

Appendix V

Service Letter Responses

September 17, 2024

Steve Payne
 Deputy Fire Marshal – Office of Fire Planning
 CAL FIRE/Riverside County Fire Department
 4080 Lemon Street, 10th Floor
 Riverside, CA 92501

SENT VIA EMAIL: steven.payne@fire.ca.gov

RE: Proposed Harvest Landing Retail Center & Business Park Project—Request for City of Perris Fire Services Information

Fire Battalion Chief Mark Scoville:

On behalf of the City of Perris, EPD Solutions is preparing the environmental documentation for the proposed Harvest Landing Retail Center & Business Park Project in accordance with the California Environmental Quality Act (CEQA). The Perris Harvest Landing Retail Center & Business Park Project (“Project”) 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 Project includes a Specific Plan Amendment to annex three parcels to the Specific Plan area and designating them as 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 proposed to change the existing land use plan of the Specific Plan area to replace residential uses with Multiple Business and Commercial uses. Development of the Specific Plan Area is planned to occur in two phases. We are requesting service information from your agency to assist in the analysis of the environmental documentation for this project.

PROJECT LOCATION:

The 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. The Project site includes the current Harvest Landing Specific Plan (Specific Plan) area and parcels proposed to be annexed into the Specific Plan. The proposed amended Specific Plan area consists of two phase areas and an overlay area, which include the following Assessor’s Parcel Numbers (APNs), as outlined in the table below. An aerial of the Project site is shown below in Figure 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, -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		

PROJECT DESCRIPTION:

The Project proposes to amend the Harvest Landing Specific Plan; to develop the 358.28-acre amended Specific Plan Area to provide for Multiple Business (MBU), Commercial, and open space uses; and compliance with state housing regulations. Development of the Specific Plan Area is planned to occur in two phases. 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 EIR. Within the 140.71-acre Business Park site, the existing residential structures would be demolished and seven business park buildings totaling 1,727,579 SF, including one parcel hub, three high cube warehouses, and three light industrial buildings would be constructed. Within the 22.28-acre Community Shopping Center site, a new commercial retail center with a major retail building and eight retail pads would be constructed totaling 250,457 SF. Within the 24.44-acre Commercial Big Box Retail site, a new 167,050 SF discount store, 12 pump gas station, and two 5,500 SF fast food restaurants would be constructed, as shown in Figure 2.

Service Questions

We are requesting your assistance to provide an up-to-date description of existing Fire Services in the Project area, so that it can be accurately reflected in the environmental documentation for the proposed Project that is being prepared for the City.

- Please review and update the following Fire Station information, if necessary. Please provide the approximate estimated response time to the project site from each station.**

The Project site would be served by four fire stations. Equipment are listed below:

Fire Station	Location	Distance from Site	Staffing	Estimated Response Time to Project Site
Station 1 (90)	333 Placentia Avenue, Perris, CA 92570		1 Quint 1 Squad	2.35 Min
Station 2 (101)	105 S F St, Perris, CA 92570		1 Engine 1 Squad	6.84 Min
Station 3 (59)	21510 Pinewood St, Perris, CA 92570		1 Engine 1 Patrol	8.52 Min
Station 4 (91)	16110 Lasselle St. Moreno Valley Ca 92553		1 Engine 1 Water Tender	

2. Please provide the Number of Responses and Types of Service Calls for Stations 1 through 4 in the table below?

Fire Station	Total Number of Calls for Service	Emergency Medical Calls for Service	Fire Calls for Service	Other Calls for Service
Station 1 (90)	8946	7570	1149	227
Station 2 (101)	6663	5879	604	180
Station 3 (59)	7563	6043	1298	222
Station 4 (91)	7867	6771	869	227

3. Please provide the Number of Responses and On-Scene Response Times for Stations 1 through 4 in the table below?

Fire Station	Total Number Responses	Average On-Scene Response Times	
Station 1 (90)	8946	5.94	
Station 2 (101)	6663	5.02	
Station 3 (59)	7563	8.68	
Station 4 (91)	7867	5.03	

4. What is considered an adequate level of service for the Department? **Four-minute response travel time**
5. Does each response time meet the desired performance standards of the Riverside County Fire Department? **No**
6. Do standard criteria exist for evaluating acceptable fire protection service levels, and for assessing the significance of impacts to service levels imposed by implementation of the proposed Project? **Yes**
7. Would the proposed Project result in the need for expansion of existing or construction of new fire stations? **Yes**
8. Are there existing Development Impact Fees in place that the project would be required to pay that provide direct funding to the Fire Department? **Yes**
9. Are there currently any planned improvements to existing fire stations or planned construction of any new fire stations? **No**
10. Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the proposed Project? **The proposed project is expected to have a cumulative adverse impact on the fire department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic, and population. This project will add to the workload of the closest fire stations, which are already operating at or exceeding optimal workload capacity. The Environmental Impact Report for this project will need to address these impacts and provide proportional mitigations. Possible mitigations could include allocating funds for a new station, remodeling or expanding existing fire stations, providing necessary fire response equipment, or additional funds**

through a Community Facilities District (CFD) or a similar funding mechanism. Development Impact Fees alone will not be adequate to mitigate these impacts.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response (strongly preferred via email) no later than October 16, 2024. If you have any questions, please call me at (310)990-4395. You may also reach me by email at mtruman@epdsolutions.com

Sincerely,

Meaghan Truman

Meaghan Truman
Associate Environmental Planner III

Figure 1: Aerial View



Figure 2: Conceptual Site Plan

