NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF A PUBLIC SCOPING MEETING PERRIS GATEWAY PROJECT

Date: **August 2, 2024**

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

From: City of Perris Development Services Department, Planning Division
101 North D Street
Perris, CA 92570

Subject: **Notice of Preparation and Public Scoping Meeting Notice for the preparation of a Draft Environmental Impact Report for the Perris Gateway Project** – Specific Plan Amendment (SPA) 22-05280; Development Plan Reviews (DPR's) 22-00028 and 23-00021; Conditional Use Permits (CUPs) 22-05295, 24-05141 and 24-05142; and Tenative Parcel Maps (TPMs) 22-05279 (38567) and 24-05150 (38985)

Scoping Meeting: **August 7, 2024 at 6:00 p.m.**
Perris City Council Chambers
101 North D Street
Perris, CA 92570

Notice of Preparation Comment Period: **August 2, 2024 through September 3, 2024**

Project Title: Perris Gateway Project

Project Applicant: **Optimus Building Corporation**
445 S. D Street
Perris, CA 92570

Notice of Preparation of a Draft Environmental Impact Report

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 Environmental Impact Report (EIR) for the proposed Perris Gateway Project (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 requests 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 identifies the Project applicant, contains a description of the proposed Project including Project setting and location, and identifies the potential environmental effects of the proposed Project. A project location map is included in this Notice of Preparation. Additional information regarding the potential environmental effects of the Project is available in the Initial Study prepared for 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 Notice of Preparation. The public comment period for this Notice of Preparation begins on **August 2, 2024** and is set to close at 5:00 p.m. on **September 3, 2024**.

Please send written comments to Mathew Evans, Contract Principal Planner, at the City of Perris Development Services Department address shown above or via email to mevans@cityofperris.org. Please include the name and contact person of the commenting individual, agency, or organization

Project Information

I. PROJECT SITE LOCATION AND SETTING

The Project site is located in the City of Perris (City), in Riverside County, California, northwest of the intersection of Ramona Expressway and Webster Avenue (see Figure 1, *Aerial Photograph,* attached at the end of this Notice of Preparation). The Project site includes approximately 20 acres of undeveloped land (Assessor's Parcel Numbers 314-170-020, 314-170-023, and 314-180-024) and is generally bounded by an existing warehouse on the north, Ramona Expressway on the south, the on ramp to Interstate 215 on the west, and Webster Avenue on the east. The Project site is within the boundaries of the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area.

The Project site can generally be characterized as disturbed vacant land that was previously used for agricultural purposes. The Project site is generally flat with an elevation between 1,480 and 1,500 feet above mean sea level. The existing General Plan land use designation and zoning for the Project site is PVCC SP - Perris Valley Commerce Center Specific Plan and the Perris Valley Commerce Center Specific Plan (PVCCSP) land use designation for the Project site is Commercial. Land uses surrounding the Project site include a mix of commercial, light industrial, and residential land uses in varying states of development. The PVCCSP designates the areas east and south of the Project site as Commercial, the areas to the north and southeast as Light Industrial, a small parcel at the northernmost Project site boundary as Business Professional Office, and the parcels northeast as Residential.

The Project site is located approximately one mile south of March Air Reserve Base/Inland Port Airport and is located within Airport Compatibility Zone C1 (Primary Approach/Departure Zone) for the airport. Airport Compatibility Zone C1 is a primary approach/departure zone with limited residential land uses and prohibits noise sensitive land uses and other uses which would cause hazards to flight. The Project site is located within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) but is not located within any MSHCP Criteria Cell or designated conservation area.

II. PROJECT BACKGROUND

On January 10, 2012, the City of Perris City Council adopted the PVCCSP, which was prepared pursuant to the authority granted to the City by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 to 65457. On the same date, the City also adopted Ordinance No. 1284, adopting Specific Plan Zoning for properties within the Perris Valley Commerce Center planning area. The PVCCSP land uses allow for the development of approximately 3,500 acres which consist of industrial, commercial, and office uses, as well as public facilities. The PVCCSP has been subsequently amended, with Amendment No. 14 occurring in March 2023. In conjunction with its approval of the PVCCSP, the City complied with CEQA by preparing and certifying the Perris Valley Commerce Center Specific Plan Final Environmental Impact Report (PVCCSP EIR) (State Clearinghouse No. 2009081086).

III. PROJECT DESCRIPTION

The proposed Project involves City approval of a Specific Plan Amendment, Development Plan, Conditional Use Permits, and Tentative Parcel Maps to allow the construction and operation of a self-storage facility, two sit-down restaurants, six fast-food restaurants, two gas stations including convenience stores, and a car wash. Figure 2, *Site Plan*, presents the conceptual site plan for the proposed Project. The Project is anticipated to be constructed in one phase over approximately 19 months. A more detailed description of the Project components is provided in Section 1.5 of the Initial Study.

Specific Plan Amendment. The proposed amendment to the PVCCSP would add self-storage facilities to the list of conditionally permitted uses within the Commercial land use designation provided in Table 2.0-2 of the PVCCSP.

Development Plan. In total, the Project proposes the development of 126,342 square feet of building area across the proposed land uses. Specifically, the Project would include 80,478 square feet of self-storage use across 22 buildings, two 6,000-square-foot sit-down restaurants, six drive-through fast-food restaurants comprised of 18,400 square feet of building area, 32 vehicle fueling positions across two gas stations including 10,039 square feet of convenience store uses, and a 5,425-square-foot automated car wash building. The proposed buildings would be a maximum of 45 feet in height above the exterior finished grade.

Vehicular access to the Project site would be provided via four driveways on Ramona Expressway and two driveways on Webster Avenue. Two of the driveways on Ramona Expressway and one of the driveways on Webster Avenue would be right-in, right-out only and the remaining intersections would be full access driveways. The proposed Project would include roadway improvements for Ramona Expressway and Webster Avenue, including a curb cut on Ramona Expressway for a future bus stop planned by the Riverside Transit Agency, construction of Ramona Expressway at its ultimate half-section pavement width as an Expressway (184-foot right-of-way) from Nevada Avenue to Webster Avenue, and other minor improvements to accommodate Project driveways. Parking would be provided by 486 automobile parking stalls on-site.

The proposed Project includes landscape coverage of approximately 10 percent of the eastern-most parcel on the Project site and approximately 23 percent of the two western parcels of the Project site. New sources of light would primarily include parking lot lighting, outdoor security lighting for the proposed buildings, and lighted signage. A six-foot-high masonry wall would be constructed along the western edge of the Project site adjacent to I-215 and the existing screen wall along the northern edge of

the Project site that provides separation of the Project site and adjacent warehouse uses for privacy, noise control, and security would be maintained in its existing condition.

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 Project. The on-site 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.

Conditional Use Permits (CUPs). The Project includes self-storage, drive-through restaurant, and gas station uses, which require the issuance of Conditional Use Permits to allow for these uses on a site designated as Commercial under the PVCCSP.

Tentative Parcel Map (TPM). The Project proposes TPM No. 38576 to re-subdivide the two western parcels of the Project site into four parcels and TPM No. 38985 to re-subdivide the eastern parcel of the Project site into four parcels.

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 proposed Project. As identified above, the following permits and discretionary actions are required by the City of Perris to implement the proposed Project:

- **Development Plan Review** for the site plans and building elevations;
- **Certification of an EIR** with the determination that the EIR has been prepared in compliance with the requirements of CEQA;
- **Tentative Parcel Maps** to re-subdivide the existing three-parcel Project site into eight new parcels;
- **Specific Plan Amendment** to amend the PVCCSP to conditionally allow self-storage uses within the Commercial land use designation; and
- **Conditional Use Permits** to allow for self-storage uses, drive-through restaurants, and gas station uses with alcohol sales for off-site consumption on the site.

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 of all plans, including grading and on-site utilities; and
- Approval of a Preliminary Water Quality Management Plan 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** (ALUC) of consistency with the March ARB/IPA Airport Land Use Compatibility Plan (ALUCP);

- **South Coast Air Quality Management District** permit to construct and operate stationary sources of air contaminants;

- 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.

V. PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT

The PVCCSP EIR is a program EIR, and project-specific evaluations in later-tier environmental documents for individual development projects within the PVCCP planning area were 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 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 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.

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:

- Aesthetics
- Agriculture and Forestry Resources
- Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

The Initial Study prepared for the proposed Project also identified environmental topics for which the Project has potential to cause significant environmental effects, but those effects would be mitigated below a level of significance with incorporation of mitigation measures. The following environmental topics would result in less than significant environmental impacts with implementation of the identified mitigation measures; and therefore, will not be further analyzed in the Draft EIR:

- Biological Resources
- Cultural Resources
- Geology and Soils
- Tribal Cultural Resources

The analysis to be provided in the forthcoming Draft EIR, and its supporting technical studies, will address potentially significant impacts and identify mitigation measures as necessary for the following environmental topics:

- Air Quality
- Greenhouse Gas Emissions

VI. PUBLIC MEETING

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

August 7, 2024 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 EIRs, 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

This Notice of Preparation, as well as the Initial Study for the proposed Project, 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 Notice of Preparation and Initial Study are also available for review at the Downtown Library and at the City of Perris Development Services Department located at 135 N. D Street, Perris, CA 92570.

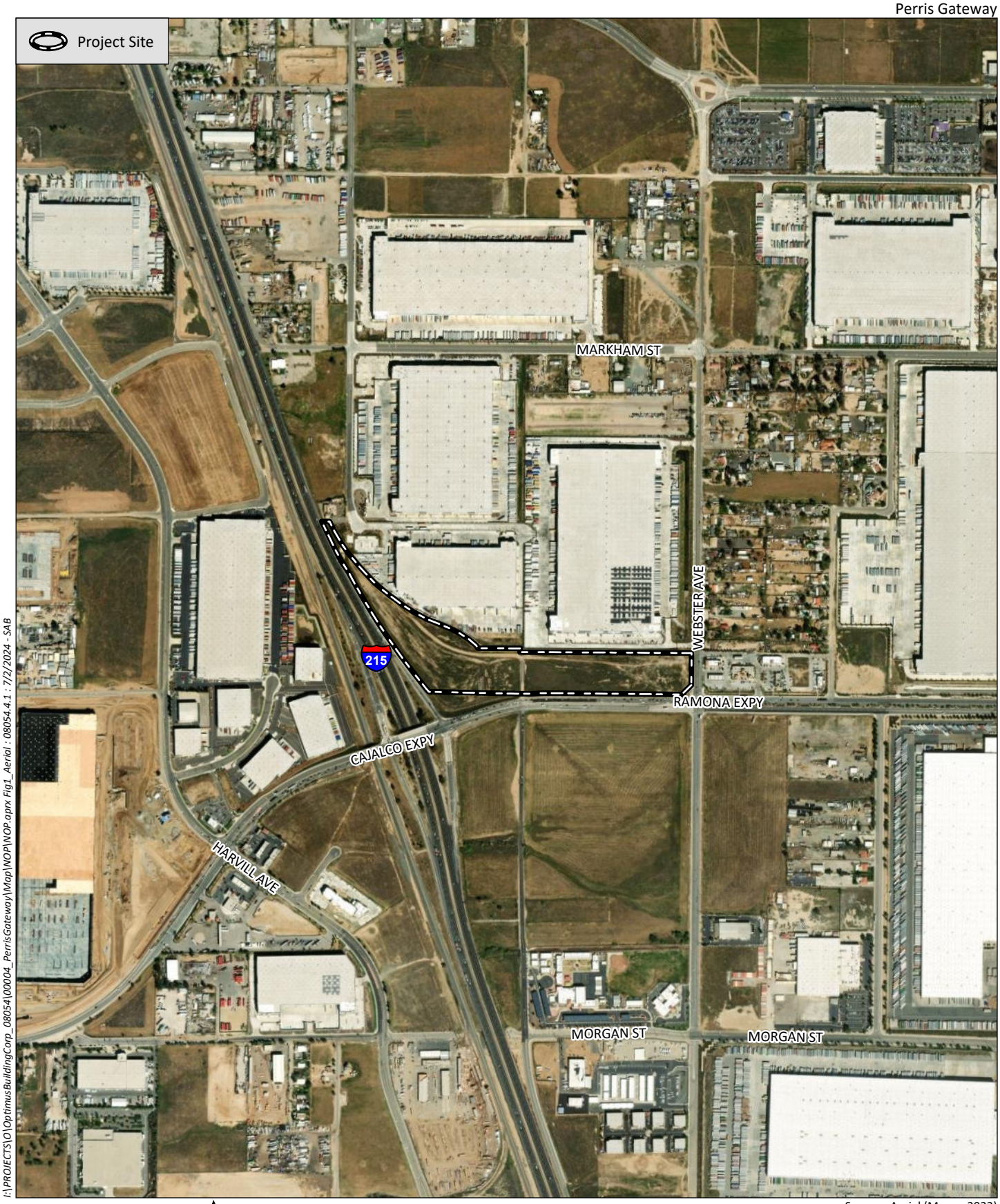
Please provide written comments to the City of Perris no later than 30 days from receipt of this Notice of Preparation, by September 3, 2024. According to State CEQA Guidelines Section 15082(b), your comments should address the scope and content of environmental information related to your agency's area 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 as well as whether your agency will be a responsible or trustee agency, as defined in State CEQA Guidelines Sections 15381 and 15386, respectively. Please return all comments to the following address or email:

Mathew Evans, Project Planner
City of Perris Development Services Department, Planning Division
135 N. D Street
Perris, CA 92570
Email: **mevans@cityofperris.org**

Signature: Mathew Evans

Mathew Evans, Project Planner

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



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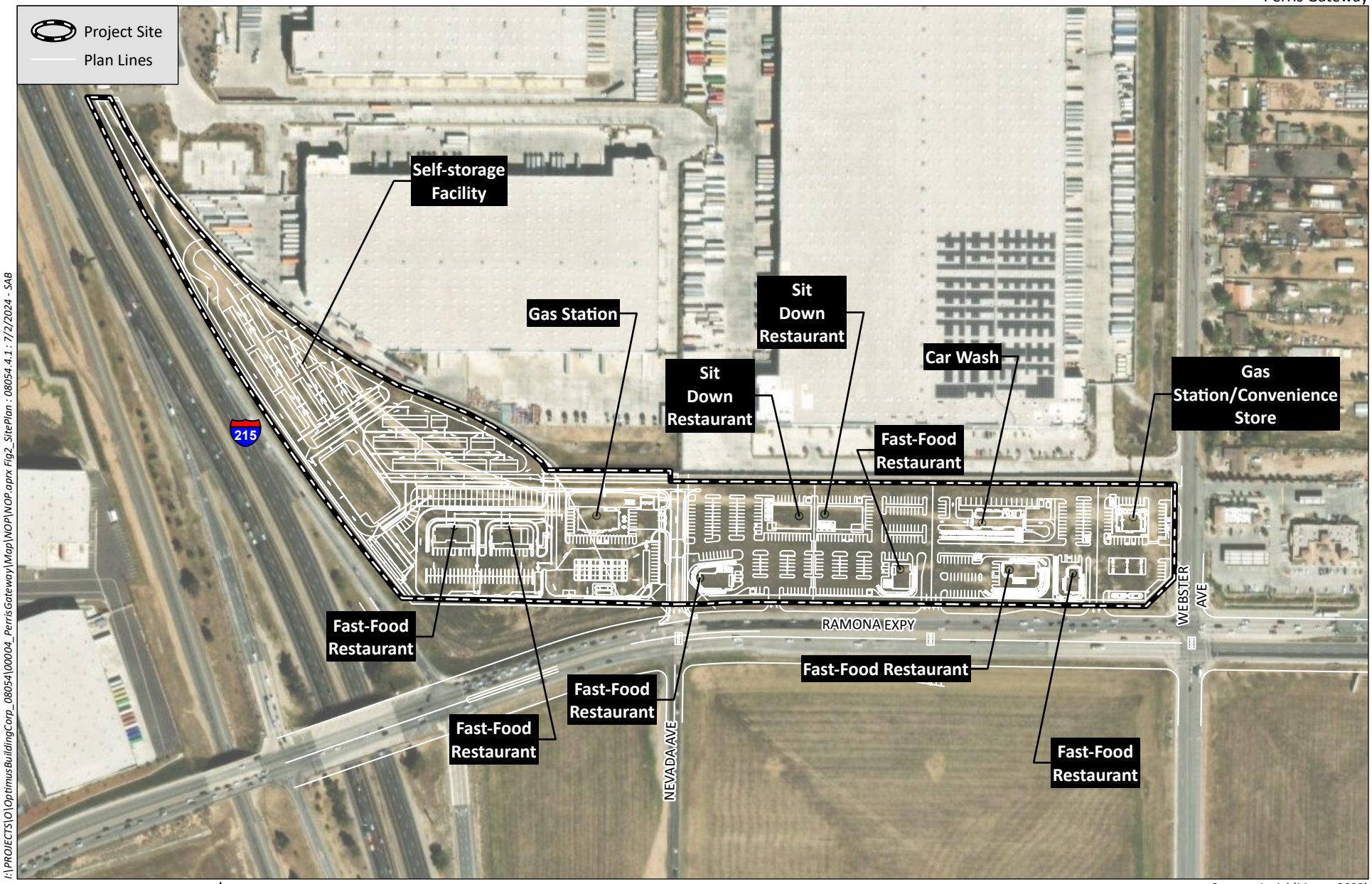
Source: Aerial (Maxar, 2022)

HELIX Environmental Planning

Aerial Photograph

Figure 1



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Source: Aerial (Maxar, 2022)

HELIX Environmental Planning

Site Plan

Figure 2