



**CITY OF PERRIS**  
**DEVELOPMENT SERVICES DEPARTMENT**  
PLANNING DIVISION  
135 NORTH "D" STREET, PERRIS, CA 92570  
TEL (951)943-5003 FAX: (951)943-8378

September 17, 2025

**TO:** Commenters on the Final Environmental Impact Report Prepared for the Distribution Park Commercial and Industrial Project

**FROM:** City of Perris  
135 North D Street  
Perris, CA 92570

**Subject:** Responses to Comments Submitted Regarding the Revised Draft Environmental Impact Report (EIR) Prepared for the Distribution Park Commercial and Industrial Project (SCH No. 2023110588)

To Whom It May Concern:

The City of Perris (City), as the lead agency, would like to thank you for your comments that were by email and involvement in the environmental process, and in particular, for your comments regarding the Draft EIR prepared for the Distribution Park Commercial and Industrial Project.

The California Environmental Quality Act (CEQA) requires that all responsible agencies that have commented in writing on the Draft EIR be sent written responses to their comments at least 10 days prior to certification of the Final EIR by the City, the lead agency. The City Council hearing date is scheduled for **Tuesday, September 30, 2025, at 6:30 PM** in the City Council Chambers, or as soon thereafter as the matter may be heard. The Perris Council Chambers are located at 101 North "D" Street, Perris, CA 92570.

Attached to this letter is the comment letter you provided to the City regarding the Draft EIR, and the City's written response to those comments. In addition, the Final EIR, Draft EIR, and Appendices to the Draft EIR can be found at

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)

Please feel free to contact me at (951) 943-5003 or by e-mail at [nperez@cityofperris.org](mailto:nperez@cityofperris.org) with any questions. Again, I appreciate your comments and involvement in the Distribution Park Commercial and Industrial Project EIR process.

Sincerely,

*Nathan Perez*

Nathan Perez,  
Senior Planner



RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

256052

May 3, 2024

City of Perris  
Planning Department  
135 North D Street  
Perris, CA 92570

Attention: Nathan Perez

Re: EIR/SCH 2023110588, SPA 22-05380,  
PM 38730, DPR 22-00037, DPR 22-00038,  
APNs 303-100-012 and 303-100-014

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

E1

The District's review is based on the above-referenced project transmittal, received April 25, 2024. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, Perris Valley Master Drainage Plan Line A-A. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- This project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of

City of Perris  
Re: EIR/SCH 2023110588, SPA 22-05380,  
PM 38730, DPR 22-00037, DPR 22-00038,  
APNs 303-100-012 and 303-100-014

- 2 -

May 3, 2024  
256052

the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- This project is located within the limits of the District's Perris Valley San Jacinto River Homeland/Romoland Line A Homeland/Romoland Line B Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Perris Valley Master Drainage Plan Lateral E, E-1, and Perris Valley Channel. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments dated November 28, 2023 for case SPA 22-05380, TPM 38730 PLN 22-05328; DPR 22-00037 and DPR 22-00038 are still valid.

#### **GENERAL INFORMATION**

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



AMY MCNEILL  
Engineering Project Manager

Attachment

EM:sm



256052.pdf



### Summary by Copilot



MA

McNeill, Amy <ammcneil@RIVCO.ORG>



To: Nathan Perez

Mon 7/28/2025 8:35 AM

Cc: McKinney, Elsa <EMcKinne@rivco.org>



256052.pdf  
208 KB



Good morning, Nathan,

The letter we sent (attached) for the previous EIR review is still applicable. No further RCFC comments.

Will another notice go out for the Planning Commission Hearing on August 20, 2025? I will set up a calendar appointment to check the conditions of approval prior to the Planning Commission Hearing.

Thank you,  
Amy



**Amy McNeill, PE | Engineering Project Manager**  
**Development Review**

Riverside County Flood Control & Water Conservation District  
1995 Market Street | Riverside, CA 92501

Direct: 951-955-1214 | Email: [ammcneil@rivco.org](mailto:ammcneil@rivco.org)

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[County of Riverside California](#)

## **Comment Letter E**

Riverside County Flood Control and Water Conservation District (May 3, 2024)

Response to Comment Letter E

Comment E1. This letter provides general information about the role and responsibilities of the Riverside County Flood Control and Water Conservation District. The letter does not question the content of conclusions of the Draft EIR or the Revised Draft EIR.