A disturbed agricultural drainage ditch bisects the offsite impact area and ultimately drains to Proposed Constrained Linkage 19 (San Jacinto River). The Project Site and offsite impact area occurs partially within a predetermined Survey Area for six MSHCP narrow endemic plant species. Existing elevations across the western portion of the site vary from 1425.5 to 1415.8 (NAVD88 datum). This western area currently slopes down at approximately 0.5% grade to the southeast, draining to an existing storm drain inlet in the Perris Valley Airport property. Existing elevations across the eastern portion of the Project Site vary from 1418.5 to 1413.5 (NAVD88 datum). The eastern area currently slopes down at approximately 0.3% grade to the southeast, draining to an existing ditch in Case Road. The existing drainage pattern for the site and the general area is characterized by sheet flows that follow the slope.

Drainages on Case and Ellis are Jurisdictional to CA Department of Fish & Wildlife and Regional Water Quality Control Board. The water courses around the Project Site have been identified by the Federal Emergency Management Agency (FEMA) as Zone AE. The Project Site is shown on FEMA Flood Insurance Rate Map (FIRM)

number 06065C1440H, effective December 2021. The proposed Project would be situated within Zone AE.

There are no hazardous materials concerns associated with adjacent properties based on visual observation from publicly accessible rights-of-way. Based on recent Google Earth imagery, existing land uses in the immediate vicinity of the Project Site appear to include: an apartment complex (northwest of Site 1); an open field (north of Site 1); a parking lot, building supply warehouse, and rock/stone supply yard (west of Site 1); the Perris Valley Airport parking lot and indoor skydiving facility (south of Site 1) the runway of the Perris Valley Airport ("Airport") (east of Site 1 / west of Site 2), a private airport primarily used for recreation-based flights; a trucking school, a single-family house that appears to be a business, and a recycling facility (north and northwest of Site 2); and open fields (south, southeast, and east of Site 2).

II. Project Description

The Project Applicant proposes to combine the three existing parcels into two via a parcel map in order to construct two industrial warehouse/distribution buildings (Building 1 = 795,109 square feet and Building 2 = 71,961 square feet) on Site 1 and a trailer storage lot with a 100-square-foot guard shack on Site 2.

A. Tentative Parcel Map (TPM) No. 38412

The proposed Project involves proposed TPM No. 38412 to combine the existing three parcel Project Site into two parcels. The existing APNs subject to the proposed changes are: 330-090-031, 330-090-033, 330-090-034, 330-090-036, 330-090-038, 330-090-040, 330-100-031.

B. Development Plan Review (DPR 22-00005) for the Industrial Warehouse Buildings

Site 1: Building 1 would have an approximately 28,500-square-foot office area, approximately 766,409 square feet of warehouse area, and 200 square feet would be a fire pump room. The building would have a maximum height of 50 feet. Building 1 would have 146 dock doors, 3 grade doors, and 290 trailer parking stalls. With regard to parking, Building 1 would provide approximately 8 accessible stalls, 271 standard stalls, 18 electric vehicle (EV) stalls (chargers), and 53 EV stalls (infrastructure) for a total of 350 stalls. Passenger vehicle parking would be located at the northwest corner of the Project Site along Ellis Avenue and Goetz Road. The truck court would be located at the rear of the building and be separated from automobile circulation. Building 1 would also provide 20 bicycle parking locations.

Building 2 would have an approximately 6,500-square-foot office area and the remaining 65,461 square feet would be warehouse area. The building would have a maximum height of 45 feet. Building 2 would have approximately 10 ground level doors to serve standard delivery trucks. Building 2 would provide approximately 6 accessible stalls, 107 standard stalls, 6 electric vehicle (EV) stalls (chargers), and infrastructure for an additional 19 EV stalls for a total of 126 stalls. Pedestrians circulating between the parking lot for Building 2 and the office for Building 1 would be directed to the signalized pedestrian crossing at Mountain Avenue and Goetz Road. The truck court would be located at the rear of the building and be separated from automobile circulation. Building 2 would also provide five bicycle parking locations.

Of the 59.82 net site acreage, the lot coverage would be 32.82% where a maximum of 50% is allowed, and the floor area ratio (FAR) would be .33. The landscaped area would cover 25.03% of the site, where a minimum of 15% is required. The truck court entries would be secured with an 8-foot-high wrought iron rolling gate and screened with 14-foot-high concrete wing walls. The southern and eastern property lines would be secured with an 8-foot-high tube steel fence, painted black, see Figure 5, Elevations for elevations of the proposed buildings.

The buildings would comply with applicable standards and guidelines outlined in the City of Perris General Plan related to architecture and, in general, would have a modern industrial design. Required indoor and outdoor employee amenities would also be provided.

Currently, there are no identified end users for the proposed Project. Intended occupants for the proposed Project include distribution firms seeking an Inland Empire location from which to service their client base. Since end users are unknown, hours of operation and employee count will vary, but is assumed for planning purposes to operate 24/7. Office workers would likely have typical shifts of Monday through Friday, 8:00 AM to 5:00 PM, while warehouse staff could work in day, evening, and night shifts. Specific hours of operation would be identified during the tenant improvement process.

- **Access, Circulation, and Parking.** Driveway 1 along Goetz Road would have a right-in/right-out access for passenger cars only for Building 1. Driveway 2 along Goetz Road would have a private new driveway designed to align with Mountain Avenue and would allow for full access via a signalized intersection, only serving trucks for both Building 1 and Building 2. Driveway 3 along Goetz Road would have a right-in/right-out access driveway serving passenger cars only for Building 2. Finally, Driveway 4 along Ellis Avenue has a right-in/right-out access for trucks and passenger cars to the truck/trailer lot. A total of 476 auto spaces are provided for Site 1. Street improvements would be required along Goetz Road and Ellis Avenue, which would connect to the recent City-improved intersection at Goetz Road.
- **Truck Routes.** According to the City of Perris Truck Route map, truck access from the I-215 freeway to the Project Site would be from the Case Road interchange north to westerly Ellis Avenue, then south on Goetz Road. Directional signage would be provided onsite to direct drivers accordingly. Trucks would exit the warehouse facility with a right (northerly) turn from either Driveway 2 along Goetz Road or with a right (easterly) turn from Driveway 4 along Ellis Avenue, then a right (southerly) turn onto Case Road to the interchange with I-215.
- **Landscaping, Walls/Fences, and Lighting.** Landscaping would be provided along the entire site perimeter of the warehouses. Onsite exterior lighting would be provided throughout the warehouse and Project Site as required for security and wayfinding. The City recently improved Goetz Road to the ultimate curb-to-curb width per the General Plan street designation of a 128' right-of-way arterial section. The proposed Project would be required to improve the 17-foot-wide parkway section within the proposed Project's frontage with sidewalk and landscaping.
- **Utilities.** The proposed 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 warehouses. Infrastructure improvements would include the installation of sewer, water, and fire hydrant lines.

Dry Utilities

Electrical energy to the City is accessed by transmission and distribution lines from substations owned by Southern California Edison (SCE). Natural gas is provided to the City by Southern California Gas Company. Although the proposed Project would require natural gas for building heating, the proposed Project would comply with the most up to date Title 24 building energy efficiency standards. The City is served by various telecommunication companies. The onsite utility infrastructure would connect to existing utilities in the vicinity of the Project Site or new utility lines that would be installed within the public right-of-way adjacent to the Project Site.

Domestic Water, Recycled Water and Sewer

Domestic water supply and sewer service to the Project Site is split between the Perris Utility Agency and the Eastern Municipal Water District (EMWD). The EMWD would provide water and sewer services to Project Site subject to its proposed annexation into the EMWD service area for both sewer and water services. The EMWD has an existing sewer main line located within Case Road adjacent to

Site 2 and existing water lines located at the intersection of Goetz Road and Mountain Avenue.

The proposed Project would include construction of a private sewer line that would convey flows from the buildings on Site 1 to EMWD's existing sewer main within Case Road. The private sewer line would be constructed within existing utility easements that cross the Perris Valley Airport runway and through Site 2, where it connects to the existing EMWD sewer main in Case Road. The private sewer line would require a private lift station on Site 1 with a private 4-inch force main to Case Road, where the existing EMWD sewer would be upsized to accept the proposed Project's sewer flows.

A 12-inch City of Perris domestic waterline exists within Goetz Road. However, with the proposed annexation into the EMWD service area, the proposed Project would include the construction of a separate EMWD domestic waterline within Goetz Road and Ellis Avenue. The new domestic water line would connect the existing 12-inch EMWD line at the intersection of Goetz Road and Mountain Avenue to an existing 12-inch EMWD waterline at the intersection of Ellis Avenue and Case Road.

Upon annexation into the EMWD's service area, the Project Site would be subject to the EMWD's recycled water requirements. As a result, the proposed Project Applicant would be required to construct an 8-inch recycled waterline within the proposed Project frontage along Goetz Road and Ellis Avenue. Recycled water would be utilized for the irrigation of public and private landscape areas associated with the proposed Project.

Storm Water

The proposed facility finished floor elevation would be elevated above the FEMA's base flood elevation and the Project would require a Conditional Letter of Map Revision/Letter of Map Revision (CLOMR/LOMR).

The existing storm drain facilities within Goetz Road intercept and treat any runoff trying to encroach on the Project Site. Mini gravel "basin" storm drain facilities would be constructed with Ellis Avenue roadway improvements along the northerly property line. Storm water on site would be captured through a series of catch basins and inlets located through the Project Site. Captured flows are then directed towards one of two proposed treatment areas. A portion of the site (DMA W1) would be treated by a proposed bioretention basin. The remainder of the onsite area (DMA W2) would be directed towards underground chambers that are sized to hold the water quality storm volume.

C. Conditional Use Permit (CUP) (Case No. CUP23-05107)

The Project Applicant is requesting a Conditional Use Permit to allow for the proposed trailer storage lot.

Site 2: The trailer storage lot would include one 100-square-foot guard house with two automobile parking stalls. The balance of Site 2 would include 291 trailer stalls and 20 tractor stalls. The eastern perimeter of the site visible from Ellis Avenue and Case Road would be screened with a landscaped berm and a painted concrete screen wall. The landscape area provided on Site 2 would be 38.82% where 15% is required. The western and southern perimeter of Site 2 would be secured with an 8-foot-high tube steel fence, painted black.

- **Access, Circulation, and Parking.** Site 2 includes 291 trailer parking stalls and 20 tractor stalls as well as two automobile stalls for guard shack usage. Driveway 5 along Case Road would serve as an Emergency Exit. Driveway 6 along Case Road would have full access for trucks and passenger cars to the truck trailer lot. Street improvements along Ellis Avenue as part of the proposed Project would connect with the proposed improvements along Case Road, which are a part of the off-site street improvements associated with IDI North Project.

- **Truck Routes.** According to the City of Perris Truck Route map, truck access from the I-215 freeway to Site 2 would be from the Case Road interchange north to the driveway along Case Road. Directional signage would be provided onsite to direct drivers accordingly. Trucks would exit the trailer yard with a right (southerly) turn onto Case Road to the interchange with I-215. Trucks could also access Site 2 from local locations to the north of Site 2.
- **Landscaping, Walls/Fences, and Lighting.** A 14-foot-high concrete painted screen wall would be provided on the northern edge of the trailer yard visible from Ellis Avenue. An 8-foot-high tube steel fence, painted black, would be provided along the westerly and southerly interior property lines shared with Perris Valley Airport. Onsite lighting would also be provided throughout the Project Site as required for security and wayfinding. The proposed Project would improve the landscape setback along Site 2's Case Road frontage with a 4-foot-high vinyl split rail fence, a 14-foot-wide Class I shared use path, a 15-foot-wide landscaped slope, a 14-foot-wide and 6-foot-high earthen berm abutting a 14-foot-high concrete painted screen wall.
- **Utilities.** The proposed 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 guard shack. Infrastructure improvements would include the installation of sewer, water, and fire hydrant lines.

Dry Utilities

See Site 1, Dry Utilities section, above.

Domestic Water, Recycled Water and Sewer

See Site 1, Domestic Water, Recycled Water, and Sewer section, above.

Additionally, the stretch of the sewer line traversing Site 2 would provide a private sewer connection for the proposed guard shack.

Storm Water

All on-site flows generated on Site 2 would be collected by a proposed bioretention basin which would treat the runoff for water quality level storm events and discharge high level storm events, with the help of a lift station, at the existing rate towards the future storm drain channel along Case Road.

III. Required Entitlements / Approvals

Pursuant to the provisions of CEQA and the 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 an EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA;
- Tentative Parcel Map (TPM No. 38412)
- Development Plan Review (DPR 22-00005) for the two proposed warehouses (Building 1: 795,109 square feet and Building 2: 49,961 square feet)
- Conditional Use Permit (CUP 23-05107) for the proposed trailer storage lot

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;
- Review by the Riverside County Airport Land Use Commission (ALUC) for a determination of consistency with the Perris Valley Airport Land Use Compatibility Plan (ALUCP). The ALUCP was adopted by the ALUC in 2011 and provides specific airport land use guidance in addition to the ALUC's Countywide Policies adopted in 2004. ALUC issues a determination of consistency if a project does not have compatibility issues with an airport as per the ALUCP.
- The Proposed Project is subject to potential height restrictions by the Federal Aviation Administration (FAA). The FAA is required under 14 Code of Federal Regulations (CFR) Part 77 to protect navigable airspace by studying proposed developments and issuing determinations that a project would not be a hazard to air navigation;
- Compliance with the South Coast Air Quality Management District Indirect Source Rule (Rule 2305) for warehouse owners and operators;
- Joint Project Review from the Regional Conservation Agency
- Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) issued by FEMA
- Approval of Water Supply Assessment and water and sewer improvement plans by the EMWD. Currently the site is split between the Perris Utility Agency and the EMWD for sewer and water service. The EMWD would provide water and sewer services to Project Site subject to its proposed annexation into the EMWD service area for both sewer and water services.

IV. 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 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.

The City has prepared an Initial Study and determined that an EIR is required for the proposed Project based on its potential to cause significant environmental effects. The Initial Study found that the following environmental topics would result in less than significant environmental impacts and therefore will not be further analyzed in the Draft EIR:

Agriculture and Forestry Resources	Public Services
Mineral Resources	Recreation ¹
Population and Housing	Wildfire

¹ The Proposed Project involves the development of recreational amenities for Project employees. The impacts associated with the development of the Proposed Project, including the employee recreational amenities, will be evaluated in the Draft EIR for the various environmental topics identified herein. Impacts to recreation will not be evaluated as a separate topic in the Draft EIR.

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

Aesthetics	Geology and Soils
Air Quality	Greenhouse Gas Emissions
Biological Resources	Hazards and Hazardous Materials
Cultural Resources	Hydrology and Water Quality
Energy	Land Use and Planning
Noise	Utilities and Service Systems
Transportation	Mandatory Findings of Significance
Tribal Cultural Resources	

V. Public Meeting

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting with the City of Perris Planning Commission on:

November 1, 2023 at 6:00 p.m.

Perris City Council Chambers:

101 N. 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).

VI. Response to This Notice of Preparation

The Notice, as well as an Initial Study, is 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 NOP and Initial Study are available for review at the Downtown Library and at the Development Services Department located at 135 N. D Street, Perris, CA 92570.


Notice of Preparation of a Draft Environmental Impact Report
& Public Scoping Meeting Notice

Perris Airport Logistics Center

Please provide written comments no later than 30 days from the receipt of this NOP. 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 return all comments to the following address or email:

Nathan Perez, Senior Planner
City of Perris Planning Division
135 N. D Street
Perris, CA 92570
Email: nperez@cityofperris.org

Signature:

 10-11-23
Nathan Perez, Senior Planner

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