



NOTICE OF SCOPING MEETING &
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
ETHANAC LOGISTICS CENTER PROJECT

Date: September 22, 2023

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 (NOP) and Public Scoping Meeting Notice for the preparation of a Draft Environmental Impact Report for the Ethanac Logistics Center Project – General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, Tentative Parcel Map No. 38600 (TPM 22-05328), and Development Plan Review (DPR)22-00030.

Scoping Meeting: **October 18, 2023 at 6:00 p.m.** (To be held in person)
Perris City Council Chambers
101 N. D Street
Perris CA 92570

NOP Comment Period: September 22, 2023 through October 23, 2023

Project Title: Ethanac Logistics Center Project

Project Applicant: Hillwood
901 Via Piemonte, Ste 175
Ontario, CA 91764

Notice Of Preparation of a Draft Environmental Impact Report (DEIR): The City of Perris (City) will be the Lead Agency pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15052. An Initial Study has been prepared and determined that an EIR is required for the project, based on its potential to cause significant environmental effects (State Guidelines Sections 15060 and 15081). Therefore, the City will prepare a Draft Environmental Impact Report (EIR) for the proposed Ethanac Logistics Center Project (Project). 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.

This Notice Of Preparation (NOP) identifies the Project applicant, contains the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A vicinity map is included in this NOP.

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 **September 22, 2023**, and is set to close at 5:00 p.m. on **October 23, 2023**.

Please send written comments to Nathan Perez, Senior Planner, at the address shown above or via email at nperez@cityofperris.org. Please include the name and contact person of the agency or organization.

Project Information

I. Project Location and Setting

The approximate 32-gross-acre development area includes an approximately 20-gross-acre site located at the northeastern corner of Trumble Road and Ethanac Road in the City of Perris (City), Riverside County consisting of Assessor's Parcel Numbers (APNs) 329-240-016 through -020 and -023 through -027. The proposed development area also includes an additional approximately 12-gross acres of offsite improvement areas located within the rights-of-way of Sherman Road, Trumble Road, Ethanac Road, and Illinois Avenue. The Project site has a Perris General Plan land use designation of Community Commercial and is zoned Commercial Community.

II. Project Description

The Ethanac Logistics Center (proposed Project) includes all on and offsite improvements and involves the merging of ten parcels at the Project site to create one approximately 20-gross-acre parcel for the construction and operation of a 412,348-square-foot building that consists of 10,000 square feet of ground floor office area, 5,000 square feet of mezzanine office area, and 397,348 square feet of high-cubed warehouse area. The Project also includes infrastructure, appurtenances, associated parking areas, and associated offsite supporting improvements. The building is proposed to accommodate high-cube warehouse distribution uses, anticipating that 50,000 square feet could be utilized for cold-refrigerated storage and 15,000 square feet for supporting office uses. The warehouse is not anticipated to include e-commerce. The building would include some solar panels on the rooftop, 32 dock doors on the east side, and 29 dock doors on the west side. The building height would not exceed the City's maximum standard of 50 feet. The proposed Project would be constructed as a speculative or "spec" building; that is, there is not a specific tenant identified at this time. It is anticipated that the building could operate 24 hours a day, seven days a week. The design of the building is modern industrial and includes concrete tilt-up wall construction with board-formed cement veneer and standard window glazing. The Project is proposed to be consistent with City standards and provide 14-foot-high screen walls and perimeter landscaping along the Project site's frontage. (*Refer to **Figure 1, Conceptual Site Plan***).

The Project site's automobile entrance would be separate from the truck entrance. Automobile vehicles would access the Project site via two driveways along Ethanac Road. Trucks would access the site via two separate driveways along Trumble Road. Emergency access would also be available from Trumble Road. No access is proposed to be offered from Sherman Road.

Domestic water services in the Project vicinity are provided by the Eastern Municipal Water District (EMWD). There are existing water lines near the Project site: 12-inch diameter waterline in Trumble Road; 20-inch diameter waterline and 18-inch brackish waterline in Ethanac Road; 8-inch diameter waterline, 18-inch brackish waterline, brackish water blowoff valve, and fire hydrant in Sherman Road; as well as a 12-inch waterline in Sherman south of Ethanac Road. There is also an existing 8-inch water line in Illinois Avenue. The Project would connect to the 12-inch waterline in Trumble

Road. The Project would also provide a diesel-powered fire flow pump that would be used for fire flow demands. The fire flow pump would only be used during fire emergencies and routine testing and would not be part of the Project's normal daily operations. No offsite water line improvements are proposed. Recycled water services in the Project vicinity are also provided by the EMWD.

Recycled water services in the Project vicinity are also provided by the EMWD. There are no existing recycled water lines adjacent to the Project site. The closest recycled water lines are within Case Road, west of I-215 and within McLaughlin Road, south of the Project site over half a mile away. The sizing of those recycled water lines do not account for irrigation demands from this proposed Project and the EMWD will not require extension of those lines. There are nearby projects in development that may result in construction of recycled water facilities closer to the Project site. The Project would include recycled water irrigation facilities that would connect to future recycled water facilities. In the meantime, irrigation lines within the Project site would connect to the existing 12-inch waterline in Trumble Road.

Sewer (wastewater) collection and treatment services in the Project vicinity are also provided by the EMWD. There is an existing 15-inch sewer line in Ethanac Road, an existing 10-inch sewer line in Trumble Road, and an existing 8-inch sewer line in Sherman Road (south of Ethanac Road). The Project would connect to the existing 15-inch sewer line in Ethanac Road. No offsite sewer line improvements are proposed.

The Project site is located within Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP). As such, the Project has been reviewed by the Riverside County Airport Land Use Commission (ALUC) to ensure compatibility with the MARB/IPA ALUCP. The ALUC determined via a public hearing June 8, 2023, that the Project is consistent with the MARB/IPA ALUCP. Due to a site plan change which placed basin underground to provide more truck trailer parking, the site plan was reviewed again by ALUC staff pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan and determined by the ALUC Director to be consistent on August 22, 2023.

Offsite Improvements

The Project includes approximately 12 acres of offsite improvements are associated with storm drain facilities and roadway improvements. Drainage improvements would require an extension of City Line A, located along the west side of Trumble Road. Drainage improvements would extend from the Project site north in Trumble Road to Illinois Avenue and then west to I-215 in order to connect to existing MDP Line A-11 and ultimately MDP Line A. Construction of this line and repaving of Trumble Road would require an encroachment permit from the City of Menifee since improvements may extend slightly beyond the centerline and for construction traffic control. The Project may also be required to improve the intersection of Ethanac and Trumble Roads along frontage of the not-a-part parcel identified on the Development Plan. These improvements would also require an encroachment permit from the City of Perris for construction traffic control and potential encroachment over the roadway centerline.

Project Construction

Project construction would not be phased and is anticipated to begin in Fall 2024. Construction is anticipated to be completed in 2025. Nighttime pouring of concrete is anticipated during summer months. The Project site grading would provide 15,600 cubic yards (CY) of cut and 66,100 CY of fill; hence will require 50,500 CY of soil import.

III. Required Entitlements / Approvals

Pursuant to the provisions of CEQA and the 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
- General Plan Amendment (GPA) 22-05326
- Zone Change (ZC) 22-05327
- Tentative Parcel Map No. 38600 (TPM 22-05328)
- Development Plan Review (DPR) 22-00030

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

- Riverside County Airport Land Use Commission – Consistency Determination with March Air Reserve Base Comprehensive Land Use Plan;
- Santa Ana Regional Water Quality Control Board (RWQCB) – A National Pollutant Discharge Elimination System (NPDES) permit;
- South Coast Air Quality Management District –Permits to install and operate a diesel fire water pump backup generator;
- Eastern Municipal Water District – approval of water and sewer improvement plans;
- Permits or associated approval by other utility agencies, as necessary, for installation of new utility infrastructure or connections to existing facilities;
- Riverside County Flood Control and Water Conservation District (RCFCWCD) – Encroachment permits and approval of construction of the Romoland MDP storm drain line; and
- City of Menifee – Encroachment permits and approval of construction related to roadway improvements along Sherman Road and Ethanac Road, as well as connection to the Romoland MDP storm drain line for a portion of Trumble Road north of the Project site to Illinois Avenue.

IV. Probable Environmental Effects of the Project

The Draft EIR for the 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 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 | • Population and Housing |
| • Agriculture and Forestry Resources | • Public Services |
| • Biological Resources | • Recreation |
| • Hazards and Hazardous Materials | • Wildfire |
| • Mineral Resources | |

The following environmental topics will be analyzed in the Draft EIR:

- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

V. Future Public Meetings

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting on **October 18, 2023**, at 6:00 p.m. at Perris City Council Chambers located at 101 N. 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).

VI. Response to This Notice of Preparation

The Notice, as well as an Initial Study, 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 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 return all comments to the following address or email:

Nathan Perez, Senior Planner
City of Perris, Planning Division
135 North "D" Street
Perris, CA 92570
Email: nperez@cityofperris.org.

Signature: _____

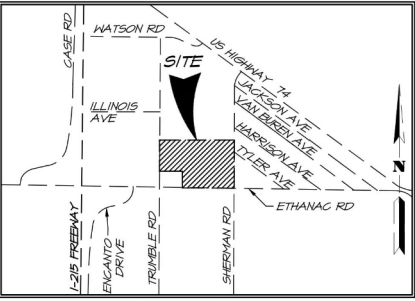
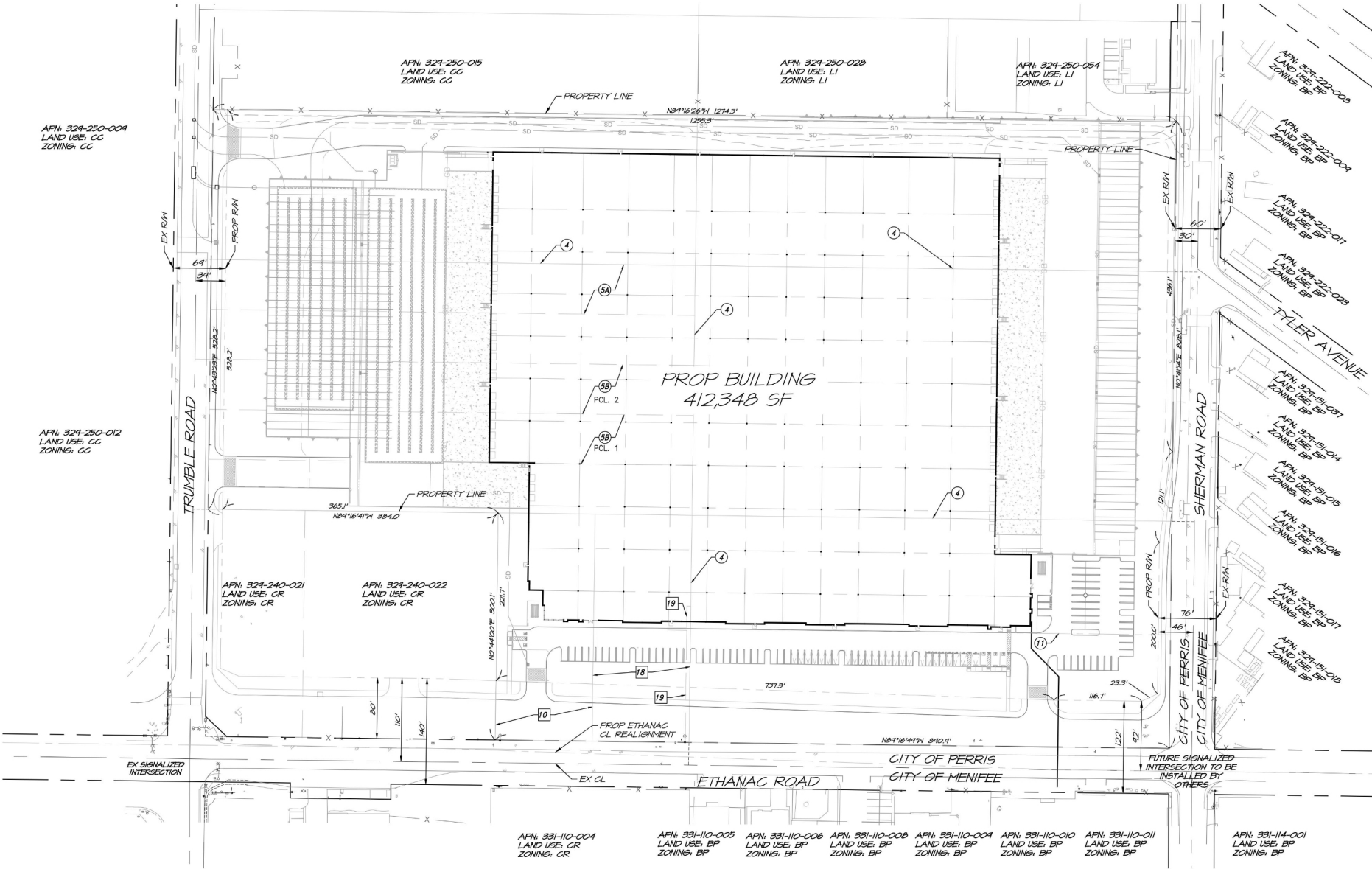


Nathan Perez, Senior Planner

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

H:\2022\22-0199\GIS\ProDev plan rev.aprx Map created 07 Sep 2023

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
DEVELOPMENT PLAN REVIEW NO. 22-00030
LOCATED IN SECTION 10 SW, T. 5S, R. 3W, S.B.M.



VICINITY MAP

NTS

OWNER/APPLICANT

HILLWOOD INVESTMENT PROPERTIES
401 VIA PIEMONTE STE. 175
ONTARIO, CA 91764
CONTACT: JOHN GRACE
EMAIL: JOHN.GRACE@HILLWOOD.COM
PHONE: (909) 256-5424

SOILS ENGINEER

SOUTHERN CALIFORNIA GEOTECHNICAL
22085 E. SAVI RANCH PARKWAY,
SUITE E
YORBA LINDA, CA 92887
CONTACT: ROBERT TRAZO
PHONE: (714) 685-1115
FAX: (714) 685-1118

APN

324-240-016 THRU -020, -023,
THRU -027

ACREAGE

GROSS 21.6 AC
NET 19.9 AC
R/W 1.7 AC

LAND USE

EXISTING LAND USE: VACANT
EXISTING GENERAL PLAN LAND USE: COMMERCIAL COMMUNITY (CC)
EXISTING ZONING: COMMERCIAL COMMUNITY (CC)
PROPOSED GENERAL PLAN LAND USE: LIGHT INDUSTRIAL (LI)
PROPOSED ZONING: LIGHT INDUSTRIAL (LI)

PROJECT DATA

BUILDING AREA
OFFICE - FIRST FLOOR 10,000 SF
OFFICE - SECOND FLOOR 5,000 SF
WAREHOUSE 347,348 SF
TOTAL BUILDING FOOTPRINT 407,348 SF
TOTAL FLOOR AREA 412,348 SF

AUTO PARKING REQUIRED

OFFICE:
(1 STALL/300 SF IF LESS THAN 10% GFA) N/A
WAREHOUSE:
400K SF @ (30 STALLS + 1 STALL/5,000 SF) 105 STALLS
TOTAL 105 STALLS

AUTO PARKING PROVIDED

STANDARD (9' x 19') 76 STALLS
ADA STANDARD (9' x 19') 3 STALLS
ADA VAN (12' x 19') 2 STALLS
EV ADA STANDARD (9' x 19') 1 STALLS
EV ADA VAN (12' x 19') 1 STALLS
EV AMBULATORY (10' x 19') 1 STALLS
EVCS STANDARD (9' x 19') 3 STALLS
EV CALPABLE (9' x 19') 19 STALLS
TOTAL 106 STALLS

TRAILER PARKING REQUIRED

1/ 5,000 SF 82 STALLS

TRAILER PARKING PROVIDED

1 TYPICAL TRAILER (10' x 30') 157 STALLS

EARTHWORK ESTIMATE

CUT: 15,600 CY
FILL: 66,100 CY
NET: 50,500 CY (FILL)

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - STREET AND GRADING SECTIONS
SHEET 3 - CONCEPTUAL GRADING
SHEETS 4-5 - CONCEPTUAL UTILITIES

GENERAL INFORMATION

1. ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COMBINED VIA PARCEL MAP.
2. THOMAS BROS. MAP BOOK PAGE: 838, GRID: C1 AND D1
3. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
4. PROJECT LIES WITHIN THE CITY OF PERRIS REDEVELOPMENT PROJECT AREA.
5. PROJECT LIES WITHIN CDP NO. 1.
6. EASEMENTS OF RECORD ARE PLOTTED HEREIN.
7. PROJECT IS WITHIN EASTERN MUNICIPAL WATER DISTRICT.
8. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
9. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
10. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
11. LAND HAS LOW POTENTIAL FOR LIQUEFACTION PER SOCAL GEO REPORT DATED 02/23/2022.
12. SUB-SURFACE SEPTIC DISPOSAL IS NOT INTENDED ON SITE.
13. STRUCTURES AND/OR DWELLINGS DO NOT EXIST ON SITE.
14. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
15. FLOOD ZONE X, AREA OF LOW FLOODINGS PER FEMA PANEL 06065C2060H.
16. PROJECT LIES WITHIN AIRPORT LAND USE COMPATIBILITY ZONE D.
17. ARCHITECTURAL SITE PLAN PROVIDED BY HPA ARCHITECTURE ON 04/12/23

UTILITY PROVIDERS

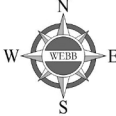
WATER: EASTERN MUNICIPAL WATER DISTRICT
PHONE: (951) 685-7434
SEWER: EASTERN MUNICIPAL WATER DISTRICT
PHONE: (951) 685-7434
GAS: SOUTHERN CALIFORNIA GAS COMPANY
PHONE: (909) 307-1070
ELECTRIC: SOUTHERN CALIFORNIA EDISON
PHONE: 1 (800) 655-4555
TELEPHONE: CHARTER COMMUNICATIONS (SPECTRUM)
PHONE: (951) 406-1666
CABLE T.V.: FRONTIER COMMUNICATIONS
PHONE: (910) 264-5100
SCHOOL DISTRICT(S): ROMOLAND SCHOOL DISTRICT (TK-8)
PHONE: (951) 426-4244
PERRIS UNION HIGH SCHOOL DISTRICT (4-12)
PHONE: (951) 443-6364

EASEMENT NOTES

SEE SHEET 2

LEGAL DESCRIPTION

SEE SHEET 2



Source: Development Plan Review, sheet 1, Sep. 1, 2023.

NTS

Figure 1 - Conceptual Site Plan
Ethanac Logistics Center

