



NOTICE OF SCOPING MEETING &
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
WAYPOINT COMMERCE CENTER PROJECT

Date: November 17, 2023

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies and Interested Parties

From: City of Perris Development Services Department | Planning Division
135 N. 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 Waypoint Commerce Center Project - Development Plan Review (DPR) 22-00039 and Tentative Parcel Map 38588 (PLN 22-05389)

Scoping Meeting: **December 6, 2023 at 6:00 p.m.** (To be held in person)
Perris City Council Chambers
101 N. D Street
Perris, CA 92570

NOP Comment Period: **November 17, 2023** through **December 18, 2023**

Project Title: Waypoint Commerce Center Project

Project Applicant: Waypoint Commerce Center, LLC
999 N. Pacific Coast Hwy, Ste 580
El Segundo, CA 90245

Notice Of Preparation of a Draft Environmental Impact Report (DEIR): The City of Perris is commencing preparation of a Draft Environmental Impact Report (EIR) for the proposed Waypoint Commerce Center 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 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. 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,

Section 15060 and 15081).

NOP Comment Period

The City invites you to submit written comments describing your specific environmental interests or 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 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 November 17, 2023, and is set to close at 5:00 p.m. on December 18, 2023. A public scoping meeting is scheduled for 6:00 p.m., on December 6, 2023 in the City Council Chambers of the City of Perris, 101 North D Street.

Please send written comments to Mario Arellano, Associate Planner, at the address shown above or via email at marellano@cityofperris.org. Please include the name and contact person of the agency or organization.

Project Information

I. Project Location and Setting

The Project site is located north of Mountain Avenue, south of Malbert Street, and west of Goetz Road, in the City of Perris (hereinafter “Project site”). The Project site is approximately 16.18 acres of net usable area and includes the following Riverside County Assessor’s Parcel Numbers (APN) 330-040-040, -041, -044, -045, -046, -047, and -049. The Project site has a City of Perris General Plan land use designation of General Industrial (GI) and is zoned General Industrial (GI). The Project site is located entirely within the City boundaries (see *Figure 1, Regional Map* and *Figure 2, Vicinity Map*) and is not located within a specific plan area of the City. The Project site is located within the Perris Valley Airport Influence Area.

II. Project Description

The Project consists of the construction and operation of two industrial buildings totaling 352,177 square feet as shown in *Figure 3, Conceptual Site Plan*. Building 1 consists of a 200,000-square-foot industrial building with 194,000 square feet of warehouse and 6,000 square feet of office while Building 2 consists of a 152,177-square-foot industrial building with 146,177 square feet of warehouse and 6,000 square feet of office. The Project would be constructed in two phases: 1) Building 1 on a 9.2-gross-acre parcel and 2) Building 2 on 6.98-gross-acre parcel. The Building 1 clear height would be approximately 36 feet and the Building 2 clear height would be approximately 32 feet, although the roof heights would vary based on the buildings’ architectural features. The warehouses would be constructed as “speculative” buildings; that is, there is not a specific tenant identified at this time. It is anticipated that the buildings could operate 24 hours a day, seven days a week.

Vehicular access to the Project site would be provided via four driveways along Mountain Avenue and four driveways along Malbert Avenue. The easternmost and westernmost driveways along Mountain Avenue would be restricted truck access only and the two interior driveways would be for passenger vehicles only. Vehicular access along Malbert Avenue would be restricted to passenger vehicles only. The Project would provide a total of 187 automobile parking spaces (including 9 accessible stalls, 38 electric vehicle (EV) charging only stalls, and 4 EV accessible charging only stalls). The Project would provide a total of 41 trailer parking stalls.

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 would be installed in the roadways adjacent to the Project site, with the exception of the proposed sewer infrastructure. As shown on Figure 4, *Proposed Offsite Sewer Alignment*, the Project applicant proposes an offsite sewer line along Mountain Avenue east to Goetz Road south to connect with a sewer line at Goetz Road and Mapes 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 or not to approve the proposed Project. The Project is consistent with the land use designation of the City of Perris General Plan and zoning designation of the City's Municipal Code; therefore, no General 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 22-00039 to allow for the development of the Project site with two industrial buildings totaling approximately 352,177 square feet.
- Tentative Parcel Map 38588 (Case No. PLN22-05389) to merge 7 existing parcels into two parcels.

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

- California Department of Fish and Wildlife
- Western Riverside Regional Conservation Authority - Habitat Evaluation and Acquisition Negotiation Strategy determination and Western Riverside County Multiple Species Habitat Conservation Plan consistency findings.
- Regional Water Quality Control Board – Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit and issuance of a Construction General Permit.
- Eastern Municipal Water District – Approval of water and sewer improvement plans
- Riverside County Airport Land Use Commission - Determination of Consistency with Perris Valley Airport Land Use Plan.
- South Coast Air Quality Management District - Issuance of Air Quality permits for the installation and operation of stationary source equipment.
- Other Utility Agencies – Permits and associated approvals, as necessary for the installation of new utility infrastructure or connections to existing facilities

IV. Probable Environmental Effects of the Project

The Draft EIR for the 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 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. All twenty (20) environmental topics required by CEQA will be analyzed in the Draft EIR, including:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Land Use and Planning
- Mineral Resources
- Noise

- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

V. Future Public Meetings

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting on **December 6, 2023** at 6:00 p.m. in the Perris City Council Chambers located at 101 N. D Street, Perris CA 92570. At the meeting, the City will provide a brief overview of the Project, the CEQA process, background information on environmental impact reports, 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

This Notice of Preparation 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 this NOP are also available for review at the City of Perris Planning Division located at 135 N. D Street, Perris, CA 92570.

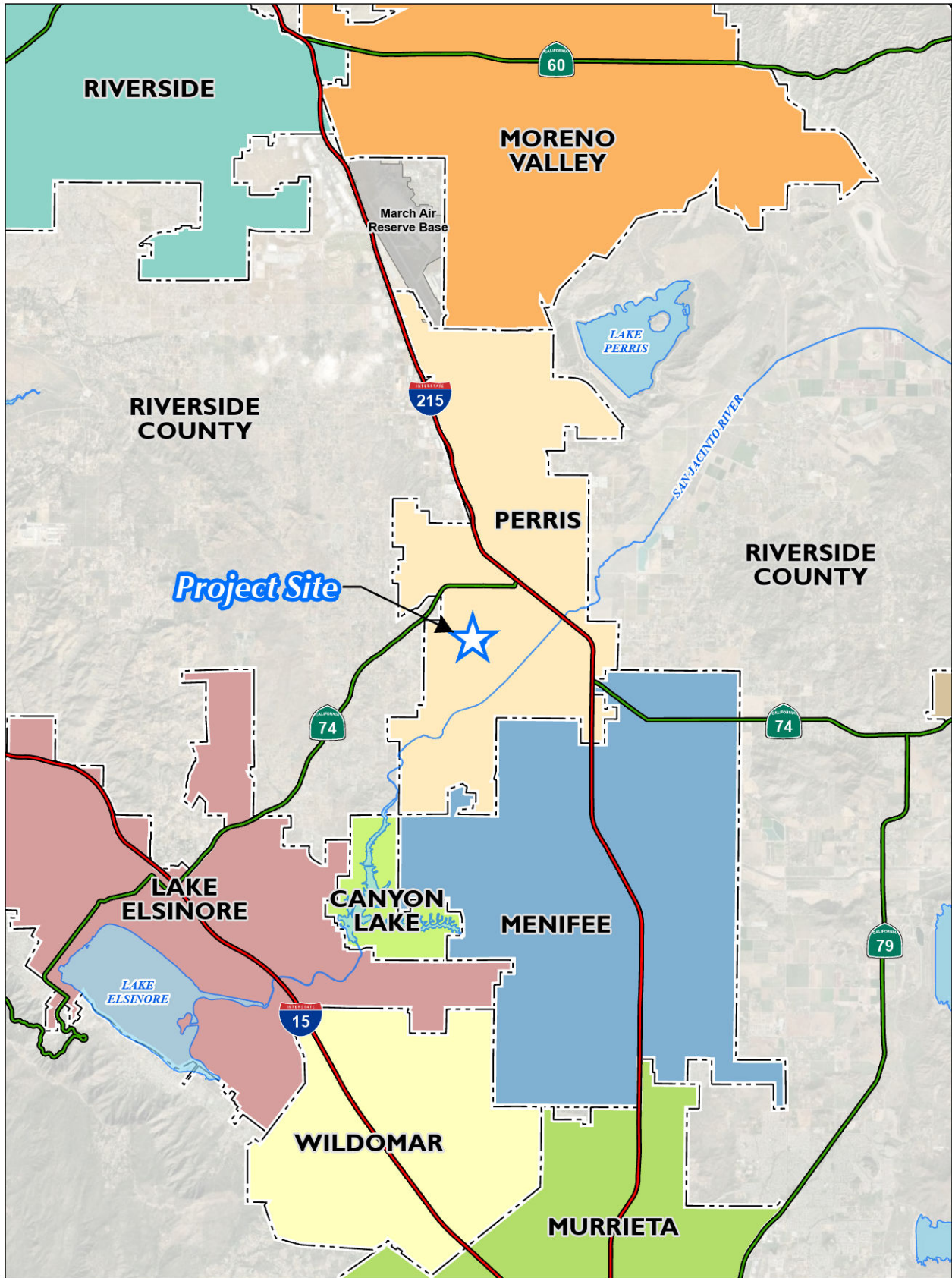
Please provide written comments no later than 30 days from receipt of this NOP. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that 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 State CEQA Guidelines Sections 15381 and 15386, respectively. Please return all comments to the following address or email:

Mario Arellano, Associate Planner
 City of Perris, Planning Division
 135 N. D Street
 Perris, CA 92570
 Email: marellano@cityofperris.org

Signature: _____

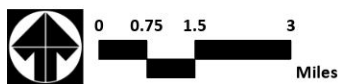

 Mario Arellano, Associate Planner

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

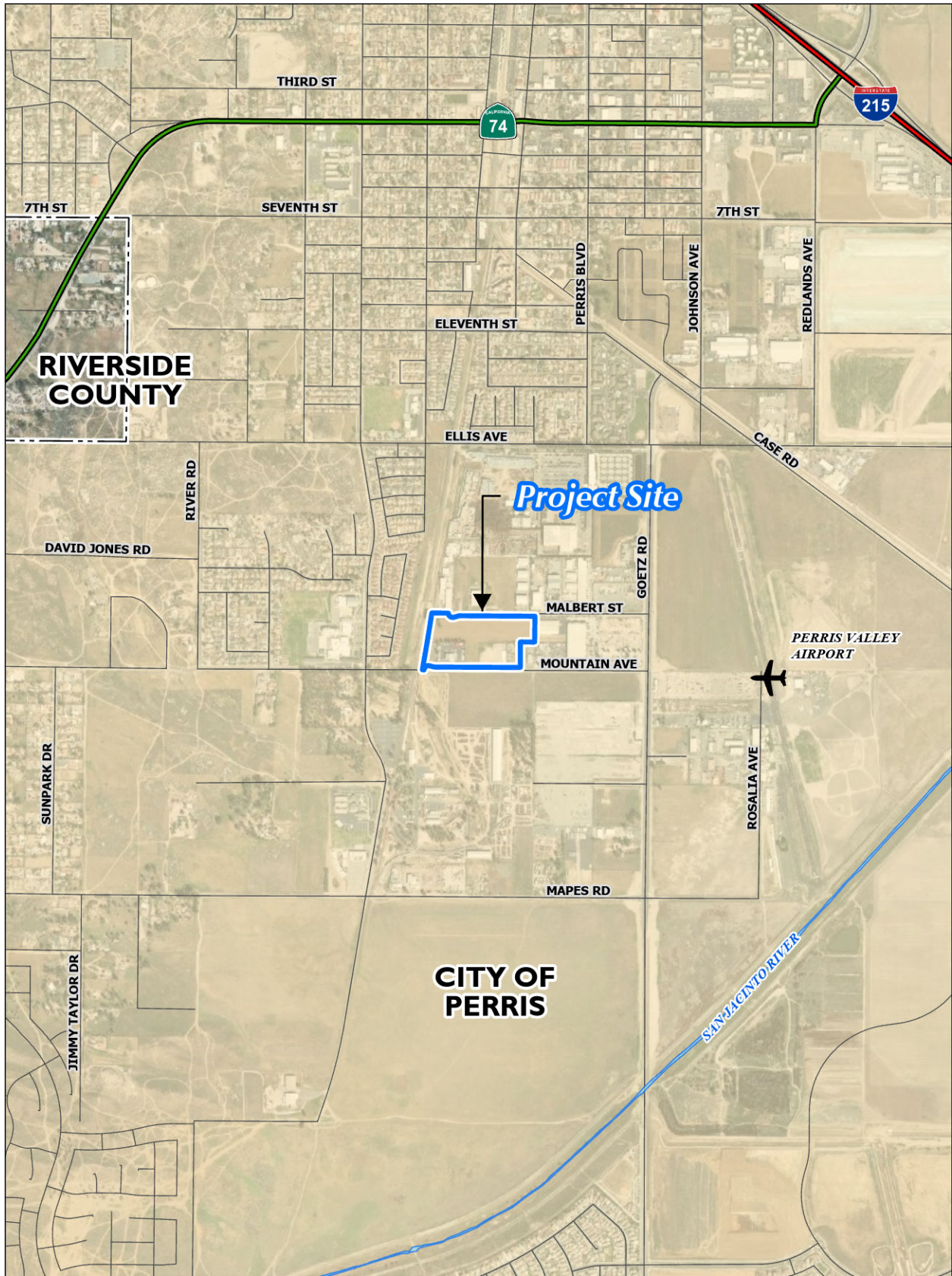


Source(s): Esri, RCIT (2023)

Figure 1

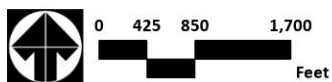


Regional Map

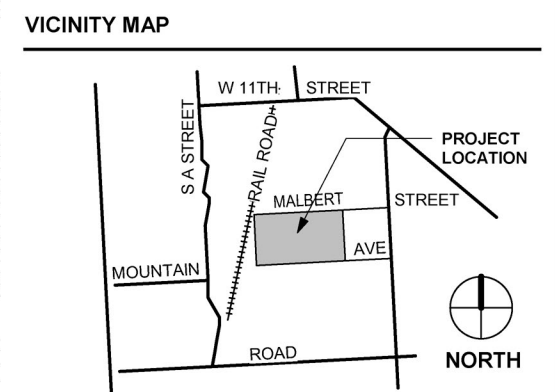
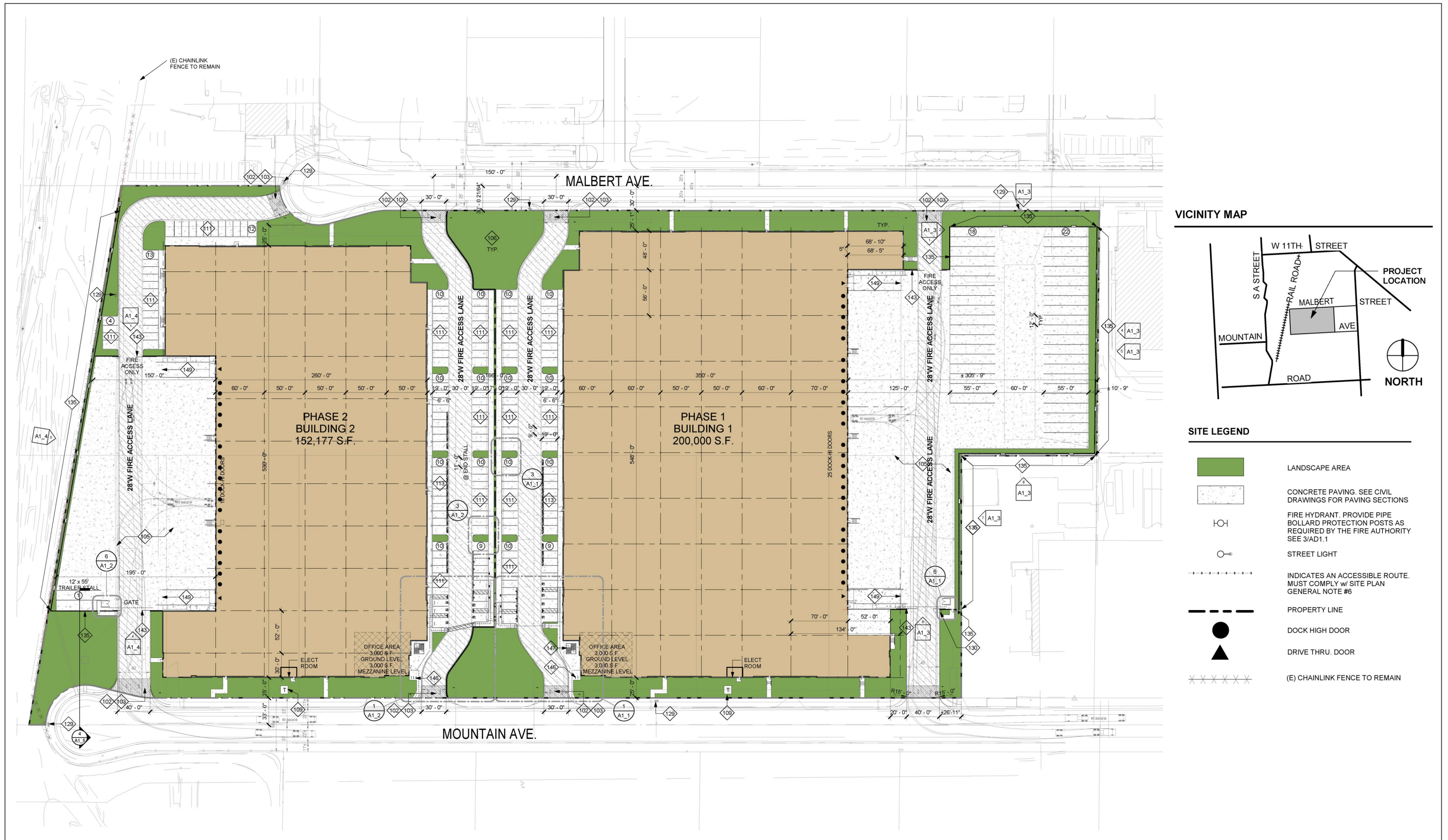


Source(s): Esri, RCIT (2023)

Figure 2



Vicinity Map



SITE LEGEND

	LANDSCAPE AREA
	CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
	FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY SEE 3/AD1.1
	STREET LIGHT
	INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY W/ SITE PLAN GENERAL NOTE #6
	PROPERTY LINE
	DOCK HIGH DOOR
	DRIVE THRU. DOOR
	(E) CHAINLINK FENCE TO REMAIN

Source(s): Herdman Architecture + Design, Inc. (09-13-2023)

Figure 3

Not to Scale



Source(s): Casc Engineering & Consulting (09-25-2023), Esri, Nearmap Imagery (May 2023), RCIT (2023)

Figure 4

Proposed Offsite Sewer Alignment