

November 20, 2023

Nathan Perez
Senior Planner
City of Perris
135 N. D Street
Perris, CA 92570-2200

RE: City of Perris Project – Notice of Preparation of an Environmental Impact Report for the Perris Airport Logistics Center - Development Plan Review (DPR) 22-00005 & Tentative Parcel Map (TPM) No. 38412

Dear Mr. Perez,

Thank you for the opportunity to review the Notice of Preparation of an Environmental Impact Report for the above-noted project, a Tentative Parcel Map to combine three existing parcels into two parcels to construct two industrial warehouse/distribution buildings (Building 1 at 795,109 square feet and Building 2 at 71,961 square feet) on Site 1 and a trailer storage lot on with a 100 square-foot guard shack on Site 2; located on the southeastern portion of the intersection of East Ellis Avenue and Goetz Road.

The City of Menifee has reviewed the proposed project and offers the following comments:

- Traffic/Truck Access. The proposed project is roughly 2 miles northwest of Menifee’s city limits at the I-215 Freeway and roughly 1.5 miles north of Menifee’s city limits at Ethanac Road. As such, the City of Perris should require the developer to analyze traffic impacts resulting from additional trucks and other vehicles traveling southeasterly on Case Road to Highway 74 and proceeding southeasterly or easterly on 74, as well as those resulting from additional trucks and other vehicles traveling south on Goetz Road to Ethanac Road and proceeding easterly on Ethanac Road to the I-215 Freeway.
- The Environmental Initial Study (IS) indicates that Driveway 2 along Goetz Road would allow for full access to the site via a signalized intersection, only serving trucks for both Building 1 and Building 2 and that, according to the City of Perris Truck Route map, access from the I-215 Freeway to the project site would be from the Case Road interchange north to westerly Ellis Avenue, then south on Goetz Road. Directional signage would be provided onsite to direct drivers accordingly. Trucks would exit the site with a right (northerly) turn onto Goetz Road. If so, will the full access signalized intersection at this location have a restricted right-turn exit only? It is unrealistic to expect that all off truck traffic will access the site from the northerly route only. Instead, the project needs to appropriately consider realistic traffic project generation that will

access the project site from the I-215 Freeway via Ethanac and Goetz Roads and provide for appropriate improvements to address impacts of trucks accessing and exiting the site via a southerly route along Goetz and Ethanac Roads.

- Fire Service – Adverse Impacts. The proposed project will have a cumulative adverse impact on the City of Menifee 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. The project proponents/developers will be expected to provide proportional mitigations to these impacts via capital improvements and/or impact fees. Upon additional impact analysis, the applicants/developers may be required to enter into an agreement with the City of Menifee to offset costs and impacts.
- Finally, please provide all future environmental notices/documents to the City of Menifee Planning Department for review once they become available.

We appreciate your consideration of these comments and thank you again for the opportunity to provide comments. If you have questions, please contact me at 951-723-3744 or by e-mail at ddarnell@cityofmenifee.us

Sincerely,

Doug Darnell

Doug Darnell, AICP
Principal Planner

Cc: Kenneth Phung, Development Services Director, City of Perris
Patricia Brenes, Planning Manager, City of Perris
Cheryl Kitzerow, AICP, Community Development Director, City of Menifee
Nicolas Fidler, PE, Director of Public Works and Engineering, City of Menifee
Sonya Bu, Fire Marshal, City of Menifee
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