



NOTICE OF SCOPING MEETING &  
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
PERRIS VALLEY TOWNE CENTER PROJECT

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**Date:** February 23, 2024

**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 Perris Valley Towne Center Project

- General Plan Amendment (GPA) 23-05033 for the Proposed Fulfillment Center Building
- Zone Change (ZC) 23-05034 for the Proposed Fulfillment Center Building
- Tentative Parcel Map (TPM) No. 35700 (PLN-23-05036)
- Development Plan Review (DPR) 23-00005 for the Proposed Commercial Shopping Center
- Development Plan Review (DPR) 23-00006 for the Proposed Fulfillment Center Building
- Conditional Use Permit (CUP) 23-05032 for Three Drive-Through Restaurants

**Scoping Meeting:** **Wednesday, March 6, 2024 at 6:00 p.m.** (To be held in person)  
Perris City Council Chambers  
101 N. D Street  
Perris, CA 92570

**NOP Comment Period:** Monday, February 23, 2024 through Monday, March 25, 2024

**Project Title:** Perris Valley Towne Center Project

**Project Applicant:** WLPX Perris Venue, LLC  
1156 North Mountain Avenue,  
Upland, California 91786

**Notice of Preparation of a Draft Environmental Impact Report:** The City of Perris, as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15050, is commencing preparation of a Draft Environmental Impact Report (EIR) for the proposed Perris Valley Towne Center Project (referred to herein as the Project) and has released this Notice of Preparation (NOP) per the requirements of CEQA. The City is requesting input from you, your agency, or your 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 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 inform the scope of the future analyses of potential environmental impacts.

A description of the Project, its location, and known potential environmental effects, is provided below. The City of Perris, as the Lead Agency 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 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 **not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on February 23, 2024, and is set to close at 5:00 p.m. on March 25, 2024. A public scoping meeting is scheduled for 6:00 p.m., on March 6, 2024, with the City of Perris Planning Commission in the City Council Chambers of the City of Perris, 101 North D Street.

Please send written comments to Nathan Perez, Senior Planner, at the address shown above or via email at [NPerez@cityofperris.org](mailto:NPerez@cityofperris.org). Please include the name and contact person of the agency or organization.

## **Project Information**

### **I. Project Location and Setting**

The approximately 67.3-gross-acre Project site<sup>1</sup> is located in the southeastern area of the City of Perris southwest of the San Jacinto Avenue/Redlands Avenue intersection (see Figure 1, Regional Map and Figure 2, Vicinity Map). The Project site has a City of Perris General Plan land use designation of Community Commercial and is zoned Commercial Community (CC).

As shown on the aerial photograph provided on Figure 2, the Project Site is undeveloped and is bordered by San Jacinto Avenue to the north, Redlands Avenue to the west, Interstate (I)-215 to the south, and vacant land planned for development to the east. Inland Auto Boat and RV is located adjacent to and northeast of the Project site (southwest of the San Jacinto Avenue/Murrieta Road intersection). A County of Riverside Department of Public Social Services building, public ballfields, and single-family homes are located north of San Jacinto Avenue.

The Project site is generally flat with elevations ranging from 1,410 to 1,420 feet above mean sea level and has been disturbed by previous agricultural activities. The Project site currently supports low growing herbaceous vegetation mixed with native and non-native species. Jurisdictional Waters of the United States and State of California are not present on the Project site. The Project site is located within the area subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), but is not located within any MSHCP Criteria Cell, or designated conservation area, Core or Linkage area, Mammal Survey Area, Amphibian Survey Area, or Criteria Area Species Survey Area. The site is within a Narrow Endemic Plant Species Survey Overlay Area and Burrowing Owl Criteria Species Area. There are no onsite ephemeral water features within the Project site that would qualify as riparian/riverine habitat under the MSHCP.

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<sup>1</sup> Riverside County Assessor Parcel Numbers (APNs): 310-100-015 through -018; 310-100-019; 310-110-043 through -044; 310-100-052; 310-110-058 through -059; 310-110-013 through -015; 310-110-017; 310-110-023; 310-110-027 through -028; 310-110-037; 310-110-042; 310-110-044 through -045; 310-110-049; 310-110-051; 310-110-053 through -054; and 310-110-056 through -057.

The Project site is within the Airport Influence Areas for the Perris Valley Airport and March Air Reserve Base/Inland Port Airport (MARB/IPA). The Project site is approximately 4,679 feet northeasterly of the northerly terminus of Perris Valley Airport Runway 15-33 Runway and is located within Zone E of the 2011 Perris Valley Airport Land Use Compatibility Plan (ALUCP), which does not restrict non-residential intensity. The Project site is approximately 5.6 miles southwest of MARB/IPA and is located within Zone D of the MARB/IPA ALUCP, which also does not restrict non-residential intensity. On February 8, 2024, the Riverside County Airport Land Use Commission (ALUC) determined that the Project is consistent with the 2011 Perris Valley Airport ALUCP and conditionally consistent with the MARB/IPA ALUCP, subject to identified conditions. Review of the proposed buildings by the Federal Aviation Administration pursuant to Part 77 of the Federal Aviation Regulations, Objects Affecting Navigable Airspace, has also occurred and a determination of no hazard to air navigation activities was made on January 22, 2024.

According to the Federal Emergency Management Agency (FEMA) Flood Rate Insurance Map, the central and eastern portions of the Project site are within a 100-Year Flood Hazard Area Zone. To meet FEMA requirements and the City of Perris Municipal Code Title 15 Floodplain Regulations, the Project site would need to be raised to maintain a minimum of one foot of freeboard between the floodplain and proposed building finished floors.

## **II. Project Description**

The Project includes the discretionary approvals described below to allow for construction and operation of a mixed-use development consisting of a 122,074-square-foot commercial shopping center on approximately 15.7 acres in the northern portion of the Project site; an 848,000-square-foot fulfillment center building on approximately 44.0 acres south of the proposed commercial shopping center; an approximately 6.6-acre stormwater detention basin in the southern portion of the Project site; and site adjacent roadway improvements (approximately 1.0 acre). The conceptual site plan for the Project is shown in Figure 3, Conceptual Site Plan.

Landscaping would be provided throughout the Project site, including but not limited to along the perimeter of the Project site; within automobile parking areas, patio areas adjoining the retail buildings, and the stormwater detention basin; and along the truck court screen walls. The extent of landscaping on- and off-site along the western and southerly boundary of the Project site, if any, is subject to approval by the City of Perris in conjunction with California Department of Transportation (Caltrans) and/or Southern California Edison (SCE). Subject to Caltrans approval, a monument sign may be installed at the southeast corner of Redlands Avenue and San Jacinto Avenue. Exterior lighting would be provided as required for safety, security, and wayfinding.

The Project would also include the installation of potable water, sewer, electric, natural gas, storm drain/water quality, and telecommunication infrastructure systems to serve the retail uses. The onsite utility infrastructure would connect to existing utilities in the vicinity of the Project site or new utilities that would be installed within the public right-of-way adjacent to the Project site. Access to relocated SCE electrical transmission facilities along the western portion of the Project site to existing utilities on San Jacinto Avenue would be accommodated. The onsite storm drain and water quality treatment system would convey stormwater to the onsite detention basin in the southern portion of the Project site.

The Project also includes off-site roadway, streetscape/landscape, and utility infrastructure improvements along the site-adjacent roadways to serve the Project. The Project also includes the construction of a public storm drain under San Jacinto Avenue extending from Redlands Avenue to the existing 42-inch corrugated metal pipe riser serving Storm Drain Line O approximately 700 feet east of Wilson Avenue. Off-site intersection improvements may also be constructed if required based on the results of the Project-specific traffic analysis. Project construction would be phased to start retail development west of the main entrance around the same time as commencement of the fulfillment center building construction estimated to begin mid-2025. Construction is anticipated to be completed in December 2026.

The Project Applicant is requesting the following discretionary Project approvals.

- **General Plan Amendment to Allow the Proposed Fulfillment Center Building.** The Project site currently has a City of Perris General Plan land use designation of Community Commercial (CC). The proposed General Plan Amendment would redesignate the southern portion of the Project site (50.6 acres) to Light Industrial. Under the Light Industrial land use designation, the development of warehousing, light manufacturing, research, assembly of non-hazardous products and materials, and ancillary retail related to manufacturing land uses are allowed with a maximum floor-to-area ratio of up to 0.75. The remaining 16.7 acres in the northern portion of the Project site of the site would retain the existing Community Commercial General Plan Land Use Designation.
- **Zone Change to Allow the Proposed Fulfillment Center Building.** The Project site is currently zoned Commercial Community (CC). The proposed Zone Change would rezone the southern portion of the Project site (50.6 acres) to Light Industrial (LI). The Light Industrial (LI) zone provides for the development of light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous products/materials, and retail related to manufacturing. The remaining 16.7 acres in the northern portion of the Project site would retain the existing Commercial Community (CC) zoning.
- **Tentative Parcel Map No. 35700.** Proposed TPM No. 35700 would consolidate the existing 26 parcels onsite into 10 parcels (eight parcels for the commercial shopping center, one parcel for the fulfillment center building, one parcel for the stormwater detention basin), and one lettered lot for roadway right-of-way along San Jacinto Avenue. Required easements, including for Southern California Edison, would be provided, and Hemet Avenue and Wilson Avenue (“paper” streets within the Project site) would be vacated. Proposed TMP No. 35700 would meet the subdivision standards provided in Section 18.16.010 of the City of Perris Municipal Code.
- **Development Plan Review for the Proposed Commercial Shopping Center.** As shown on Figure 3, the proposed commercial shopping center would encompass 15.7 acres and would provide 122,074 square feet of retail commercial space that would allow for the development of nine commercial buildings. There would be two major anchor buildings (32,000 square feet and 45,109 square feet) and seven buildings ranging from 4,500 square feet to 9,765 square feet that would accommodate retail uses and restaurants, including three drive-through restaurants. Access to the commercial shopping center would be provided from two access points along San Jacinto Avenue: one right-turn in/right-turn out only unsignalized driveway for retail access only, and one full access signalized driveway directly opposite Wilson Avenue for retail, retail delivery trucks, and fulfillment center employees. Required parking would be provided in surface parking areas. Onsite pedestrian pathways would connect to existing and proposed sidewalks along adjacent roadways and bicycle facilities would be provided onsite to support non-vehicular modes of transportation. Notably, a Class I

(Shared-Use Path) would be provided along the south side of San Jacinto Avenue adjacent to the Project site.

- **Development Plan Review for the Proposed Fulfillment Center Building.** As shown on Figure 3, the proposed fulfillment center building and stormwater detention basin would be developed on approximately 50.6 acres. The fulfillment center building would be 848,000 square feet (including 20,000 square feet of office space). There would be 843,000 square feet of ground floor building area and up to 5,000 square feet of mezzanine area. The proposed fulfillment center building would be a cross-dock building with 157 loading dock positions within enclosed/screened truck courts for truck trailer parking. Automobile parking would be provided northwest of the fulfillment center building. The fulfillment center building would be designed consistent with the City of Perris' adopted Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities. The tenant is not known at this time; therefore, for purposes of analysis, it is assumed that the building would operate as a high-cube fulfillment center.

The fulfillment center building employees would access the Project site via the signalized driveway located at the intersection of San Jacinto and Wilson Avenues. Interim truck access to the Project site would be provided via a dedicated truck ingress/egress to San Jacinto Avenue east of the commercial shopping center; the City of Perris designates San Jacinto Avenue as a truck route. Upon completion of the Murrieta Road/I-215 Overpass to Ellis Avenue, which is not a part of the Project but is anticipated to be completed in the buildout condition in conjunction with the development of the site to the east of the Project site, truck access for the proposed fulfillment center building would be provided exclusively via a full access unsignalized driveway located along future Murrieta Road.

- **Conditional Use Permit for Three Drive-Through Restaurants.** Pursuant to Perris Municipal Code Section 19.38.030, the Project Applicant is requesting approval of a Conditional Use Permit for three proposed drive through uses. Specific tenants have not been identified; therefore, for purposes of analysis, the proposed conceptual site plan provided in Figure 3 represents the anticipated mix and site design for commercial uses, including the proposed drive-through restaurants. As shown on Figure 3, one drive-through restaurant is proposed at the southeast corner of the Redlands Avenue/San Jacinto Avenue intersection and two drive-through restaurants are proposed along San Jacinto Avenue, west of the proposed signalized intersection with Wilson Avenue.

### **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 Project. As described above, 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.
- General Plan Amendment (GPA) 23-05033 to redesignate 50.6 acres of the project site to Light Industrial.
- Zone Change (ZC) 23-05034 to rezone 50.6 acres of the project site to Light Industrial.
- TPM No. 35700 (PLN-23-05036) to consolidate 26 existing parcels into 10 parcels.
- Development Plan Review (DPR) 23-00005 to allow development of a 122,074-square-foot commercial shopping center.
- Development Plan Review (DPR) 23-00006 to allow development of an 848,000-square-foot

fulfillment center building and stormwater detention basin.

- Conditional Use Permit (CUP) 23-05032 to allow development of three proposed drive-through restaurants.

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the project include, but are not limited to:

- Review and approval of all offsite infrastructure plans, including street and utility improvements pursuant to the conditions of approval;
- Review and approval of all onsite plans, including site grading and onsite utilities; and
- Approval of a Final Water Quality Management Plan to mitigate post-construction runoff flows.

As discussed above, the Riverside County ALUC has determined that the Project is consistent with the Perris Valley Airport ALUCP and conditionally consistent with the MARP/IPA ALUCP, and the Federal Aviation Administration has made a determination of no hazard to air navigation activities. The Eastern Municipal Water District has also approved the Project-specific Water Supply Assessment. Additional approvals and permits that may be required by other agencies include, but are not limited to:

- **Federal Emergency Management Agency.** Approval of Issuance of Conditional Letter of Map Revisions (CLOMR) and Final Letter of Map Revision (LOMR).
- **Caltrans.** Encroachment permit for any construction activities in Caltrans right-of-way (including for potential landscape and monument improvements).
- **Riverside County Flood Control & Water Conservation District.** Approval of storm drain plans for the public storm drain within San Jacinto Avenue.
- **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.
- **South Coast Air Quality Management District.** Permits to install and/or permits to operate new stationary equipment sources that may emit air contaminants.
- **Other Utility Agencies.** Permits and associated approvals, as necessary for the installation of new utility infrastructure or connections to existing infrastructure to serve the Project.

#### 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
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- 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 Planning Commission will conduct a Draft EIR scoping meeting on **March 6, 2024**, 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 NOP is available for review on the City's website at:

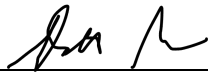
<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

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:

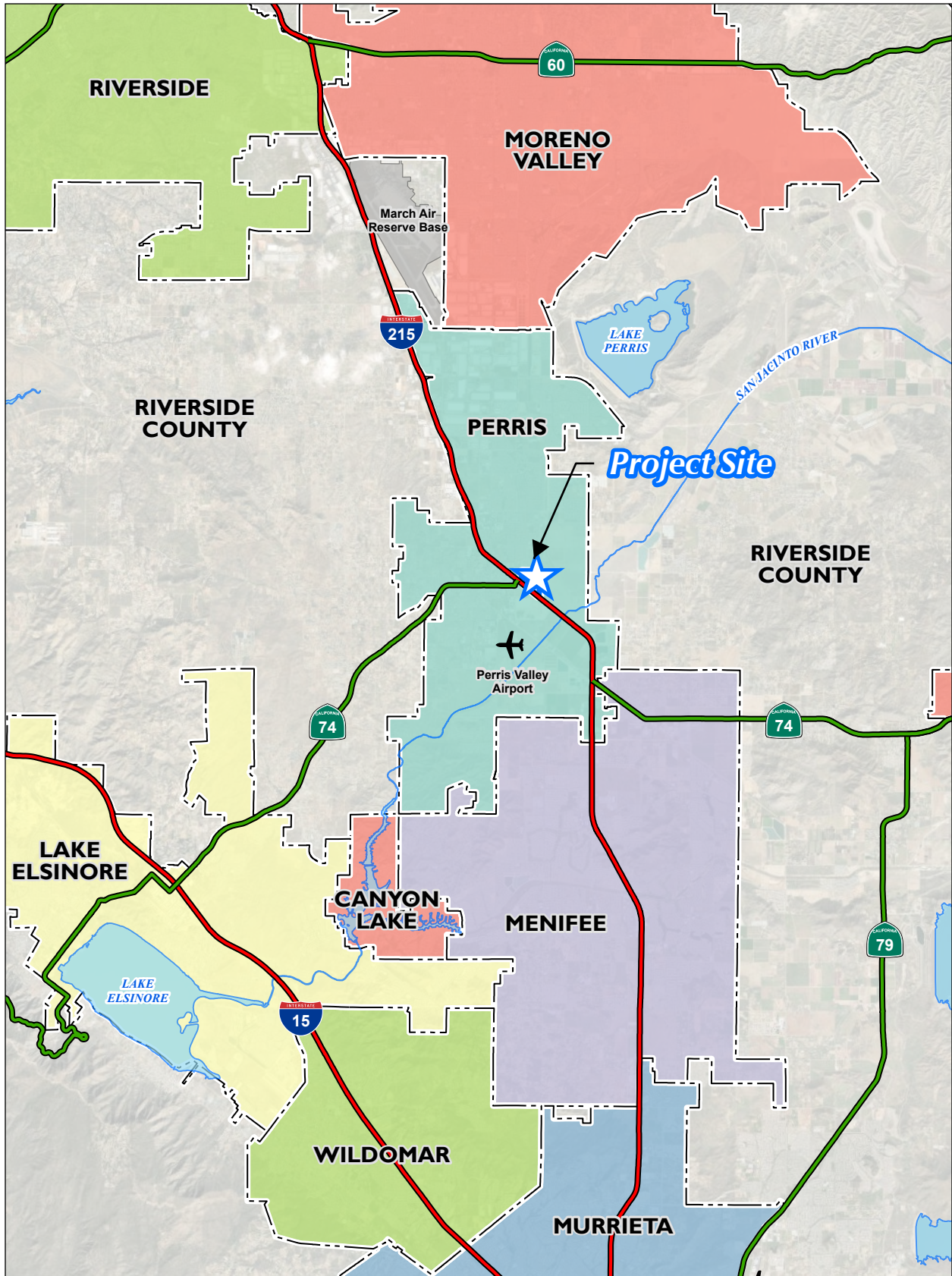
Nathan Perez, Senior Planner  
City of Perris Planning Division  
135 N. D Street  
Perris, CA 92570  
Email: [NPerez@cityofperris.org](mailto:NPerez@cityofperris.org)

Signature: \_\_\_\_\_



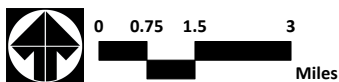
Nathan Perez, Senior Planner

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



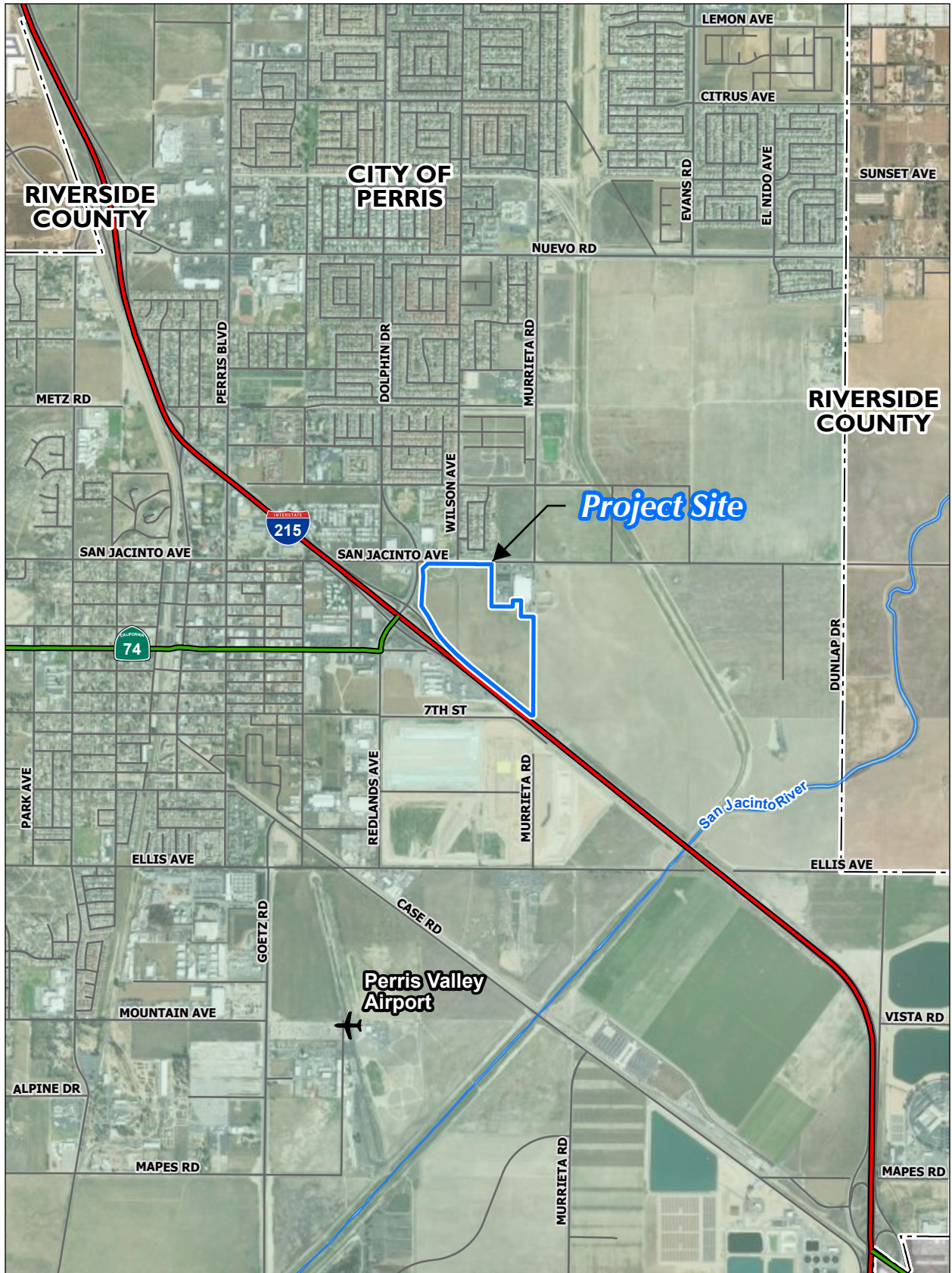
Source(s): Esri, RCIT (2024)

Figure 1



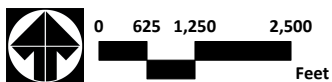
Regional Map



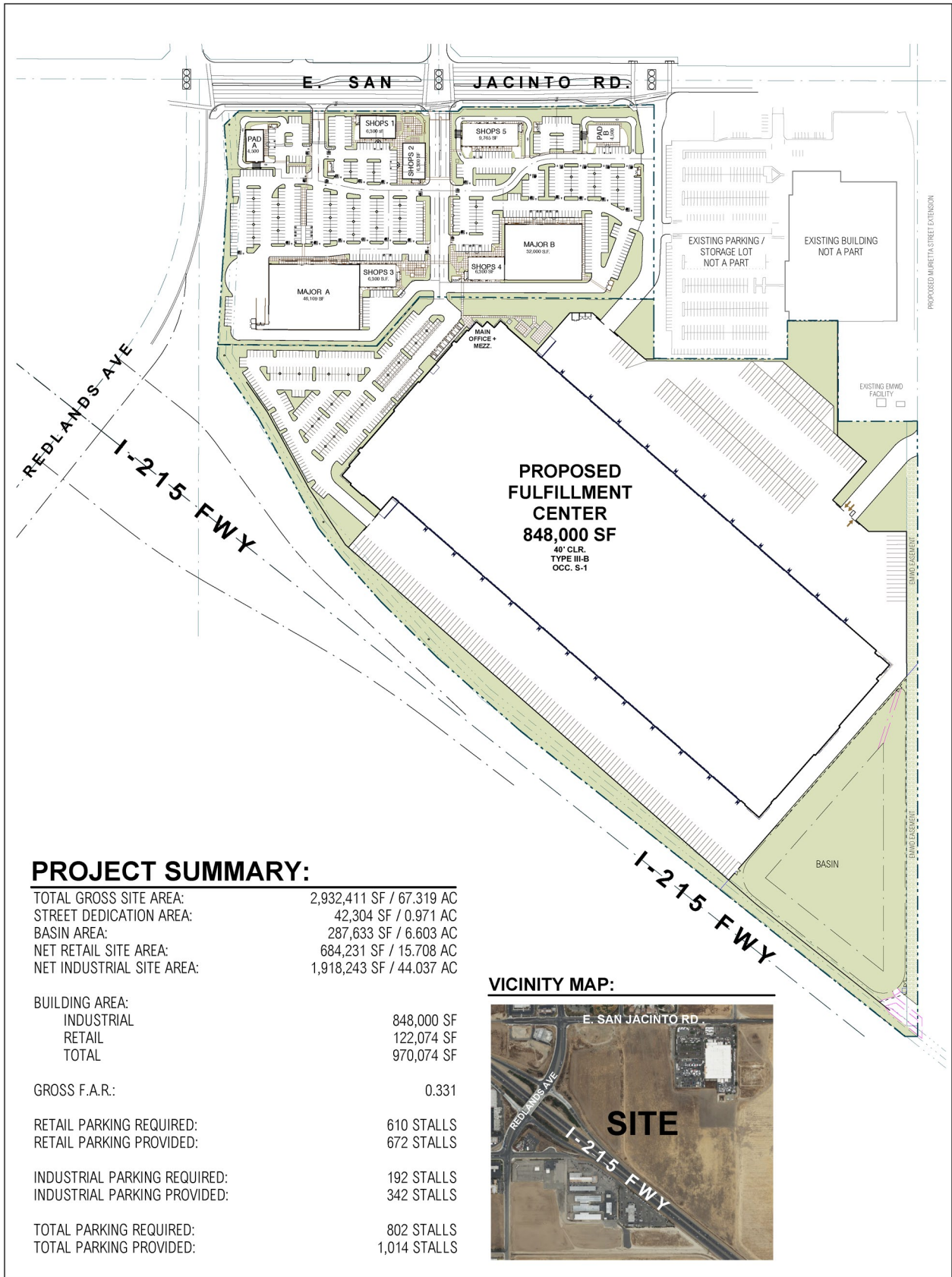


Source(s): Esri, RCIT (2024)

Figure 2



Vicinity Map



**PROJECT SUMMARY:**

TOTAL GROSS SITE AREA:	2,932,411 SF / 67.319 AC
STREET DEDICATION AREA:	42,304 SF / 0.971 AC
BASIN AREA:	287,633 SF / 6.603 AC
NET RETAIL SITE AREA:	684,231 SF / 15.708 AC
NET INDUSTRIAL SITE AREA:	1,918,243 SF / 44.037 AC

BUILDING AREA:	
INDUSTRIAL	848,000 SF
RETAIL	122,074 SF
TOTAL	970,074 SF

GROSS F.A.R.: 0.331

RETAIL PARKING REQUIRED: 610 STALLS  
 RETAIL PARKING PROVIDED: 672 STALLS

INDUSTRIAL PARKING REQUIRED: 192 STALLS  
 INDUSTRIAL PARKING PROVIDED: 342 STALLS

TOTAL PARKING REQUIRED: 802 STALLS  
 TOTAL PARKING PROVIDED: 1,014 STALLS

**VICINITY MAP:**



Source(s): RGA (02-13-2024)

Figure 3

