



NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
& PUBLIC SCOPING MEETING
HARVEST LANDING RETAIL CENTER &
BUSINESS PARK PROJECT

Date: August 9, 2024

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 for the preparation of a Draft Environmental Impact Report (EIR) for the Harvest Landing Retail Center & Business Park Project – Specific Plan Amendment (SPA) 22-05250; General Plan Amendment (GPA) 24-05175; Zone Change 24-05176; Development Plan Reviews (DPR) 22-00023, 22-00024, 22-00025, 22-05235, 22-05238, 24-00008, 24-00009; Conditional Use Permits (CUP) 22-05050, 23-05235; Tentative Tract Map (TTM) 38810 and 38811; and Development Agreement(s) (DAA) 17-05136.

Scoping Meeting: August 21, 2024

NOP Comment Period: August 9, 2024 through September 9, 2024

Project Title: Harvest Landing Retail Center & Business Park Project

Project Applicant: HIP-So Cal Properties, LLC
2244 N. Pacific Street, Orange, CA 92865

Notice of Preparation (NOP) 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 Harvest Landing Retail Center & Business Park Project (Project). 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.

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 August 9, 2024, and is set to close at 5:00 p.m. on September 9, 2024.

Please send written comments to Albert Armijo, Project Planner, at the address shown above or via email to aarmijo@cityofperris.org. Please include the name and contact person of the agency or organization.

Project Information

I. Project Location and Setting

The Harvest Landing Retail Center & Business Park Project site ("Project site") includes approximately 358.28 acres and is generally bounded by I-215 to the west, Perris Boulevard to the east, Nuevo Road to the south, and Placentia Avenue to the north, in the central portion of the City of Perris. The Project site includes the current Harvest Landing Specific Plan (Specific Plan) area and parcels proposed to be annexed into the Specific Plan and is shown in Figure 1, *Project Site*. The proposed amended Specific Plan area consists of two phase areas and an overlay area, which include the Assessor's Parcel Numbers (APNs) outlined in Table 1.

Table 1: Specific Plan APNs

Phase 1 APNs	Phase 2 APNs	Overlay Area APNs
305-100-028,- 008, 009	305-060-036,-037,-042	305-060-038
305-110-001 through-007,-015,-016,-021 through-027,-032 through-035	305-070-004,-088,-007,-008	
305-120-004 through-008,-020 through-026	305-090-015,-016,-017,-018,-019,-026,-028,-030,-032,-055 through-059	
305-130-001 through-006,-009		
305-140-012,-024 through-027,-031,-032,-034,-040,-041,-049,-050,-052 through-061		
305-160-001,-002,-003,-022 through-030		
305-170-018		
305-190-014,-019,-020,-028 through-031,-033		
305-220-011,-013,-018,-020,-021,-023,-028,-031,-038,-059,-060,-061,-062		

The Specific Plan Area includes three single-family residences, vacant land that has been disturbed from previous agricultural uses, and developed roadways. The Specific Plan Overlay Area is currently developed with Val Verde Elementary School.

II. Existing Harvest Landing Specific Plan

In 2011, the City of Perris City Council adopted the Harvest Landing Specific Plan, which is a master-planned community, including residential, recreation, and general business and commercial land uses on 341 acres in western Perris. As approved, the Specific Plan allows for the development of 169.5 acres of residential uses (1,860 units), 88.5 acres of business uses (1,306,582 square feet), 39 acres of roads and

drainage/detentions areas, and 44 acres of open space amenities, including a lake, parks, recreation center, and paseos.

III. Project Description

The Project applicant proposes to amend the Harvest Landing Specific Plan; to develop the 358.28-acre amended Specific Plan Area to provide for land uses including Multiple Business (MBU), Commercial, and water quality management drainage and detention uses; and compliance with state housing regulations. The three separate Project components that will require permits and approvals (entitlements) are listed below:

- Harvest Landing Specific Plan Amendment (Specific Plan Amendment);
- Opening Year Development of Phase 1 of the Specific Plan (“Phase 1 Development”); and
- Compliance with the Housing Crisis Act of 2019 (Senate Bill 330).

Development of the Specific Plan Area is proposed to occur in two phases. Project-specific details of the proposed development within the 235.6-acre Phase 1 area are described below. The site-specific plans for Phase 2 area are unknown at this time and future entitlements will be needed to develop this area. Thus, the maximum development density of the 122.68-acre Phase 2 area will be analyzed programmatically in the Draft EIR.

1. Specific Plan Amendment

The currently adopted Harvest Landing Specific Plan is a land-use guiding document providing for residential, business, commercial, and open space uses for an area of 341.1 gross acres. The Specific Plan Amendment is proposing to annex three parcels to the Specific Plan area and designate them with a land use of MBU (APNs 305-060-042, 305-060-036, and 305-060-037) and add an MBU overlay to APN 305-060-038, increasing the total Specific Plan area to 358.28 acres. In addition, the Specific Plan Amendment is proposing to change the existing land use plan of the Specific Plan area to replace residential uses with MBU and Commercial uses, as shown in Table 2. The Specific Plan Amendment proposes increasing the maximum allowed floor area ratio within the Commercial designation from 0.35 to 0.75, which would be consistent with the City of Perris Commercial Community General Plan land use designation. In addition, the Specific Plan Amendment would increase the maximum allowed floor area ratio within the MBU designation from 0.35 to 0.75, which would be consistent with the City of Perris Light Industrial General Plan land use designation. Based on the maximum allowed floor area ratios for each designation, the amended Harvest Landing Specific Plan would allow for a maximum development capacity of 8,604,984 square feet of MBU and 1,526,342 square feet of Commercial uses. As noted below, the maximum feasible buildout of the entire Specific Plan, based on the submitted development applications for commercial and industrial uses within the Phase I sites, would be 5,735,535 square feet of MBU uses and 428,507 square feet of Commercial uses.

Table 2: Proposed Specific Plan Land Use Amendment

Land Use Type	Existing Specific Plan (acres)	Specific Plan Amendment (acres)
Residential	170.1	0
Multiple Use Business	80.9	263.39
Commercial	7.6	46.72
WQMP Drainage/Detention	43.6	13.08
Other (Roads, Drainage)	38.8	35.09

2. Phase 1 Development

Business Park Site

Within the 140.71-acre Business Park site, the existing residential structures would be demolished and seven business park buildings including one parcel hub, three high cube warehouses, and three light industrial buildings would be constructed. A vesting tentative parcel map is proposed to combine the existing parcels into seven lots; one for each proposed building. The proposed business park buildings would have a maximum height of 60 feet. In total, the Business Park site would be built out with a floor area ratio of 0.28. A total of 1,239,079 square feet or 20.2 percent of this site would be covered with drought tolerant landscaping, primarily along the boundaries of each proposed parcel. In addition, the Project would include construction of a 14-foot-high screening wall around the Building 1 parcel hub. The characteristics of each building are summarized in Table 3.

Table 3. Business Park Site Development Summary

Building No.	Building Type	Land (acres)	FAR	Total Building SF	Dock Doors	Truck Parking	Auto Parking
1	Parcel Hub	59.68	0.12	322,079	169	701	743
2	High-Cube Warehouse	24.16	0.37	389,000	76	93	118
3	Light Industrial	7.15	0.36	113,500	11	11	67
4	Light Industrial	3.60	0.38	60,000	6	6	43
5	Light Industrial	3.46	0.17	25,000	3	2	29
6	High-Cube Warehouse	25.95	0.45	509,000	84	102	227
7	High-Cube Warehouse	16.71	0.42	309,000	30	61	265
Total	-	140.71	0.28	1,727,579	-	976	1,492

All seven buildings would have driveways along Frontage Road which would provide access for both trucks and passenger vehicles, except Buildings 1, 2 and 6 which would only have a truck driveway along Frontage Road. Building 1 would have two additional driveways along Orange Avenue for passenger vehicles. Building 1 would provide truck access from a proposed Private Drive A. Building 2 would have three additional driveways along Orange Avenue: two for passenger vehicle access and one for emergency vehicle access. Building 3 would have an ingress passenger vehicle only driveway along Private Drive A and a passenger vehicle access only driveway at the northern corner of the site along Frontage Road. Buildings 3 and 4 would share a truck driveway along Frontage Road. Buildings 4 and 5 would share a passenger vehicle driveway along Frontage Road and Building 5 would have a truck driveway at the southwestern portion of the site. Building 6 would have one ingress/egress truck driveway along Frontage Road, and two passenger vehicle driveways along Barrett Avenue. Finally, Building 7 would have one ingress/egress truck driveway, and one passenger vehicle driveway along Frontage Road and one passenger vehicle and one emergency vehicle access driveway along Barrett Road. All truck driveways along Frontage Road would be right-out only.

Community Shopping Center

Within the 22.27-acre Community Shopping Center site, a new commercial retail center with a major retail building and eight retail pads would be constructed. The proposed shopping center buildings would have a maximum height of 50.5 feet. In total, this development site would be built out to a floor-area-ratio of 0.29. A total of 117,224 square feet or 12 percent of this site is proposed for drought tolerant landscaping, primarily planted along the boundaries of the lot. In addition, three plazas are proposed at the northeast

corner of the site, featuring outdoor seating, artificial turf, a water feature, and thematic elements including a water tower, greenhouse structures, and bridge and dry creek elements. A 13.08-acre water quality basin would be constructed to the west of the development site for on-site stormwater management. The characteristics of each commercial building are summarized below in Table 4.

Table 4: Community Shopping Center Site Development Summary

Building No.	Commercial Use Type	Total Building Square Footage
Major A	Sporting Good Superstore	50,018
Major B	Shopping Center	55,056
Major B Mezzanine	Shopping Center	2,921
Major C	Shopping Center	23,248
Major D	Retail	15,012
Major E	Supermarket	23,256
Major F	Pet Supply Store	12,500
Major G	Shopping Center	5,000
Major H	Shopping Center	5,000
Major J	Shopping Center	5,376
Major K	Medical/Dental Office	5,500
Pad 1	Fast Casual Restaurant	4,472
Pad 2	Fast Casual Restaurant	4,100
Pad 3	Fast Casual Restaurant	4,834
Pad 4A	High-Turnover Sit-Down Restaurant	4,400
Pad 4B	Shopping Center	4,542
Pad 5	High-Turnover Sit-Down Restaurant	6,462
Pad 6	Coffee with Drive-thru, indoor seating	1,800
Pad 7A	Fast Casual Restaurant	2,408
Pad 7B	Shopping Center	4,555
Pad 7C	Shopping Center	2,145
Pad 8	High-Turnover Sit-Down Restaurant	7,852
Total		250,457

The Community Shopping Center would include two driveways along Daniela Way, two driveways along N. Perris Boulevard, and two driveways along Orange Avenue. Trucks would only access the site from the western driveways along Daniela Way and Orange Avenue. A total of 1,097 parking stalls would be provided for the Community Shopping Center. Loading areas for trucks would be provided along the western side of the proposed major retail building.

Commercial Big Box Retail

Within the 24.45-acre Commercial Big Box Retail site, a new 167,050-square-foot free-standing discount store with a 12-pump gas station would be constructed. The proposed big box retail building would have a maximum height of 30 feet. In addition, this development site would include two outparcels that would be developed with two approximately 5,500-square-foot fast food restaurants. Overall development within the Commercial Big Box Retail site would result in an overall floor-area-ratio of 0.18. Within this development site, a total of 170,447 square feet or 19 percent of the site area is proposed for drought tolerant landscaping, planted within the parking lot and along the lot border.

A total of four driveways would provide access to the commercial retail lot, inclusive of one driveway along Barrett Avenue, two driveways along Daniela Way, and one driveway along N. Perris Boulevard. Trucks would access this development site from the driveway along Barrett Avenue. A total of 849 parking stalls would be provided for this development site.

Street Improvements

As a part of the Phase 1 Development, the Project would vacate Indian Avenue from Orange Avenue to Frontage Road. The Project also includes the construction of new roadways: Daniela Way, which would provide access to the retail commercial site; and Private Drive A, which would provide access to the business park site. In addition, the following roadways would be improved as part of the Project: Perris Boulevard, Orange Avenue, Frontage Road, Indian Avenue, and Barrett Avenue.

Utilities

Buildout of the Specific Plan Area would include the installation of new water, recycled water, sewer, and stormwater infrastructure along and within the adjacent streets, listed above.

Project Construction

Construction of the Phase 1 Development is anticipated to begin in late 2025.

3. Phase 2 Development

Within the Phase 2 Planning Area, as shown on Figure 2, the Project includes future MBU development. This area encompasses the 112.02-acre Phase 2 MBU area and the 10.66-acre MBU Overlay area. Buildout of the future development area would occur pursuant to purchase of land by future project applicants. For purposes of this analysis, development of this area is anticipated to begin in 2026 and to be completed by year 2030. The proposed amended Specific Plan buildout within the Phase 2 Development Area would allow up to 4,007,956 square feet of warehouse, light industrial, and/or manufacturing uses under the MBU designation, at a maximum floor area ratio of 0.75.

4. Compliance with Senate Bill 330

The Draft EIR will include evaluation of “replacement housing” in accordance with Senate Bill (SB) 330, the Housing Crisis Act of 2019 (Government Code Section 6300). SB 330 requires, in part, that where a project results in reducing the number of housing units allowed under existing zoning, the City must concurrently rezone other parcels such that there is no “net loss” of the total allowable housing development in the City. The Project would include a Specific Plan Amendment to change residential use designations to non-residential land use designations and result in the loss of planned residential capacity of approximately 1,860 units, including 257 moderate income units and 1,030 above-moderate income units. Therefore, replacement sites for rezoning or a Density Bonus Overlay Ordinance to ensure there is no net loss in allowable housing density due to the Project would be necessary.

IV. Required Entitlements / Approvals

Pursuant to the provisions of CEQA and the Guidelines for Implementation of the California Environmental Quality Act (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 the EIR
- Specific Plan Amendment No. 22-05250 to revise land use designations, establish a plan for public facilities, design guidelines, and to annex properties to the north of the Project into the Specific Plan.
- General Plan Amendment No. 24-05175 to redesignate annexed parcels as Specific Plan (SP).
- Zone Change No. 24-05176 to rezone the properties being annexed into the Specific Plan overlay from various zonings to HL-SP (MBU).
- Development Plan Review (DPR) Nos. 22-00023, 22-00024, 22-00025, 22-05235, 22-05238, 24-00008, and 24-00009 to construct the proposed industrial buildings and No. 23-0017 to construct

the proposed commercial buildings.

- Tentative Tract Map No. 22-05250 (TTM 38810 and 38811) to revise site boundaries within the Harvest Landing Specific Plan.
- Conditional Use Permit (CUP) No. 22-05050 for drive-thru operations and No. 23-05235 for fuel stations.
- Development Agreement Amendment(s) (DAA) No. 17-05136 to update to the Harvest Landing Development Agreement per the revised Project.

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

- Santa Ana Regional Water Quality Control Board. A National Pollutant Discharge Elimination System Permit (NPDES) to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened.
- Riverside County Flood Control & Water Conservation District. Approval of storm drain plans for public storm drains.
- Eastern Municipal Water District. Approval of a Water Supply Assessment and the Project's water and sewer improvement plans.
- South Coast Air Quality Management District. Permits to construct and/or permits to operate new stationary sources of construction equipment 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 proposed Project.

V. 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 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 following environmental topics will be analyzed in the Draft EIR:

- | | |
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| • Aesthetics | • Land Use and Planning |
| • Agriculture and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality | • Wildfire |

VI. Scoping Meeting

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting with the City of Perris Planning Commission on August 21, 2024, at 6:00 p.m. in the Perris City Council Chambers located at 101 North 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).

VII. Response to This Notice of Preparation

The Notice of Preparation and Project plans are 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 Notice of Preparation are available for review at the Downtown Library and at the Development Services Department located at 135 North D Street, Perris, CA 92570.

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

Albert Armijo, Project Planner
City of Perris Planning Division
135 North D Street
Perris, CA 92570
Email: aarmijo@cityofperris.org

Signature: *Albert Armijo*
Albert Armijo, Project Planner

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

Figure 1



Figure 2

