APPENDIX C -
DRAFT EIR SCOPING MEETING COMMENT LETTERS

PERRIS PROPERTY LLC

9968 Hibert Street, Suite #200 San Diego, California 92131

PHONE (858) 271-4682
FAX (858) 271-5161

November 18, 2025

Via U.S. Mail & Email

Chairman Hammond & Planning Commissioners
Perris City Hall
101 North "D" Street
Perris, California 92570

Rafael Garcia, Principal Planner
City of Perris, Development Services Department
135 North "D" Street
Perris, California 92570
RGarcia@cityofperris.org

RE: Opposition to Proposed City of Perris Truck Route Plan Update
GPA-25-00002 & ZTA-25-00006

Dear Chairman Hammond, Planning Commissioners & Planner Garcia:

As the largest property owner within the New Perris Specific Plan, we oppose some of the proposed changes outlined in the November 7, 2025 Notice of Preparation to amend the Circulation Element and Title 10 of Perris Municipal Code to update the City's Truck Routes for Compliance with Assembly Bill ("AB") 98 ("NOP").

We understand the balance the City of Perris ("City") is attempting to strike with the proposed truck routes compliance with AB 98 and the need to avoid negatively impacting existing businesses and property owners. As a property owner, we share the City's goal to find a balance. We respectfully request that the City study the attached alternative that includes extending the truck route on Ellis (East of Goetz) to the north east towards I-215. This alternative would connect the truck route to the Ellis/Evans Overpass, which has recently been identified by the City as a preferred alternative. After the overpass, the truck route on Ellis would continue up towards San Jacinto Avenue. This alternative seems like it meets the requirements of AB 98, minimizes impacts to neighboring sites, and is consistent with the City's Circulation Element.

Additionally, we want to draw your attention to some ambiguity we discovered in relation to bullet point one of page three of the NOP entitled: "Removal of Ellis Avenue between the Ellis realignment overpass and Sherman Road." The italicized language below, appearing immediately below such heading, mentions the overpass "does not meet the required freeway interchange spacing requirements".

"The truck route along Ellis Avenue between the Ellis Realignment Overpass and Sherman Road is recommended to be removed, as it does not meet the required freeway interchange spacing requirements and is located within a conservation area of the Western Riverside County Multiple

Species Habitat Conservation Plan (MSHCP) and a Floodway, where development rights are restricted."

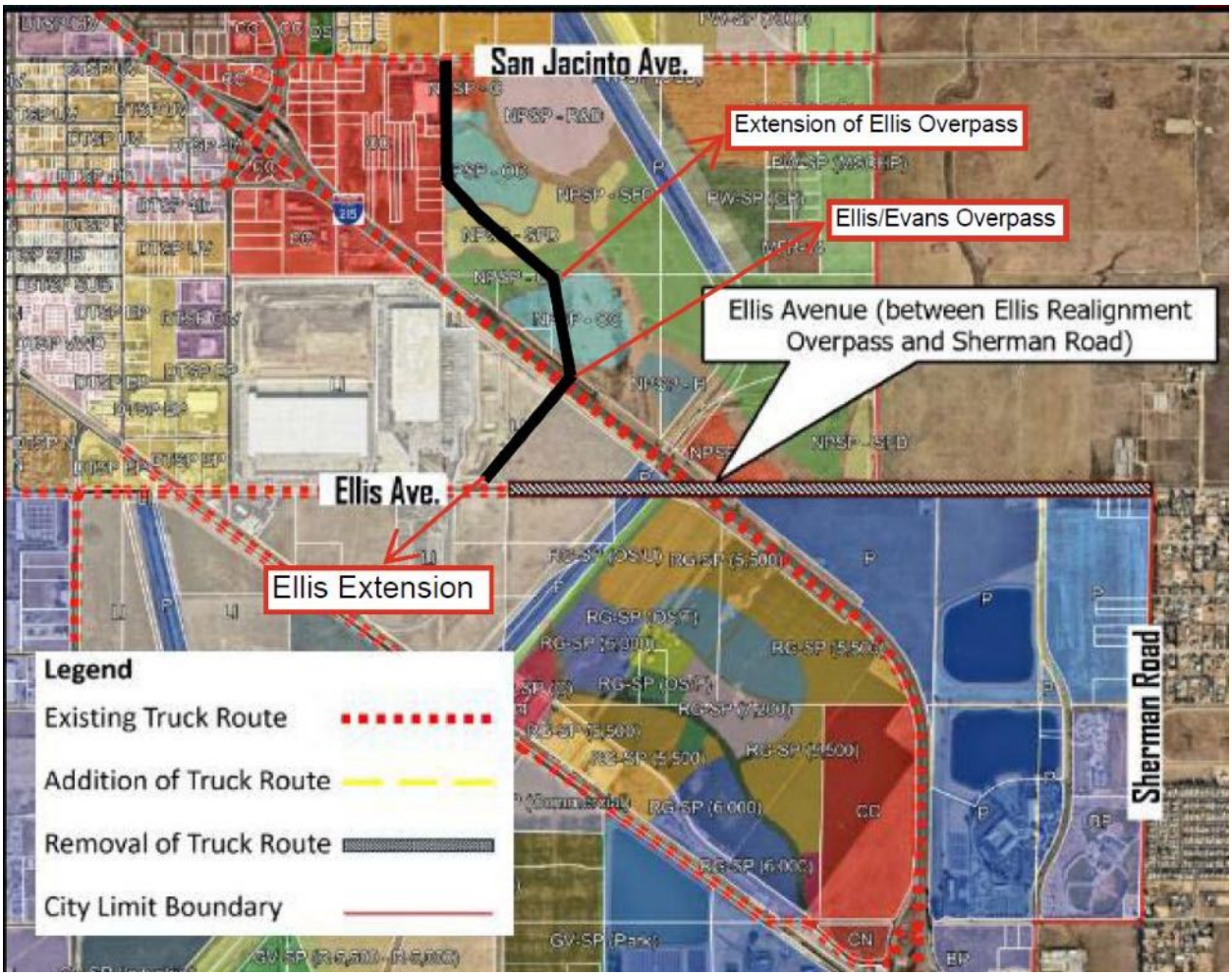
This language is confusing and could lead the reader to mistakenly believe that the City is proposing to remove the overpass completely. I don't believe that this is the City's intent, and so we recommend this language be revised to remove the ambiguity. If the City does intend to remove the Ellis Overpass, we would oppose such removal as this overpass remains a key component of the City's infrastructure and Circulation Element, as well as an important component to the City's future plans.

We appreciate your thoughtful consideration of the information provided in this letter and the proposed alternative truck route along Ellis. As long time property owners within the City we are thankful for your consideration here.

Sincerely,

PERRIS PROPERTY LLC,
a California limited liability company

Brett Feuerstein

Brett Feuerstein
Managing Member

Proposed Truck Route Alternative for Ellis