Draft

Initial Study
Mitigated Negative Declaration

Cultivation Facility Warehouse

DPR 17-00008 | OCTOBER 2020

Applicant: Colorado West Construction

Prepared by:

GEPermit

City of Perris, 135 N. D Street
Perris, CA 92570

DRAFT
INITIAL STUDY
MITIGATED NEGATIVE DECLARATION
(MND # 2349)
PERRIS REGIONAL COMPASSIONATE CENTER

Prepared for:

City of Perris
135 N. D Street
Perris, CA 92570

Prepared by:

GEPermit
16885 W. Bernardo Drive, Suite 105
San Diego, CA 92127

Project Applicant:

Rob Fox
27705 Commerce Center Drive
Temecula, CA 92590

OCTOBER 2020

THIS PAGE IS INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

TABLES, FIGURES, PHOTOS, AND APPENDICIES

Tables

Figures

Site Photos

Appendices

THIS PAGE IS INTENTIONALLY LEFT BLANK

Acronyms Used:

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ALUCP	Airport Land Use Compatibility Plan
AMSL	Above Mean Sea Level
APE	Area of Potential Effect
AQMP	Air Quality Management Plan
BACM	Best Available Control Measures
BMP	Best Management Practices
BUOW	Burrowing Owl
CalEEMod	California Emissions Estimator Model
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CF	Cubic Feet
CGP	Construction General Permit
CGS	California Geologic Survey
CH4	Methane
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO2	Carbon Dioxide
CRHC	California Register of Historical Resources
CUP	Conditional Use Permit
CWA	Clean Water Act
dB	Decibel
dB(A)	A-weighted Noise Level
DTSC	Department of Toxic Substances Control
ECHO	Enforcement and Compliance History Online
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
G-I	General Industrial
GHG	Green House Gases
HCOC	Hazardous Chemicals of Concern
HDPE	High-Density Polyethylene
HOV	High Occupancy Vehicle
I-215	Interstate 215
IS	Initial Study
LID	Low Impact Development
LOS	Level of Service
LUST	Leaking Underground Storage Tank
MARB/IP	March Air Reserve Base/Inland Port

MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendent
MMP	Mitigation Monitoring Program
MND	Mitigated Negative Declaration
MS4	Municipal Separate Storm Sewer System
MSHCP	Multiple Species Habitat Conservation Plan
MSWPP	Municipal Stormwater Permitting Program
MTCO2e	Metric Tons of Carbon Dioxide Equivalent
N2O	Nitrous Oxide
NAHC	Native American Heritage Commission
NOx	Nitrous Oxides
NPDES	National Pollution Discharge Elimination System
NWI	National Wetlands Inventory
OSHA	Occupational Health and Safety Administration
PCE	Passenger Car Equivalent
PM	Particulate Matter
PRIMMP	Paleontological Resource Impact Mitigation Monitoring Program
PUHSD	Perris Union High School District
PVRWRF	Perris Valley Regional Reclamation Facility
RCDEH	Riverside County Department of Environmental Health
RCFCD	Riverside County Flood Control District
RCFD	Riverside County Fire Department
RCSD	Riverside County Sheriff's Department
ROG	Reactive Organic Gas
RTA	Riverside Transit Agency
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
S.F.	Square Feet
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SDNHM	San Diego Natural History Museum
SO2	Sulfur Dioxide
SoCAB	South Coast Air Basin
SOx	Sulfur Oxides
SR	State Route
SRWQCB	State Regional Water Quality Control Board
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
THPO	Tribal Historic Preservation Office
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
VdB	Vibration Decibels
VOC	Volatile Organic Compounds
WCD	Water Conservation District
WQMP	Water Quality Management Plan
WRC	Western Riverside County
WSA	Water Supply Assessment
WSJ	West San Jacinto

CHAPTER 1 INTRODUCTION

1.1 Purpose and Authority

On January 30, 2018, the City of Perris adopted Ordinance No. 1358 pertaining to the regulation of marijuana facilities. Ordinance No. 1358 amended Chapter 5.58 and Chapter 5.54 of Title 5 of the Perris Municipal Code. The facilities permitted under this ordinance include medical and non-medical marijuana dispensaries and cultivation facilities that are owned and operated by bona fide non-profit organizations, such as a cooperative or a collective. These facilities are subject to the provisions of the Compassionate Use Act of 1996 (California Health and Safety Code Sections 11362.7 through 11362.83), the California Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use (issued in August, 2008), and any future state laws pertaining to cultivating and dispensing medical and non-medical marijuana, such as State Assembly Bill 266 (AB 266), adopted October 2015.

The City of Perris allows cultivations and manufacturing of marijuana for medical use within Industrial Districts with approval of a Conditional Use Permit (CUP) and Marijuana Regulatory Permit. The proposed project is located in the qualifying General Industrial District (G-I). Medical marijuana cultivation and manufacturing is only permitted in the interior of enclosed structures, facilities, and buildings. Cultivation and manufacturing operations, including all marijuana plants at any stage growth, cannot be visible from the exterior of any structure, facility or building containing cultivation of marijuana.

This Initial Study (IS) and Mitigated Negative Declaration (MND) have been prepared for the construction of a medical marijuana cultivation facility in accordance with Perris Municipal Code Title 5. The project proposes to construct a facility for indoor cultivation of marijuana on approximately 2.61 gross land and compromises of one lot: Assessor's Parcel No. 330-040-062. The facility in total will consist of three buildings totaling 33,006 square feet (S.F.). The two cultivation buildings each consist of 15,003 S.F., located behind the proposed retail/office space. The retail/office space consists of a dispensary facility and office, totaling 3,000 S.F.

This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq. The City of Perris will serve as the lead agency pursuant to CEQA.

1.2 Determination

This Initial Study determined that development of the proposed marijuana cultivation facility would not have a significant impact on the environment with the implementation of the mitigation measures listed in Table 1 of this document. A Mitigated Negative Declaration is proposed.

1.3 CEQA Authority to Prepare a Mitigated Negative Declaration

This MND has been prepared for the City of Perris as lead agency and is in conformance with Section 15070, Subsection (a), of the State of California Guidelines for Implementation of the CEQA. The purpose of the MND and the Initial Study Checklist is to determine whether there will be potentially significant impacts associated with development of the Colorado West Construction, Inc. project.

1.4 Public Review Process

In accordance with CEQA, a good faith effort has been made during the preparation of this MND to contact affected agencies, organizations and persons who may have an interest in this project. The MND and/or Notice of Intent to Adopt a Mitigated Negative Declaration will be sent to the Riverside County Clerk, responsible agencies, and advertised in the local paper.

CHAPTER 2 PROJECT SUMMARY

2.1 Project Location

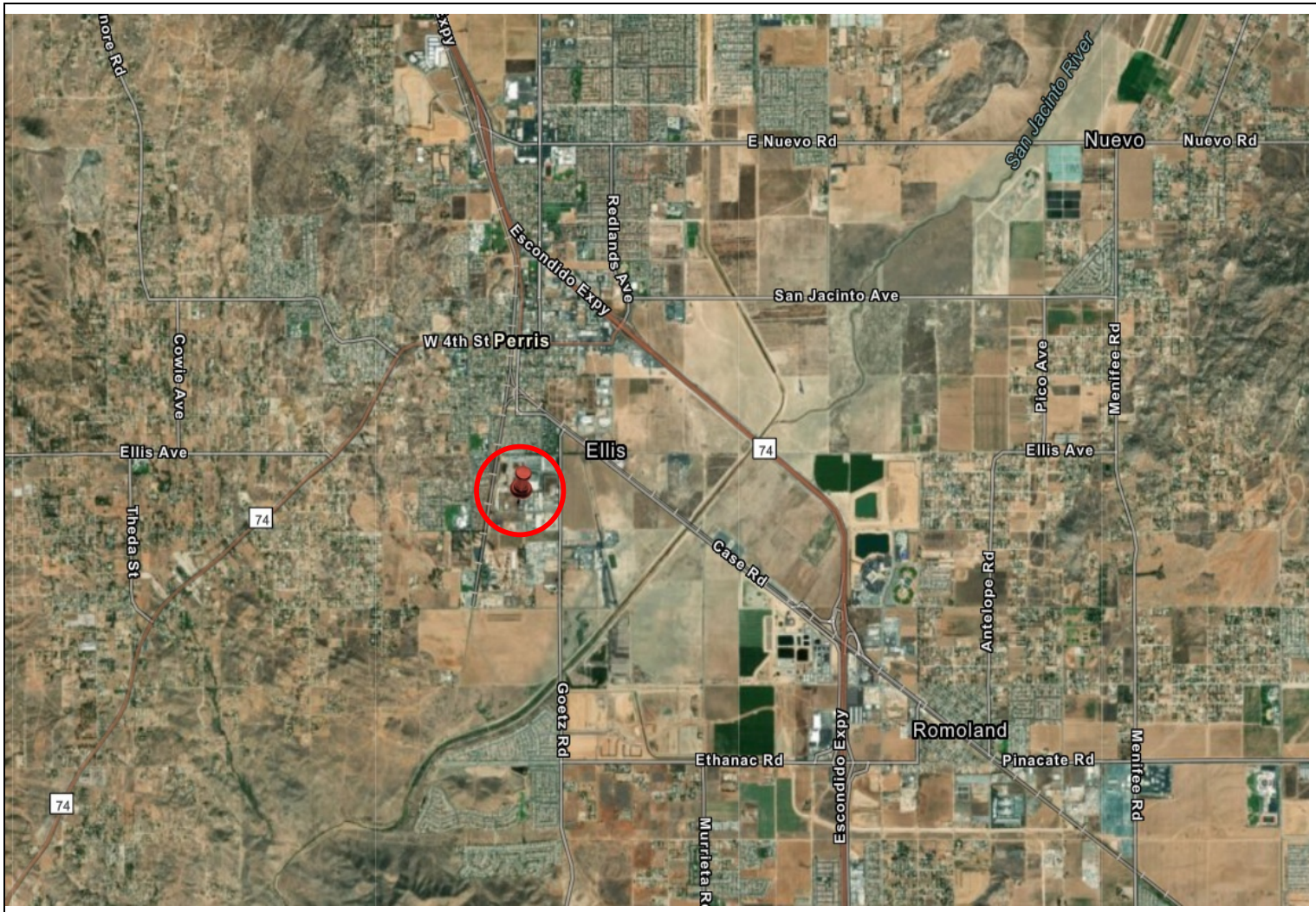
The project is located on 2.61 gross acres of vacant land on the north side of Malbert Street, west of Goetz Road in the City of Perris, California.

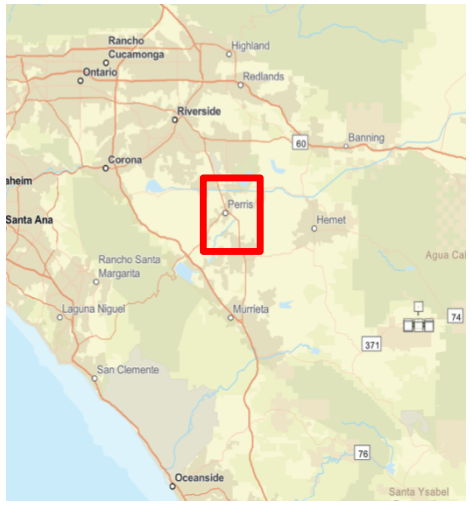
Total Project Area: 2.61 gross acres

Assessor's Parcel Number: 330-040-062

Section, Township & Range Description, or Reference: Point of reference of SW ¼ of the NE ¼ of Section 6, Township 5 South, Range 3 West, San Bernardino Base Line & Meridian.

The location of the project site (**Figure 1 and 2**) are shown on the following pages.





Legend

Project Vicinity
(APN: 330-040-062)

Project Location

0ft 1.25mi

N

SOURCE: ArcGIS Online 2019

GEPermit
Pathway to Regulatory Approvals

Figure 1
Regional Vicinity and Site Location
Malbert St. Perris, CA 92570

Perris Regional Compassionate Center

Legend

0ft 350ft

Project Boundary
(APN: 330-040-062)

N

SOURCE: GoogleEarth2019

Figure 2
Site Location
Malbert St. Perris, CA 92570

GEPermit
Pathway to Regulatory Approvals

Perris Regional Compassionate Center

2.2 Environmental Setting and Existing Conditions

The project is located on approximately 2.61 acres of vacant land with areas of thicker vegetation coverage compared to adjacent sites in the City of Perris, California. Topographically, the site is relatively flat and has an elevation of 1,435 feet above mean sea level (amsl), it is anticipated to drain to the south to southeast at an average slope of 2%. The entire site is within Federal Emergency Management Agency (FEMA) flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplain.

The current uses of the adjoining sites surrounding the project site include two undeveloped properties south and west of the project site, the property to the north is occupied by boat hulls and other scrap marine parts, and the property to the east is occupied by four industrial warehouses. Based on a site visit conducted by GEPermit staff on July 25, 2019, there are no existing structures on the site.

Site photos are found in the following pages showing existing conditions taken on July 25, 2019. **Site Photo 1** shows the project site looking north from Malbert Street. **Site Photo 2** shows the project site looking south down the western property boundary. **Site Photo 3** shows the project site looking south down the northern property boundary towards Malbert Street. **Site Photo 4** show the project site looking west from the eastern property boundary. **Site Photo 5** shows the project site looking east from the western property boundary.

Site Photo – 1
Project site looking north from Malbert Street

Site Photo – 2
Project site looking south down the western property boundary

Site Photo – 3
Project site looking south down the northern property boundary towards Malbert Street

Site Photo – 4
Project site looking west from the eastern property boundary

Site Photo – 5
Project site looking east from the western property boundary

2.3 Project Description

Overview

The project proposes to construct a facility for the indoor cultivation and distribution of medical marijuana on approximately 2.61 gross acres. The proposed cultivation facility consists of three buildings with an estimated 3,000 S.F. retail/office space, and two estimated 15,003 S.F. climate controlled indoor cultivation areas. The three buildings have a total estimate of 33,006 S.F.

The proposed retail/office space provides flexible space for administration, security, and commercial/retail uses and storage. The three proposed buildings will be constructed of tilt-up concrete. The top of the parapet for all three proposed buildings will be 24 feet 0 inches. The site will be accessed through Malbert Street.

Security measures have been thoroughly incorporated into the project. Gated entry/exit to the retail/office facility will control access into and out of the building. A more detailed, comprehensive security plan is required by the City during the regulatory permit phase. This will include specific locations and areas of coverage by security cameras; location of audible interior and exterior alarms; location of exterior lighting; name and contact information of Security agency.

Parking is consistent with the City of Perris parking standards. In total, the project provides 90 parking spaces. The site has been designed with two entries off of Malbert Street. A total of six loading zones are situated alongside the west walls of the two proposed warehouse buildings, in order to allow vehicles to move in and out for loading and unloading.

Operations would be similar to that of a standard wholesale nursery, in addition to the dispensary retail/office space. Full-time workers will include property manager(s), general laborers, and security personnel. All staff will be subject to thorough background check as per City regulations.

Hours will be consistent with Ordinance 1355 and the Perris Municipal Code. Hours of operation will be from 8:00am to 9:00pm. This facility is geared to the cultivation and distribution of medical marijuana and will require staff to be present on premises 24 hours per day. Only authorized staff and delivery personnel will be allowed to enter the premises outside of business operating hours.

Project Components

Water and Sewer

The site has water and sewer services provided by the City of Perris Public Works Department. Work crews for construction will use portable toilets located on site. A complete restroom facility will be available once construction is complete. The landscaping will comply with Chapter 19.70 Landscaping Standards. As per Chapter 19.44.060 Industrial Zone Landscaping Standards, the

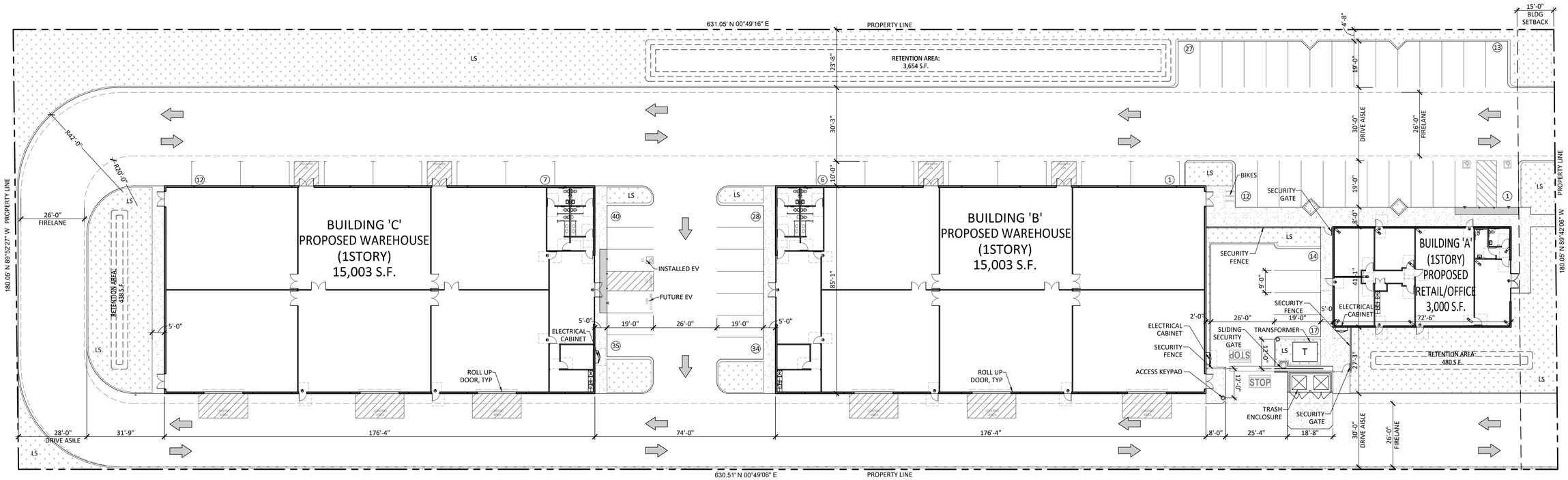
comprehensive landscaping plan will be prepared after the approval of this CUP, and will include further information regarding irrigation and other requirements. Water will be provided and connected to the water line provided by the City of Perris Public Works Department. Interior floor drains in the restrooms of the proposed buildings, the drain line for fire sprinkler test water, and wash water containing any cleaning agent or degreaser will be plumbed to the sanitary sewer line. No hazardous chemicals would be used or stored on site.

Storm Water Management and Drainage

The project site slopes 2% +/- to the southeast corner, which would indicate a general water flow path directed to the south and east of the site. The project site drainage consists of one primary drainage management area that will be directed towards a series of on-site grated drop inlets (with filter inserts) and be conveyed to an underground combined infiltration and detention system. Over flow from the Low Impact Development (LID) BMP system will be conveyed by a private storm drain system to the existing public storm drain system via surface flow on Malbert Street. An underground infiltration system is proposed to mitigate the LID BMP and Hazardous Chemicals of Concern (HCOC). The detention system will consist of 7 rows of perforated 36" diameter high-density polyethylene (HDPE) pipes. A total of 11,800 cubic feet (CF) will be retained and infiltrated on-site to satisfy treatment volume requirements and to address HCOC resulting from the increased runoff from the 2-year 24-hour storm. The proposed detention system will provide a total storage volume of 12,440 CF. On-site infiltration is proposed to treat the storm water. A diversion manhole equipped with an orifice plate will route the excess runoff beyond the design treatment flow to Malbert Street, while mitigating peak flows so as not to exceed existing.

Site and Building Plan

The project site will consist of 3 buildings, totaling approximately 33,006 S.F. Ninety parking spaces will be provided. Security gates and fencing are proposed to be installed in between warehouse building "B" and the proposed office/retail space. The warehouse buildings will have a total of six truck loading areas. The office/retail space will be located at the southwest portion of the project site, and will consist of an administration office, necessary facilities (restroom, electrical, etc.), and a retail facility. See the general Site Development Plan below (**Figure 3**).



MALBERT STREET

SITE AREA:	113,692 S.F.
LANDSCAPE 10%:	11,358 S.F.
PROVIDED:	14,6611 S.F.
RETENTION AREA 4%:	4,543 S.F.
PROVIDED:	4,572 S.F.

NORTH

EPIC MANAGEMENT GROUP

APN# 330040062
24 MALBERT STREET | PERRIS, CA

CONCEPTUAL SITE PLAN - SCHEME A
08.26.19

0 10' 20' 40'
scale: 1" = 20'-0"

SHEET 2

KSP PROJECT NO. 20478

KSP
STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

2.4 Mitigation Monitoring Program

Table 1: Mitigation Monitoring Program (MMP) outlines the potential impacts and mitigation measures of the proposed project, and assigns responsibility for the oversight of each mitigation measure. This Table shall be included in all bid documents and included as part of the project development.

Table 1: Mitigation Monitoring Program

Section Number	Mitigation Measures	Responsible Party	Timing	Impact After Mitigation
IV. Biological Resources	**BR-1:** The project proponent shall ensure that the applicable Western Riverside County Multi Species Habitat Conservation Pan (WRC MSHCP) Local Development Mitigation Fee is paid to the City. The time of payment must comply with the City's Municipal Code (Chapter 19.68). The precise fee is adjusted periodically and will be determined at the time of permit issuance. Currently, the fee is $7,382 per acre for industrial developments as of July 1, 2019.	Building Department Developer	Prior to building permits	Less than significant.
	BR-2: The site supports suitable burrowing owl BUOW habitat and BUOW surveys yielded negative results. Preconstruction BUOW clearance surveys will be required within 30 days prior to ground disturbance at the site.	Developer Qualified Biologist	Prior to ground disturbing activities	Less than significant.
	BR-3: Under the Federal Migratory Bird Treaty (MBTA) Act and the California Fish and Game Code (§3503), it is unlawful for the parcel development to have any direct impacts to raptors and/or any native/migratory birds. Removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (January 31 to September 15), or the parcel must have a pre-construction nesting bird survey performed by a qualified biologist prior to ground disturbing activities. Any active nests discovered would require a construction avoidance buffer and would be left intact until the young have fledged or the nest is confirmed to be no longer active.	Developer Qualified Biologist	Prior to ground disturbing activities	Less than significant.

V. Cultural Resources	**CR-1:** The presence of a qualified Archaeologist and Native American Monitor shall be required during all ground disturbing activities that penetrate undisturbed native soils. In the event of potentially significant archaeological materials being discovered, all work must be halted in the vicinity of the archaeological discovery until a qualified archaeologist can assess the significance of the find, and its potential eligibility for listing in the California Register of Historical Resources (CRHC). The archaeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California, Riverside and the Aqua Caliente Tribal Historic Preservation Office (THPO) for permanent inclusion in the Agua Caliente Cultural Register.	Planning Department Qualified Archaeologist	During ground disturbing activities	Less than significant.
	CR-2: A qualified Project Paleontologist should attend the pre-construction meeting to consult with grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A paleontological monitor should be on-site during all earthwork operations at or exceeding 5 feet below surface grade (i.e., trenching for deep utilities and excavations for the storm water detention chambers) that directly impact Quaternary very old alluvial fan deposits. If fossils are discovered, the Project Paleontologist (or paleontological monitor) should make an initial assessment to determine their significance. Fossil remains collected during monitoring and salvage should be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, should be housed in an established, accredited museum repository with permanent, retrievable paleontological storage (e.g., Western Science Center). A final summary report should be completed that outlines the results of the mitigation program.	Planning Department Qualified Paleontologist	During ground disturbing activities	Less than significant.

	CR-3: In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American observer shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).	Planning Department Qualified Native American Monitor	During ground disturbing activities	Less than significant.

CHAPTER 3 ENVIRONMENTAL CHECKLIST FORM

Project Title:	**Perris Regional Compassionate Center**
Lead agency name and address:	City of Perris 135 N. "D" Street Perris, CA 92570
Contact person and phone number:	Mary Blais, Contract Planner (951) 943-5003
Project Location:	APN: 330-040-062
Project sponsor's name and address:	Amelia Anan, Architect KSP Studio, Inc. 23 Orchard Rd. Suite 200 Lake Forest, CA 92630
General plan designation:	G-I General Industrial
Zoning:	G-I General Industrial
Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)	The project proposes to construct a facility for the indoor cultivation and distribution of medical marijuana on approximately 2.61 gross acres of land located on Malbert Street in Perris, CA. The proposed cultivation facility consists of three buildings with an estimated 3,000 S.F. retail/office space, and two estimated 15,003 S.F. climate controlled indoor cultivation areas. The three buildings have a total estimate of 33,006 S.F. and the proposed project site is currently vacant.
Surrounding land uses and setting: (Briefly describe the project's surroundings)	The current uses of the adjoining sites surrounding the project site include two undeveloped properties south and west of the project site, the property to the north is occupied by boat hulls and other scrap marine parts, and the property to the east is occupied by four industrial warehouses.
Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	California Department of Food and Agriculture (CDFA) – Responsible Agency California Department of Fish and Wildlife CDFW) – Responsible Agency Riverside County Airport Land Use Commission

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology/Soils
☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials	☐	Hydrology/Water Quality
☐	Land Use/Planning	☐	Mineral Resources	☐	Noise
☐	Population/Housing	☐	Public Services	☐	Recreation
☐	Transportation/Traffic	☐	Tribal Cultural Resources	☐	Utilities/Service Systems
☐	Mandatory Findings of Significance				

DETERMINATION:

On the basis of this initial evaluation:

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including

	revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

SIGNATURE _____ DATE _____

PRINTED NAME _____ Agency _____

CHAPTER 4 DISCUSSION OF ENVIRONMENTAL TOPICS

I. AESTHETICS

Except as provided in Public Resources Code Section 21099,	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

a) **Less Than Significant Impact.** As identified in the Perris General Plan EIR (Section 6.1, Aesthetics), scenic vistas can be defined as the view of an area that is visually or aesthetically pleasing. Various vantage points within the City have views of Lake Perris Dam to the northeast, the Bernasconi Hills to the east, Gavilan Hills and the Motte-Rimrock Reserve to the west, and March Air Reserve Base/Inland Port (MARB/IP) Airport to the north. A scenic vista can be impacted in two ways: (1) a development project can have visual impacts by either directly diminishing the scenic quality of the vista or (2) by blocking the view corridors or "vistas" of the scenic resource. The City of Perris is located within the Perris Valley, and the terrain is generally flat. According to the City's General Plan EIR (Section 6.1, Aesthetics),

> *… Because the bulk of developable land within the City of Perris is located on the flat, broad basin, virtually all future building construction consistent with land use and*

> *development standards set forth in [the General Plan] will obstruct views to the foothills from at least some vantage points. The criterion, however, relates to a scenic vista more narrowly defined as a view through an opening, between a row of buildings or trees, or at the end of a vehicular right-of-way. To this end, the east-west and north-south oriented roadway network and streetscapes that define them will frame and preserve scenic vistas from public rights-of-way to the distant horizons and foothills. Owing to the flatness of the basin, the view corridors extend for miles along current and planned roadways preserving scenic vistas from the broad basin to the surrounding foothills.*

The project site is an undeveloped, relatively flat parcel surrounded by industrial uses and vacant sites with outdoor storage uses. Additionally, the proposed project would be developed in compliance with the Standards and Guidelines summarized above and identified in the Perris General Plan to address visual character, including but not limited to the following:

- Section 19.44.060, Landscape Standards, which provides landscape guidelines that would meet the City's development standards for industrial uses, further reducing the potential for visual impacts.
- Section 19.44.070 A, Lighting Performance Standards, which addresses lighting standards and guidelines for industrial uses that would meet the City's development standards (Parking area lighting shall be provided pursuant to Section 19.02.110 A).
- Section 19.44.080, Site and Architectural Design Guidelines, which provides Design Standards and Guidelines for industrial uses. The proposed project would not have a substantial adverse effect on a scenic vista.

The project is not anticipated to adversely alter the existing views on any scenic vistas, therefore impacts would be less than significant.

b) **No Impact.** According to the California Scenic Highway Mapping System, there are no officially designated state scenic highways in the City of Perris (Caltrans, 2011). Additionally, the project area is predominantly flat and undeveloped with no scenic resources, such as trees, rock outcroppings, or historic buildings. Thus, no impact would occur.

c) **Less Than Significant Impact.** The proposed project would alter the visual character of the site during construction and project operations, but would not degrade the aesthetic quality of the site.

Project Construction

Project implementation would result in site preparation and construction activities that could have short-term effects, temporarily changing the visual character of the project site and its surroundings. Construction activities would involve site clearing and grading activities. The effects of grading activities could include exposing a portion of the site to landform alteration with the use of heavy construction equipment and related activities. Construction staging areas, including earth stockpiling, storage of equipment and supplies, and related activities would contribute to a generally "disturbed site," which may be perceived by some as a potential visual impact.

The potential effects resulting from the various construction activities would be similar to those that are typical of similar development sites in this industrial area of Perris. While these activities may be unsightly during the site preparation and construction phases, they are temporary and would cease upon completion of the proposed construction activities. Overall project construction is estimated to take approximately six months. Once completed, the visual character of the project site and general area would return to the existing character, which is characterized by mostly industrial and undeveloped uses.

Project Operation

Project implementation would change the visual character of the project site from a vacant parcel to a warehouse and office use; however, it would integrate well with the existing and proposed industrial character of the project area per the Perris General Plan. In addition, the project's landscaping plan includes a variety of trees and groundcover along the project perimeters (on Malbert Street) and internal areas near the proposed office/warehouse building and employee parking areas. The trees and vegetation would provide a landscaped buffer between the public roadway and the project's perimeter wall, which would enhance the overall visual character of the project site.

Moreover, as stated previously, the Perris General Plan includes specific design standards and guidelines regulating industrial development within the City. These include transitions, streetscape, clustering, vehicular/truck access and on-site circulation, parking and loading, employee break areas and amenities, screening, outdoor storage, outdoor display areas, and landscaping.

Overall, the proposed project would be compatible with the planned G-I designation of the project site and would not substantially degrade the existing visual quality of the area. Therefore, impacts would be less than significant and no mitigation measures are required.

d) **Less Than Significant Impact.** As identified in the Perris General Plan EIR (Section 4.2, Aesthetics), implementation of allowed development within the City of Perris, including the proposed project, would introduce new sources of nighttime light and glare into the area

from street lighting, as well as outdoor lighting from project-related uses. The project site is currently undeveloped, and no sources of light exist at the project site. Existing sources of light from the surrounding land uses include street lighting and exterior lighting from adjacent industrial uses. No buildings or other man-made features currently exist on site or near the project site that are constructed of materials that cause substantial glare. Construction and operation of the proposed project would introduce additional sources of lighting to the project site. Lighting during construction could be provided throughout the night for security purposes. New permanent sources of light for operations would be introduced into the area in the form of signage, building lighting, and parking lot lighting for nighttime operations, security, and safety. Lighting in loading areas (areas generally directed away from the public view) would consist of building-mounted lighting. The project will be required to adhere to lighting regulations detailed in the Perris General Plan and Perris Zoning Ordinance. Section 19.44.070 A (Lighting) of the City's zoning ordinance requires that all lighting fixtures be fully shielded with cut-off fixtures so that there is no glare emitted onto adjacent properties or above the lowest part of the fixture. Additionally, parking area lighting shall be provided pursuant to Section 19.02.110 A (General Provisions, Lighting, Commercial and Industrial Parking Areas) of the City's zoning ordinance, which requires parking lot lighting fixtures to maintain a minimum of one foot-candle across the surface of the parking area. Lighting standards shall be energy efficient and in scale with the height and use of the structures on-site. All lighting, including security lighting, shall be directed away from adjoining properties and the public right-of-way. Therefore, although the proposed project would introduce new lighting to the project vicinity, the proposed project would comply with existing policies, and impacts would be less than significant.

Glare is caused by light reflections from pavement, vehicles, and building materials such as reflective glass and polished surfaces. During daylight hours, the amount of glare depends on intensity and direction of sunlight. Glare can create hazards to motorists and can be a nuisance for pedestrians and other viewers, as well as to pilots of aircraft using March ARB/IP. The City's zoning ordinance related to colors and materials (Section 19.44.080 C) encourage the use of low reflectance, subtle, neutral, or earth toned colors as the predominant colors on the façade, and discourages the use of reflective or highly tinted glass on the façade. Windows would consist of low reflective glass. Compliance with the requirements in the City's zoning ordinance related to building materials would ensure that glare does not create a nuisance to on- and off-site viewers of the project site. The potential impact would be less than significant and no mitigation is required.

By adhering to the City's light and glare provisions, the proposed development would not introduce new sources of substantial light and glare that may adversely affect day or nighttime view in the project area. Impacts would be less than significant and no mitigation measures are required.

Mitigation Measures: None

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion:

a) **No Impact.** According to the most recent Riverside County Farmland Mapping and Monitoring Program (FMMP) data from 2014-2016, the project site includes land designated as Urban and Built-Up Land. Therefore, the proposed project would not result in direct conversion of Farmland as designated by the FMMP Program to a nonagricultural use. No impacts related to this issue would occur with implementation of the proposed project, and no mitigation is required.

b) **No Impact.** According to the 2015/2016 Riverside County Williamson Act Map, the project site and the surrounding area is categorized as non-Williamson Act land. The site is also zoned Perris General Plan and is designated General Industrial. Therefore, no impacts to existing agricultural zoning or lands under Williamson Act contracts would occur. Therefore, no impacts are anticipated.

c) **No Impact.** The project site is zoned G-I in the Perris General Plan, and the proposed project would maintain the existing use. The City of Perris does not have any forest land or timberland zoning. Therefore, no impacts would occur.

d) **No Impact.** The project site is zoned G-I in the Perris General Plan, and the proposed project would maintain the existing use. The proposed project will not result in the loss of forest land or the conversion of forest land to a non-forest use. Therefore, no impacts would occur.

e) **No Impact.** The project site is zoned G-I in the Perris General Plan, and the proposed project would maintain the existing use. The City of Perris does not have any forest land or timberland zoning. According to the most recent Riverside County Farmland Mapping and Monitoring Program (FMMP) data from 2014-2016, the project site includes land designated as Urban and Built-Up Land. Therefore, the proposed project would not result in direct conversion of Farmland as designated by the FMMP Program to a nonagricultural use. Therefore, no impacts would occur.

Mitigation Measures: None

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion:

Current Policies and Regulations:

Federal Clean Air Act - The 1977 Federal Clean Air Act (CAA) authorized the establishment of the National Ambient Air Quality Standards (NAAQS) and set deadlines for their attainment. The CAA identifies specific emission reduction goals, requires both a demonstration of reasonable further progress and an attainment demonstration, and incorporates more stringent sanctions for failure to meet interim milestones. The U.S. EPA is the federal agency charged with administering the Act and other air quality-related legislation. EPA's principal function includes setting NAAQS; establishing minimum national emission limits for major sources of pollution; and promulgating regulations.

California Clean Air Act – The California Air Resources Board (CARB) coordinates and oversees both state and federal air pollution control programs in California. As part of this responsibility, CARB monitors existing air quality, establishes California Ambient Air Quality Standards (CAAQS), and limits allowable emissions from vehicular sources. Regulatory authority within established air basins is provided by air pollution control and management districts, which control stationary-source and most categories of area-source emissions, and develop regional air quality plans.

a) **Less Than Significant Impact.** A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the air quality management plan (AQMP). It fulfills the CEQA goal of informing decision makers

of the environmental efforts of the project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals in the AQMP. The most recently adopted comprehensive plan is the 2016 AQMP, adopted on March 3, 2017.

Regional growth projections are used by South Coast Air Quality Management District (SCAQMD) to forecast future emission levels in the South Coast Air Basin (SoCAB). For southern California, these regional growth projections are provided by the Southern California Association of Governments (SCAG) and are partially based on land use designations in city and county general plans. Typically, only large, regionally significant projects have the potential to affect the regional growth projections.

The proposed project involves construction and operation of 3 concrete tilt-up buildings to be used as a medical marijuana cultivation facility with an office/retail space, two warehouses, and paved parking. The City of Perris did not require any type of traffic analysis for this project; therefore, the project was analyzed using CalEEMod defaults for General Light Industry Land Use and the opening year 2020. The CalEEMod default trip generation rate for the light industrial use is 6.97 trips per thousand square feet (TSF) weekdays, 1.32 trips/TSF on Saturdays and 0.68 trips/TSF on Sundays. As cultivation facilities do not generate many project-related traffic trips, it is likely that CalEEMod has over-estimated the number of project related trips and consequently the project's mobile source emissions.

The proposed project is not a project of statewide, regional, or area-wide significance that would require intergovernmental review under Section 15206 of the CEQA Guidelines. Therefore, the project would not have the potential to substantially affect SCAG's demographic projections. Additionally, the regional emissions generated by construction and operation of the proposed project would be less than the SCAQMD emissions thresholds, and SCAQMD would not consider the project a substantial source of air pollutant emissions that would have the potential to affect the attainment designations in the SoCAB (see detailed analysis in Questions IIIb and IIId, below). Thus, the project would not affect the regional emissions inventory or conflict with strategies in the AQMP. Therefore, impacts are less than significant and no mitigation measures are required.

b) **Less Than Significant Impact.** To assist lead agencies in determining the significance of air quality impacts, the SCAQMD has established short-term construction-related and long-term operational impact significance thresholds for direct and indirect impacts on air quality.

As shown in **Table 2**, the SCAQMD has established construction and operational mass daily significance thresholds, which are used by the City in considering potential impacts on air quality. Project effects would be considered significant if the emissions exceed these

thresholds. Project effects would also be considered significant if emissions affected sensitive receptors such as schools or nursing homes, or if the project conflicted with the regional AQMP and/or local air quality plans.

Air Quality Table 2

The following table illustrates SCAQMD's Air Quality Significance Thresholds:

Emission Source	CO	VOC	NOx	SOx	PM10	PM2.5
Construction or Operation	550	75	100	150	150	55

Source: Air Quality Analysis Guidance Handbook, Chapter 5.

Prepared by the South Coast Air Quality Management District. www.aqmd.gov/ceqa/hndbk.html

CalEEMod (Version 2016.3.2) was utilized to estimate the short-term construction-related emissions of criteria air pollutants and greenhouse gas (GHG) emissions that would be associated with the construction activities necessary to implement the proposed project.

The project parameters involved general industrial facilities with a total building area of up to about 33,006 S.F. and a paved surface (parking lot, drive aisles). Based on the project description and application materials, building methods would be consistent with general industrial facility construction. These factors were incorporated into the CalEEMod parameters. Default construction parameters incorporated in CalEEMod were assumed for those construction activities for which site-specific information is not currently available. The construction period was assumed to be six months. The SCAQMD requires any emission reductions resulting from existing rules or ordinances to be included as part of the unmitigated project emissions. Those measures that are legally mandated and therefore required of all developments by applicable ordinances, rules, and regulations are not considered mitigation. The City will require the preparation of a Fugitive Dust Control Plan identifying the fugitive dust sources at the site and the work practices and control measures proposed to meet the City of Perris minimum performance. These standards are consistent with SCAQMD Rule 403 and 403.1 and require implementation of Best Available Control Measures (BACM), as identified in the SCAQMD Fugitive Dust Control Handbook.

Table 3 summarizes the unmitigated short-term emissions of the six criteria pollutants associated with the construction activities required to implement the proposed project. The construction period includes all aspects of project development, including site preparation, grading, building construction, paving and architectural coating. Peak day emissions estimates are provided by construction phase type and reflect activities in the season or year with the highest daily emissions. As shown, the unmitigated peak day air pollutant

emissions during the construction are not projected to exceed any of the significance thresholds.

Air Quality Table 3

Unmitigated Air Pollutant Emissions Associated with Construction of the Proposed Project (Pounds/Day):

Construction Emission Category	ROG	NOx	CO	SO2	PM10	PM2.5
Total Demolition, Site Preparation, Grading, Building Construction, Paving and Architectural Coating Sources	20.6926	38.4935	37.0834	0.0664	7.6550	4.3087
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded	**No**	**No**	**No**	**No**	**No**	**No**

Source: Global Environmental Permitting, Inc. CalEEMod Version: CalEEMod.2016.3.2

CalEEMod was utilized to estimate the long-term operational air pollutant emissions that would result from implementation of the proposed project. Operational emissions are ongoing emissions that will occur during the life of the project. They include area source emissions, emissions from energy demand, and mobile source (vehicle) emissions. As shown in **Table 4**, the project-related emissions of criteria pollutants are not projected to exceed any of the SCAQMD significance threshold criteria for operational impacts.

Air Quality Table 4

Unmitigated Operational Air Pollutant Emissions of the Project (Pounds/Day):

Operational Emission Category	ROG	NOx	CO	SO2	PM10	PM2.5
Total Area, Energy, and Mobile Sources	1.3151	4.4066	7.8479	0.0316	2.2218	0.6287
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded	**No**	**No**	**No**	**No**	**No**	**No**

Source: Global Environmental Permitting, Inc. CalEEMod Version: CalEEMod.2016.3.2

Consequently, the project would not contribute substantially to a significant individual or cumulative impact on existing or projected exceedances of the state or federal ambient air quality standards or result in a cumulatively considerable net increase in the emissions of any criteria pollutant for which the project region is designated nonattainment. This is due to the projected emissions being substantially less than the SCAQMD threshold, therefore, less than significant impacts are anticipated.

c) **Less Than Significant Impact.** The SoCAB is designated nonattainment for O_3 and $PM_{2.5}$ under the California and National Ambient Air Quality Standards (AAQS), nonattainment for PM_{10} under the California AAQS, and nonattainment for lead under the National AAQS. According to SCAQMD methodology, any project that does not exceed or can be mitigated to less than the daily threshold values would not add significantly to a cumulative impact. Construction and operational activities would not result in emissions in excess of SCAQMD's significant thresholds. Therefore, the project would not result in a cumulatively considerable net increase in criteria pollutants, and impacts would be less than significant with no required mitigation measures.

d) **Less Than Significant Impact.** A sensitive receptor is a person or land use that is particularly susceptible (i.e. more susceptible than the population at large) to health effects due to exposure to an air contaminant. Sensitive receptors and the facilities that house them are of particular concern if they are located in close proximity to localized sources of carbon monoxide, toxic air contaminants, or odors. Land uses considered by the SCAQMD to be sensitive receptors include the following: residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, childcare centers, retirement homes, and athletic facilities. Residential areas are considered sensitive receptors because residents tend to be at home for extended periods of time and include children and the elderly. The undeveloped project site and its immediate local surroundings do not include existing sensitive receptors. The nearest residential property to the project is located approximately 970 feet west of the project boundary. The nearest school facility to the project site, Pinacate Middle School, is located approximately 0.38 miles south west of the project site.

During construction, the project is expected to produce temporary and localized emissions, which based on the Air Quality Study's modeling results would not exceed the SCAQMD mass thresholds of significance. Implementation of the required SCAQMD rules, best available dust control measures and the City's Fugitive Dust Control and Erosion Control policies will minimize those temporary impacts, preventing pollutants emissions from reaching any substantial concentrations. Best available control measures will be implemented during the construction phase to comply with SCAQMD Rule 403 and 403.1. During the life of the project, activities and operations related to the proposed facilities are not expected to generate emissions concentrations that exceed the SCAQMD mass thresholds. The traffic generated by the proposed project would not contribute significantly to an increase in the frequency or severity of violations of the ambient air

quality standards or sensitive receptors in the project vicinity. Therefore, less than significant impacts are anticipated.

e) **Less Than Significant Impact.** The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.*

Potential sources that may emit odors during the on-going operations of the proposed project would include odor emissions from the intermittent diesel delivery truck emissions and trash storage areas. The proposed project is a medical marijuana cultivation facility and will be required, per Section 5.58.100 of the City's marijuana ordinance (Ordinance No. 16-1330), to have an air treatment system (e.g., a recycled air system) that ensures off-site odors shall not result from its activities. This requirement at a minimum means that the commercial marijuana operation shall be designed to provide sufficient odor absorbing ventilation and exhaust systems so that any odor generated inside the location of the commercial marijuana operation is not detected outside the building, on adjacent properties or public rights-of-way, or within any other unit located within the same building as the commercial marijuana operation, if the use only occupies a portion of the building. Due to the distance of the nearest receptors from the project site, through compliance with the City's rules governing commercial marijuana facilities, and compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed project.

Mitigation Measures: None

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Discussion:

a) **Less Than Significant With Mitigation Incorporated (*See Mitigation Measure BR-1, BR-2, BR-3 and BR-4*):** Based on a general Biological Constraints Survey and Burrowing Owl Survey conducted in July 2019 and a records search performed in July 2019, the following is a summary of existing conditions and primary biological constraints for the proposed project.

The site consists primarily of ruderal plant species, with a developed road along the southern boundary and contains 2.55 acres of disturbed area. It is relatively level with an elevation of 1435 feet above mean sea level. The site is surrounded by disturbed habitat to the east, undeveloped agriculture to south, developed warehouses to the east and the property to the north is occupied by boat hulls and other scrap marine parts.

The primary vegetation community present on the site is disturbed habitat, dominated by ruderal species such as stinknet (Oncosiphon piluliferum), vinegarweed (Trichostema lanceolatum), common fiddleneck (Amsinckia intermedia), prickly lettuce (Lactuca serriola), Russian thistle (Salsola tragus), short-pod mustard (Hirschfeldia incana), paniculate tarplant (Deinandra paniculata) and turkey mullein (Croton setiger).

No threatened, endangered, or other special-status species were observed on-site during general biological surveys. However, given numerous burrows on and adjacent to the site, the site has the potential to support the burrowing owl. Thus, pre-construction burrowing owl clearance surveys will be required within 30 days prior to ground disturbance at the site.

No jurisdictional waters under federal and/or state regulations were observed onsite.

The WRC MSHCP is designated to preserve biologically diverse lands and streamline the permitting process for development projects and other means of economic growth. The project site parcel is not located within a WRC MSHCP designated Conservation Area (habitat area intended for preservation), although, portions of the WRC Conservation Area exist within one mile to the east and west. The WRC MSHCP would require projects within Conservation Areas to undergo a more involved permitting process with special mitigation requirements.

As part of the streamlined process under the WRC MSHCP, no further consultation with wildlife agencies is required for potential impacts on covered species, although a WRC MSHCP development mitigation fee will be required for site development. The precise fee is adjusted periodically and will be determined at the time of permit issuance. Currently, the fee is $7,606 per gross acre for industrial developments as of July 1, 2020.

The Migratory Bird Treaty Act is designated to protect migratory birds between the United States and Great Britain (acting on behalf of Canada). A species qualifies for protection under the MBTA by meeting one or more of the following four criteria: it is covered by the Canadian Convention; it is covered by the Mexican Convention; it is listed in the annex to the Japanese Convention; or it is listed in the appendix to the Russian Convention. The MBTA protects the Le Conte's Thrasher, the Burrowing Owl, and the Prairie Falcon.

If possible, initial site clearing should be performed between September 16 and January 30, to avoid the avian nesting season and burrowing owl breeding season. If clearing is performed between February 1 and September 15, a pre-construction nesting bird survey should be performed in conformance with the MBTA, under which it is unlawful to "take, possess, or needlessly destroy" avian nests or eggs. If active nests are present, construction will be delayed in the nest area, including an appropriate buffer (determined case by case) until the end of the breeding season.

A pre-construction burrowing owl clearance survey may be required within 30 days of site disturbance to conform to WRC MSHCP's avoidance measures and MBTA if construction would occur during breeding season. Any active burrows detected during the breeding season would require a 250-foot construction avoidance buffer and left intact until the young have fledged or the nest is confirmed to be no longer active. The project is expected to have less than significant impacts on sensitive species with mitigation incorporated.

b) **No impact.** The Biological Constraints Survey performed on the project property did not find any on-site naturally occurring springs, permanent aquatic habitats, drainages or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or the USFWS. No blue-line stream corridors or desert washes were found within the project boundaries.

It was observed that some loosely dispersed, young black willows and other hydrophytes have become artificially established in a minor depression near the central portion of the site. These species have become established due to runoff accumulation from the adjacent developed parcel to the east of the site and are not sustaining. Based on review of recent historical satellite photos, this also appears to be a recent condition, with the vegetation change initially visible in February 2018. There are no clear indications that runoff from this area is conveyed offsite through an existing drainage or storm drain. For this reason, the feature is not considered a federal Waters of the United States subject to the jurisdiction of the Army Corps of Engineers. In addition, given that this area was artificially created recently and is not sustaining, this area should not be considered a Waters of the State of California, as regulated by the California Department of Fish and Wildlife (CDFW).

The loosely dispersed patch of willow saplings does not function as traditional riparian habitat because no riparian-associated wildlife species were observed in the vicinity. Based on the Navigable Waters Protection Rule (NWPR) adopted April 21, 2020; effective

June 22, 2020, 33 CFR 328.3, (b) (8) rule, *"Artificial lakes and ponds, including water storage reservoirs and farm, irrigation, stock watering, and log cleaning ponds, constructed or excavated in upland or in non-jurisdictional waters , so long as those artificial lakes and ponds are not impoundments of jurisdictional waters that meet the conditions of (c)(6)."* As a result of the absence of significant wash or riparian vegetation, absence of sensitive plant species and absence of sensitive animal species, no impacts to desert wash or riparian habitats are expected. The project site is not within a conservation area as shown in the WRC MSHCP. Based upon these facts, there will be no impacts to riparian habitat or other sensitive natural community. Therefore, no impacts are expected.

c) **No Impact.** The USFWS is the principal Federal agency that provides information to the public on the extent and status of the Nation's wetlands. Through the National Wetlands Inventory (NWI), the agency has developed a series of maps to display the location and extent of wetlands and deepwater habitats. According to the NWI, there are no wetlands or riparian resources on the project property. Furthermore, per the project specific biological resources assessment, the project site does not contain federally protected wetlands, marshes, or other drainage features. No blue-line stream corridors (streams or dry washes) are shown on U.S. Geological Survey (USGS) maps for the project site nor are there botanical indicators of such corridors.

As a result, implementation of the project would not result in the direct removal, filling, or other hydrological interruption to any of these resources. Therefore, no impacts are expected.

d) **Less Than Significant With Mitigation Incorporated (*See Mitigation Measure BR-2):*** The Western Riverside region contains potential habitat for the burrowing owl.

The Biological Survey performed revealed no evidence of the burrowing owl. However, the species could occupy the site in the future. As described above, impacts to the species would be significant. However, Mitigation Measure BR-2 will reduce impacts to the species to less than significant levels by assuring that if the species is identified on the project site, construction activities will stop until a qualified biologist has implemented a CDFW protocol compliant mitigation program. Less than significant impacts are expected to the movement of any native resident of any native resident or migratory fish or wildlife species or migratory wildlife corridors, provided that the procedures established in Mitigation Measure BR-2 are implemented pertaining to the burrowing owl**.**

e) **No Impact.** The project site is presently vacant with scattered vegetation. Project implementation would not result in demolition or tree removal. The proposed site plan provides landscaping improvements along the project edges in a manner consistent with the local development standards. The project will comply with the WRC MSHCP, and there are no other unique local policies or ordinances protecting biological resources.

Additionally, there are no applicable tree preservation policies or ordinances. Therefore, no impacts are anticipated.

f) **Less Than Significant With Mitigation Incorporated (*See Mitigation Measure BR-1).*** The project lies within the boundary of the WRC MSHCP, which outlines policies for conservation of habitats and natural communities. However, the project is not located within or adjacent to a designated Conservation Area under this plan. Therefore, there are no specific requirements or restrictions regarding this project in relation to a Conservation Area.

On July 1, 2020 the Local Development Mitigation Fee Schedule was updated. Based on these provisions, the applicable fees would be collected by the City and remitted to the Perris Conservation Commission at issuance of a certificate of occupancy or upon final inspection of the premises, whichever occurs first. The project is expected to comply with provisions of the WRC MSHCP. Less than significant impacts would result from project implementation provided that the procedures established in Mitigation Measure BR-1 of this IS are implemented.

Mitigation Measures:

BR-1: The project proponent shall ensure that the applicable WRC MSHCP Local Development Mitigation Fee is paid to the City. The time of payment must comply with the City's Municipal Code (Chapter 19.68). The precise fee is adjusted periodically and will be determined at the time of permit issuance. Currently, the fee is $7,382 per acre for industrial developments as of July 1, 2019.

BR-2: The site supports suitable BUOW habitat and BUOW surveys yielded negative results. Preconstruction BUOW clearance surveys will be required within 30 days prior to ground disturbance at the site.

BR-3: Under the Federal MBTA and the California Fish and Game Code (§3503), it is unlawful for the parcel development to have any direct impacts to raptors and/or any native/migratory birds. Removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (January 31 to September 15), or the parcel must have a pre-construction nesting bird survey performed by a qualified biologist prior to ground disturbing activities. Any active nests discovered would require a construction avoidance buffer and would be left intact until the young have fledged or the nest is confirmed to be no longer active.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion:

The historical and archaeological reports prepared by Sandra Pentney of GEPermit and the San Diego Natural History Museum (SDNHM) for this project included intensive level field observations of the entire site. The entire project area was closely inspected for evidence of human activities dating to prehistoric or historic periods. Observations by the investigators during the field survey did not encounter buildings or structures.

a) **Less Than Significant Impact.**

Historic Setting

The City is named after Fred T. Perris, chief engineer of the California Southern Railroad, who in 1881 personally surveyed and constructed the connecting railroad tracks through the Perris Valley, linking the transcontinental route of the Santa Fe Railway to the City of San Diego. Settlers poured into the Perris Valley when the railroad was completed in 1882 and began staking out homesteads and buying land near the railroad. In 1886, the Perris station was established, and daily train service to the area initiated the rapid growth of the Perris community.

The railroad provided the location of the City and fed its growth, but it was the need for a water system that prompted the formation of local government, and in 1911, the farming community of Perris was incorporated into Riverside County. Groundwater is limited in the Perris Valley, and dry grain farming was the main economic activity. When water was brought into the valley by the Eastern Municipal Water District (EMWD) in the 1950s, alfalfa, the King potato, and sugar beets dominated agriculture in the Perris Valley.

Project Site History

The ground surface of the site has been subjected to various disturbances throughout the years; however, the disturbance appears to be restricted to the surface. The property was cultivated for agricultural purposes sometime prior to 1938. This use continued through at least 1978. Between 1978 and 1985, agricultural use of the property ceased and the property has remained vacant undeveloped land since that time. Malbert Street was developed at some point between 1985 and 1989.

Records Search

In order to ascertain the proximity of existing cultural resources to the area of potential effect (APE) and project area a record search was undertaken at the California Historical Resources Information System's Eastern Information Center (EIC) at California State University, Riverside on August 26, 2019. The record search included a one-mile search radius around the proposed project's APE. This records search was completed to determine the general character of the cultural resources within the project area as well as to gauge the potential effects of the proposed construction activities. A search of the Sacred Lands Files stored at the State of California Native American Heritage Commission. The phase I field survey was conducted on August 28, 2019.

The results of the records search indicated that while the project site has never been surveyed for historic resources, the City of Perris general area has been the subject of many previous studies. Within the one-mile radius of the project site a total of 35 historic resources studies have been conducted between 1979 and 2015. These studies resulted in the recordation of 80 historic and prehistoric sites within a mile of the project site. Five of these sites are prehistoric archaeological sites and the rest are historic era resources. Many of these sites are buildings within and around the City of Perris.

Site Survey

Methodology

An intensive-level cultural resources pedestrian survey was conducted on August 28, 2019 by Sandra Pentney, M.A., RPA, and accompanied by Delaney Coyle, both of GEPermit. The project site has been subjected to disturbances including push-piles of dirt, garbage disposal and road use. A wetland is located on the east side of the property – possibly the result of water runoff from the paved surface of the neighboring property. Vegetation was thick and obscured ground visibility. Transects were walked in approximate 10-meter wide transects. Variations to this were allowed to avoid push-piles and impassable vegetation. The estimated ground surface visibility is 75%.

Survey Results

Despite the lack of visibility of the project site one isolated prehistoric artifact was observed and recorded. ISO-1 is a retouched flake made from basalt. The isolate was recorded on California Department of Parks and Recreation forms and will be filed with the EIC.

Conclusion

The proposed project has been subjected to various disturbances throughout the years; however, the disturbance appears to be restricted to the surface. The presence of an isolated artifact on the project site, combined with the known sensitivity of the general area increases the likelihood of finding subsurface artifact deposits. GEPermit recommends that a qualified archaeologist be onsite for all initial ground disturbance associated with construction of the project. The frequency and level of monitoring can be adjusted in the field at the discretion of the archaeologist to reflect subsurface conditions. Impacts would be less than significant and no mitigation measures are required.

b) **Less Than Significant With Mitigation Incorporated (*See Mitigation Measure CR-1).*** The records search identified thirty-five cultural (historic) resources within 1 mile of the project site from resource studies conducted between 1979 and 2015. These studies resulted in the recordation of 80 historic and prehistoric sites within 1 mile of the project site. Five of these sites are prehistoric archaeological sites and the rest are historic era resources. One isolated prehistoric artifact was observed and recorded on the project site.

Based on the results of the record search, the highly disturbed nature of the project site, and the site's location in a "Low Density Site Probability" in the Perris General Plan Conservation Element, the potential for discovery of cultural resources, including buried archaeological deposits, materials, or features, is low; however, the presence of an isolated artifact on the project site, combined with the known sensitivity of the general area increases the likelihood of finding subsurface artifact deposits. Thus, mitigation is provided to ensure the proper protocol in the event of an unanticipated discovery. Upon implementation of the proposed Mitigation Measure CR-1, impacts to archaeological resources would be less than significant.

c) **Less Than Significant With Mitigation Incorporated (*See Mitigation Measure CR-2, CR-3).***

Geologic Setting

The proposed project site is located within the Perris Block of the Peninsular Ranges Geomorphic Province (English, 1926; Norris and Webb, 1990). This structural block is surficially expressed as a relatively low relief, weathered basin punctuated by hills and small mountains and surrounded by the Sana Ana Mountains to the west and south, the San Jacinto Mountains to the east, and the San Gabriel and San Bernardino Mountains

to the north. The Perris Block is a fault-controlled region, with the San Jacinto Fault to the northeast and the Elsinore Fault to the southwest. Faulting is responsible for uplifting the surrounding mountain ranges, and the down dropping of the Perris Block. As a consequence, the surrounding mountain ranges are actively being eroded and the sediments derived from this erosion are being deposited in the basin lowlands as alluvial fans and/or stream channel deposits. These surficial deposits overlie a deeply weathered mass of Cretaceous plutonic igneous rocks of the Peninsular Ranges Batholith and older metasedimentary basement rocks.

Project Site Geology

The proposed project site is situated in a lowland area underlain (at least at the surface) by deposits mapped as Quaternary alluvial sediments (Qa) by Dibblee and Minch (2003). In another study (Morton, 2003), the surficial geology of the project site is mapped as Quaternary very old alluvial fan deposits (Qvof) of early Pleistocene age (Figure 2). These sediments were likely deposited by either the ancient San Jacinto River and/or one of its tributaries, or by local alluvial fans derived from the highlands to the west of the project site. According to the project geotechnical report (GeoTek, Inc., 2019), the alluvial sediments observed at the site are generally fine-grained and consist of “brown, orange, and olive, medium dense to very dense sands, with varying amounts of silt and trace amounts of clay and gravel.” The predominance of fine-grained deposits (sands) rather than coarser grained deposits (gravels) underlying the project site is more consistent with low energy fluvial depositional conditions rather than the higher energy conditions of an alluvial fan.

Records Search

A records search request of paleontological collections data at the WSC generated a response that there are no recorded WSC fossil collection localities within a one-mile radius of the proposed project site (WSC, 2019). The same negative results were obtained from a search of the SDNHM paleontological collections records.

Despite the lack of recorded fossil collection sites from the immediate vicinity of the proposed project, the WSC reports a large number of fossil collection localities from deposits of similar age and depositional setting discovered during construction of the Diamond Valley Lake Project less than 10 miles east of the City of Perris. Paleontological mitigation activities during mass grading for the reservoir resulted in the recovery of over 100,000 Pleistocene fossils, including skeletal remains of mastodon (Mammut pacificus), mammoth (Mammuthus columbi), saber-tooth cat (Smilodon fatalis), ancient horse (Equus sp.), and western camel (Camelops hesternus) (Springer et al., 2009, 2010).

Paleontological Sensitivity

CEQA guidelines (Title 14 CCR App. G, Sec. V(c)) provides that "a project may be deemed to have a significant effect on the environment if it will ... disrupt or adversely affect a ... paleontological site except as a part of a scientific study." The present study, conducted in compliance with this provision is designed to identify any significant, non-renewable paleontological resources that may exist within or adjacent to the project area, and to assess the possibility for such resources to be encountered in future excavation and construction activities. The City of Perris General Plan includes in its Conservation Element a discussion of paleontological resources as well as a citywide Paleontological Sensitivity Map. Based on this map, the proposed project site is assigned Low to High Sensitivity (#5), which carries with it a low paleontological resource potential at depths from 0–5 feet below the modern ground surface and a high paleontological resource potential below the 5-foot depth threshold. The County of Riverside General Plan (County of Riverside, 2015), in contrast, assigns the deposits underlying the project site a high sensitivity (category B), indicating that fossils are likely to be encountered at or exceeding a depth threshold of 4 feet below the modern ground surface.

Conclusion

It is possible that grading activities associated with the proposed project may uncover previously undiscovered remains. California Health and Safety Code, Section 7050.5; CEQA Section 15064.5; and Public Resources Code, Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, the Health and Safety Code requires that if human remains are discovered on a project site, disturbance of the site shall remain halted until the county coroner has conducted an investigation into the circumstances, manner, and cause of any death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. Additional mitigation is provided to ensure potential human remains are adequately investigated and excavated. Implementation of the proposed mitigation of CR-3 would reduce paleontological impacts to less than significant levels.

Implementation of a paleontological mitigation program, in the form of paleontological monitoring, is recommended for deep utility and storm water detention chamber earthwork at the Project site that will directly impact Quaternary very old alluvial fan deposits. Mitigation is provided in the event unanticipated fossils are unearthed during construction. Implementation of the proposed mitigation CR-2 would reduce paleontological impacts to less than significant levels.

Mitigation Measures:

CR-1: Inadvertent Archaeological Discoveries. The project developer shall retain a professional archaeologist prior to the issuance of grading permits. The task of the archaeologist shall be to monitor the initial ground-altering activities at the subject site and off-site project improvement areas for the unearthing of previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no grading activities shall occur at the site or within the off-site project improvement areas until the archaeologist has been approved by the City.

The archaeological monitor shall be responsible for maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be equipped to record and salvage cultural resources that may be unearthed during grading activities. The archaeologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources.

In the event that archaeological resources are discovered at the project site or within the off-site project improvement areas, the handling of the discovered resources will differ. However, it is understood that all artifacts with the exception of human remains and related grave goods or sacred/ceremonial objects belong to the property owner. All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 100-foot radius) shall stop and the project proponent and project archaeologist shall notify the City of Perris Planning Division, the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians. A designated Native American observer from either the Pechanga Band of Luiseño Indians or the Soboba Band of Luiseño Indians shall be retained to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.

Native American artifacts that are relocated/reburied at the project site would be subject to a fully executed relocation/reburial agreement with the assisting Native American tribes or bands. This shall include measures and provisions to protect the reburial area from any future impacts. Relocation/reburial shall not occur until all cataloging and basic recordation have been completed. Native American artifacts that cannot be avoided or relocated at the project site shall be prepared in a manner for curation at an accredited curation facility in Riverside County that meets federal standards per 36 CFR Part 79 and makes the artifacts available to other archaeologists/researchers for further study such as University of California, Riverside Archaeological Research Unit (UCR-ARU) or the Western Center for Archaeology and Paleontology. If more than one Native American group is involved with the project and they cannot

come to an agreement as to the disposition of Native American artifacts, they shall be curated at the Western Center by default. The archaeological consultant shall deliver the Native American artifacts, including title, to the accredited curation facility within a reasonable amount of time along with the fees necessary for permanent curation.

Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation or returned to the property owner, as deemed appropriate.

Once grading activities have ceased or the archaeologist, in consultation with the designated Native American observer, determines that monitoring is no longer necessary, monitoring activities can be discontinued following notification to the City of Perris Planning Division.

A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered artifacts. The report shall provide evidence that any Native American and Non-Native American archaeological resources recovered during project development have been avoided, reburied, or curated at an accredited curation facility. A copy of the report shall also be filed with the Eastern Information Center (EIC) and submitted to the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians.

CR-2: Inadvertent Paleontological Discoveries. A qualified Project Paleontologist should attend the pre-construction meeting to consult with grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues.

A paleontological monitor should be on-site during all earthwork operations at or exceeding 5 feet below surface grade (i.e., trenching for deep utilities and excavations for the storm water detention chambers) that directly impact Quaternary very old alluvial fan deposits. The paleontological monitor should be equipped to salvage fossils as they are unearthed (including bulk matrix samples containing microvertebrate fossils) to avoid construction delays. Paleontological monitoring may be reduced (e.g., part-time monitoring or spot-checking) or eliminated, at the discretion of the Project Paleontologist and in consultation with appropriate agencies (e.g., City of Perris representatives). Changes to the paleontological monitoring schedule shall be based on the results of the mitigation program as it unfolds during site development, and current and anticipated conditions in the field.

If fossils are discovered, the Project Paleontologist (or paleontological monitor) should make an initial assessment to determine their significance. All identifiable vertebrate fossils (large or small), uncommon invertebrate, plant, and trace fossils are considered to be significant and should be recovered (SVP, 2010). Representative samples of common invertebrate, plant, and trace fossils should also be recovered. Although fossil salvage can often be completed in a relatively short period of time, the Project Paleontologist (or paleontological monitor) should be allowed to temporarily direct, divert, or halt earthwork during the initial assessment phase. If it is determined

that the fossil(s) should be recovered, all effort should be made to complete the recovery in a timely manner. It is important to keep in mind that some fossil specimens (e.g., a large mammal skeleton) may require an extended salvage period. Because of the potential for the recovery of small fossil remains (e.g., isolated teeth of small vertebrates), it may be necessary to collect bulk-matrix samples for screen washing.

In the event that fossils are discovered during a period when a paleontological monitor is not on site (i.e., an inadvertent discovery), earthwork within the vicinity of the discovery site shall temporarily halt, and the Project Paleontologist contacted to evaluate the significance of the discovery. If the inadvertent discovery is determined to be significant, the fossils shall be recovered.

Fossil remains collected during monitoring and salvage should be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Fossil preparation may also include screen-washing of bulk matrix samples for microfossils or other laboratory analyses (e.g., radiometric carbon dating), if applicable. Fossil preparation and curation activities may be conducted at the laboratory of the contracted Project Paleontologist, at an appropriate outside agency, and/or at the designated repository, and shall follow the standards of the designated repository.

Prepared fossils, along with copies of all pertinent field notes, photos, and maps, should be housed in an established, accredited museum repository with permanent, retrievable paleontological storage (e.g., Western Science Center). These procedures are also essential steps in effective paleontological mitigation and CEQA compliance. The Project Paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established, accredited museum repository has been fully completed and documented.

A final summary report should be completed that outlines the results of the mitigation program. The report and inventory, when submitted to the appropriate Lead Agency, along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources. A copy of the paleontological monitoring report should be submitted to the City of Perris and to the designated museum repository.

CR-3: Discovery of Human Remains. In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American observer shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendent" (MLD). Despite the affiliation with any Native American representatives at the site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the median and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).

VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion:

a) Less Than Significant Impact. A significant impact would occur if the project would result in the wasteful, inefficient or unnecessary use of energy. The proposed project will be designed and constructed in compliance with applicable requirements of the California Building Code, California Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings, California Green Building Standards Code or CalGreen Code

(Title 24, Part 11 of the California Code of Regulations), and City of Riverside Building and Construction regulations in the Riverside Municipal Code (RMC).

Construction

Project construction would require the use of construction equipment for grading, paving, as well as construction workers and vendors traveling to and from the Project site. Construction equipment requires diesel as the fuel source and construction worker and vendor trips use both gasoline and diesel fuel. Fuel consumption from on-site heavy-duty construction equipment and construction would be temporary in nature and uses a limited number of equipment, which would represent a negligible demand on energy resources. Furthermore, there are no unusual Project site characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in other parts of the State. For these reasons, the Project would not result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy during Project construction or operation.

Operation

The operational phase of the project would consume energy as part of building operations and transportation activities. Building operations for the project would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, lighting, and electronics, as well as parking lot lighting. Operational energy would also be consumed during vehicle trips associated with the project. Operational energy activities will be very limited since the warehouse will not be open to public. Additionally, the proposed project's buildings would be designed and constructed in accordance with the State's Title 24 energy efficiency standards. These standards, widely regarded as the most advanced energy efficiency standards, would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation.

b) **Less Than Significant Impact.** The Project would not conflict with or obstruct implementation of a state or local plan for renewable energy or energy efficiency. California Code of Regulations Title 13, Sections 2449(d)(3) and 2485, limit idling from both on-road and off-road diesel-powered equipment. The project would be required to comply with these regulations, which are enforced by the ARB. Part 11, Chapter 5 of the State's Title 24 energy efficiency standards establish mandatory measures for non-residential buildings, including material conservation and efficiency. The project would also be required to comply with these mandatory measures. There are no policies at the local level applicable to energy conservation specific to the construction and operation phase. Therefore, it is anticipated that the construction and operation phase of the project would not conflict with State or local renewable or energy efficiency objectives. Impact would be less than significant.

VII. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Discussion:

a) **No Impact.** Exposure of people or structures to seismic hazards is not a CEQA impact. Pursuant to *California Building Industry Association (CBIA) v the Bay Area Air Quality Management District (BAAQMD)* (2015), CEQA applies to a project's impacts on the environment, not the environment's impacts on the project unless the project would exacerbate the environmental hazard. Implementation of the project would not cause or worsen seismic hazards; therefore, the project would not exacerbate the environmental hazard.

i. **No Impact.** According to the Perris General Plan EIR (Section 6.6), the City of Perris is not within an Alquist-Priolo Earthquake Fault Zone or near any known faults. Active faults that may affect the planning area covered by the Perris General Plan are the San Andreas, San Jacinto, Cucamonga, and Elsinore Faults; none of these faults are located within the area covered by the Perris General Plan. Additionally, the Perris General Plan 2030 states that Western Riverside County has been mapped for Alquist-Priolo zones, and no zones exist within the City of Perris. Thus, no impact would occur.

ii. **Less Than Significant Impact.** The project site is not within an Alquist-Priolo fault zone. Nevertheless, the site, much like the rest of southern California is seismically active and prone to moderate to strong ground shaking from earthquakes. According to the Perris General Plan, the level of potential ground motion in Perris is considered "Very High" on the scale of probable motion, but is lower than that of most other cities in the County that fall into the "Extremely High" category. A moderate earthquake would expose people or structures on the project site to potential substantial adverse effects, including the risk of loss, injury, or death. The intensity of ground shaking on the project site would depend on the magnitude of the earthquake, distance to the epicenter, and the geology of the area between the epicenter and the project site.

However, the project site is not at greater risk of seismic activity or impacts than other sites in southern California. Additionally, state and local jurisdictions regulate development in California through a variety of tools that reduce hazards from earthquakes and other geologic hazards. For example, the 2013 California Building Code (CBC; California Code of Regulations, Title 24, Part 2), adopted by reference in Section 16.08.050 of the City's municipal code, contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. The CBC contains provisions for earthquake safety based

on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with specified probability of occurring at the site. The design and construction of the proposed facility would be required to adhere to the provisions of the CBC. Adherence to existing regulations would reduce the risk of loss, injury, and death, and impacts would be less than significant.

iii. **Less Than Significant Impact.** When soil liquefies, it loses the strength to support structures. The factors known to influence liquefaction potential include soil type and grain size, relative density, groundwater level, confining pressures, and intensity and duration of ground shaking. In general, materials that are susceptible to liquefaction are loose, saturated granular soils. Common effects of liquefaction include settlement of soil and of structures on or in soil, and horizontal landslides known as lateral spreading. Lateral spreading is demonstrated by near vertical cracks with predominantly horizontal movement of the soil mass. Exhibit S-3, Liquefaction Hazards, of the Perris General Plan Safety Element identify liquefaction hazards in the City of Perris. Based on this figure, the project site has moderate susceptibility and shallow groundwater levels. According to the California Geologic Survey (CGS) data, the City of Perris is not located within a "Seismic Hazards Program: Liquefaction Zone". Therefore, the project site is not susceptible to liquefaction, and potential for seismically induced lateral spreading is considered less than significant**.**

iv. **No Impact.** The project site and surrounding areas are flat; no hills or mountains are nearby that could cause landslides or rock fall hazards. Exhibit S-4, Slope Instability, of the Perris General Plan Safety Element does not identify the project site as one with low or high susceptibility to seismically induced landslides or rock falls. In addition, the design of the proposed project would be in conformance with the CBC for earthquake design, thus, no impacts would occur.

b) **Less Than Significant Impact.**

Project Construction

Implementation of the proposed warehouse facility would involve grading and construction activities that would disturb the existing soil conditions and leave soil exposed. Common means of soil erosion from construction sites include water, wind, and being tracked offsite by vehicles and construction equipment. These activities could result in soil erosion if erosion-control measures are not implemented.

Thus, construction activities are required to adhere to local and state codes and requirements for erosion control and grading. Compliance with SCAQMD Rules 402 (Nuisance) and 403 (Fugitive Dust) would reduce construction erosion impacts. For example, Rule 403 requires that fugitive dust be controlled with best available and effective control measures so that dust does not remain visible in the atmosphere beyond

the property line of the emissions source. These measures may include stabilizing backfilling materials when not being used, stabilizing soils during clearing and grubbing activities, and stabilizing soils during and after cut-and-fill activities. Rule 402 requires dust suppression techniques to prevent dust and soil erosions from creating a nuisance offsite. Adherence to these standards would be regulated through the City's development review and building plan check process.

The proposed project would also be subject to National Pollution Discharge Elimination System (NPDES) permitting regulations, which include preparing and implementing a Stormwater Pollution Prevention Plan (SWPPP). The project's construction contractor would be required to prepare and implement a SWPPP and associated best management practices (BMPs). The following BMPs are typically incorporated in SWPPPs, and would help minimize soil erosion impacts:

- Erosion controls: cover and/or bind soil surface, to prevent soil particles from being detached and transported by water or wind. Erosion control BMPs include mulch, soil binders, and mats.

- Sediment controls: Filter out soil particles that have been detached and transported in water. Sediment control BMPs include barriers, and cleaning measures such as street sweeping.

- Tracking controls: Tracking control BMPs minimize the tracking of soil offsite by vehicles; for instance, stabilizing construction roadways and entrances/exits.

Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from project-related grading and construction activities. By complying with state and local regulations, soil erosion impacts from project-related construction activities would be less than significant and no mitigation measures are necessary.

Project Operations

The project site and surrounding areas are in an industrial area of the City and are relatively flat, with minimal rises or changes in elevation. The site has little variation in topography and is generally level. No major slopes or bluffs are on or adjacent to the site. After project completion, the site would be developed with an office/shop building and paved parking and storage spaces. The potential for soil erosion or loss of topsoil at project completion would be expected to be extremely low. Overall, soil erosion impacts from project-related operation activities would be less than significant and no mitigation measures are necessary.

c) **Less Than Significant Impact.** The project site is not susceptible to landslides, liquefaction, or lateral spreading. The Perris General Plan Safety Element does not identify

any additional concerns related to unstable soils, such as subsidence or collapse. Overall, impacts would be less than significant.

d) **No Impact.** Expansive soils are fine-grained silts and clays that are subject to swelling and contracting. Expansive soils shrink or swell as the moisture content decreases or increases; the shrinking or swelling can shift, crack, or break structures built on such soils. The Preliminary Geotechnical and Infiltration Evaluation for the project site found that the onsite soils exhibited a "very low" expansion potential. Pursuant to the 2015 *CBIA v BAAQMD* case, CEQA applies to a project's impacts on the environment, not the environment's impacts on the project, unless the project would exacerbate the environmental hazard. Implementation of the project would not cause or worsen soils onsite; therefore, the project would not exacerbate the environmental hazard. Project development would also be required to adhere to the provisions of the City's grading ordinances and CBC during construction. Therefore, no significant impacts from expansive soils would occur.

e) **No Impact.** The Perris General Plan Land Use Element requires that all projects within the City be connected to existing sewer facilities. The proposed project is required to provide a sewer line extension for conveyance of wastewater to treatment facilities, and there would be no impact related to on-site soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems.

f) **Less Than Significant Impact.** Paleontological resources are the fossilized remains of organisms from prehistoric environments found in geologic strata. These resources are valued for the information they yield about the history of the earth and its past ecological settings. The potential for fossil occurrence depends on the rock type exposed at the surface in a given area. It is possible that potentially significant prehistoric remains could be found on the project site since buried fossils often go undetected during a walkover survey. Because the potential for paleontological resources exists within the project site and has not yet been examined, Mitigation Measure CR-2, which provides precautions for incidental findings of paleontological resources on site, is required. Therefore, impacts would be less than significant with mitigation incorporated.

Mitigation Measures:

Incorporate MM CR-2.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:

a) **Less Than Significant Impact.** With the passage of the California's Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze GHGs and assess the potential significance and impacts of GHG emissions. In 2016, the City enacted its Climate Action Plan (CAP) that includes policies applicable to new development for the reduction of GHGs.

The construction-related and operational emissions of CO2 equivalence are proposed to be less than the SCAQMD interim threshold of 3,000 metric tons/year for the mixed use of residential and commercial facilities. The proposed cultivation facility will be a new land use development, and as a result, an increase in GHG emissions is expected.

CalEEMod (Version 2016.3.2) was utilized to estimate the long-term operational air pollutant emissions and GHG emissions that would result from implementation of the proposed project. The annual GHG emissions associated with the operation of the proposed cultivation facility is approximately 592.8734 MTCO2e per year as summarized in the **Greenhouse Gas Emissions Table 5** below. Direct and indirect operational emissions associated with the project are compared with the SCAQMD significance threshold for all land use projects, which is 3,000 MTCO2e per year. The annual GHG emissions associated with the project are approximately 2,407.1266 MTCO2e per year less than the SCAQMD threshold value. Anticipated impacts are less than significant, since the project does contribute to long term emitted greenhouse gases.

Greenhouse Gas Emissions Table 5

Annual Greenhouse Gas Emissions

	Emissions (Metric Tons/Year)			
	CO_2	CH_4	N_2O	Total CO_2E
Area	8.7000E-004	0.0000	0.0000	9.2000E-004
Energy (natural gas & electricity)	170.8165	5.7900E-003	2.0200E-003	171.5629
Mobile Sources	358.1275	0.0170	0.0000	358.5521
Waste	8.3084	0.4910	0.0000	20.5838
Water Usage	34.0917	0.2501	6.1400E-003	42.1737
Total CO_2E	**592.8734**			

Source: CalEEMod™ output

Note: Inputted numbers and totals obtained are subject to change

b) **Less Than Significant Impact.** California's Global Warming Solutions Act of 2006 (AB32) required the California Air Resources Board (CARB) to establish a GHG emissions cap for the year 2020 and adopt the mandatory reporting rules for significant sources of GHG. The SCAQMD adopted the interim GHG significance threshold for stationary/industrial sources on December 5, 2008 which applies to projects where the SCAQMD is the lead agency. Additionally, the City of Perris has adopted a CAP to help reduce greenhouse gas emissions or support reduction strategies resulting from development. The project will implement energy efficient methods such as optimizing the use of natural light for plant growth and water efficient irrigation for plants and landscape design. The project is consistent with current General Plan and zoning policies of G-I and is not anticipated to conflict with the plan and policies established under Assembly Bill 32, Senate Bill 375 or Senate Bill 97. Less than significant impacts are expected and there is no conflict with plans or regulations for reducing greenhouse gases.

Mitigation Measures: None.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Discussion:

a) **Less Than Significant Impact.**

Construction

Hazardous materials such as fuels, greases, paints, and cleaning materials would be used during project construction. Onsite construction equipment might require routine or emergency maintenance that could result in the release of oil, diesel fuel, transmission fluid, or other materials. However, the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard. These activities would also be short term or one time in nature. Additionally, the project applicant and construction contractor would be required to comply with existing federal, state, and local regulations of several agencies, including the Department of Toxic Substances Control (DTSC), the US Environmental Protection Agency (EPA), the Occupational Safety & Health Administration (OSHA), the California Department of Transportation (Caltrans), the Riverside County Department of Environmental Health Hazardous Materials Branch (RCDEH HazMat), and the City of Perris. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts. Therefore, hazards to the public or the environment arising from the routine use, transport, or storage of hazardous materials during project construction would not occur, and no significant impacts would occur.

Operations

As identified in Section 6.0 of the Perris General Plan EIR, new commercial and industrial uses within the City for Perris could involve the transport, use, storage, and disposal of hazardous materials. However, with required compliance with federal, State, and City regulations, standards, and guidelines pertaining to hazardous materials management, proposed commercial and industrial developments would not create a significant hazard to the public or the environment through routine use, storage, or disposal of hazardous materials; the impact was determined to be less than significant. Operation of the proposed project would involve the use of materials common to all urban development that are labeled hazardous (e.g., solvents and commercial cleansers; petroleum products; and pesticides, fertilizers, and other landscape maintenance materials). There is the potential for routine use, storage, or transport of other hazardous materials as well. In the event that hazardous materials, other than those common materials described above, are associated with future fabrication operations, the hazardous materials would only be stored and transported to and from the site. Exposure of people or the environment to hazardous materials during operation of the proposed project may result from (1) the improper handling or use of hazardous substances; (2) transportation accidents; or (3) an unforeseen event (e.g., fire, flood, or earthquake). The severity of any such exposure is dependent upon the type and amount of the hazardous material involved; the timing,

location, and nature of the event; and the sensitivity of the individuals or environment affected. The U.S. Department of Transportation Office of Hazardous Materials Safety prescribes strict regulations for hazardous materials transport, as described in Title 49 of the Code of Federal Regulations; these are implemented by Title 13 of the California Code of Regulations, known as the Hazardous Materials Transportation Act. As noted above, it is possible that vendors may transport hazardous materials to and from the project site; and the drivers of the transport vehicles must comply with the Hazardous Materials Transportation Act. Hazardous materials or wastes stored on site are subject to requirements associated with accumulation time limits; proper storage locations and containers; and proper labeling. Additionally, for removal of hazardous waste from the site, hazardous waste generators are required to use a certified hazardous waste transportation company which must ship hazardous waste to a permitted facility for treatment, storage, recycling, or disposal. Consistent with the conclusion of the Perris General Plan EIR and compliance with applicable regulations, operation of the proposed project would result in a less than significant impact related to a significant risk to the public or the environment through the potential routine transport, use, or disposal of hazardous materials. Impacts are expected to be less than significant; therefore, no mitigation is required.

b) **Less Than Significant Impact.** Cultivation activities involve plant treatment with organic fertilizers, insecticides, acaricides, fungicides, and other crop protection agents. These substances' storage, application, management methods will comply with manufacturer-specific instructions, precautionary requirements, and accidental release measures. In most cases, it would be a violation of Federal law to apply these products in a manner that is inconsistent with the instructions provided in each corresponding product labeling. The most common restrictions prohibit the products from being applied directly to water or areas where surface waters are present. Cleaning of equipment can not result in water contamination. The products must not be applied in a way that comes in contact with workers or other persons, directly or through drift. Only protected handlers may be present in the area during application. The application and management methods are also subject to requirements pertaining to training, decontamination, notification, and emergency assistance. Any wastes resulting from the use of these products may only be disposed in a landfill approved for pesticide or hazardous material disposal, or in accordance with the applicable federal, state or local procedures.

   The project operator would provide the proper storage facilities and containers designed to protect and isolate these substances, therefore minimizing the threat to the public or the environment. Facility employees will be trained on safety rules to prevent personal or public risk. Solid waste produced by the project must be stored in a designated staging area with enclosures. Therefore, less than significant impacts are anticipated.

c) **No Impact.** The project site is not located within one-quarter mile of an existing or proposed school. The nearest school, Pinacate Middle School, is located approximately 0.38 miles south west of the project site. Therefore, there would be no impacts related to

hazardous emissions or hazardous materials handling near an existing or proposed school.

d) **No Impact.** Record searches in the Phase I Environmental Site Assessment on the project property were performed within multiple database platforms compiled pursuant to Government Code 65962.5 and its subsections. The resources consulted included GeoTracker, EnviroStor and the EPA Enforcement and Compliance History Online (ECHO).

The search results did not identify any records or sites in connection with the project property. The GeoTracker and EnviroStor database results did not identify any Leaking Underground Storage Tank (LUST) Cleanup Sites, Land Disposal Sites, Military Sites, DTSC Hazardous Waste Permits, DTSC Cleanup Sites, or Permitted Underground Storage Tanks on or around the project property.

The ECHO database search results identified five sites near the project location, although none of these sites have the potential to contaminate the project site because there are no significant violations reported on the sites. No impacts related to significant hazard to the public or the environment from a contaminated site are identified.

e) **Less Than Significant Impact.** The project site is not located within two miles of a public airport. The closest airport to the project is The Perris Valley Airport. Perris Valley Airport is a public use airport subject to the Riverside County Airport Land Use Commission's (ALUC) Land Use Compatibility Pan. Proposed project was also reviewed by the ALUC staff and determined to be consistent with the ALUC Land Use Plan on July 23, 2020. Less than significant impacts are expected.

f) **Less Than Significant Impact.** Development of the project site would not interfere with any of the daily operations of the City of Perris Emergency Operation Center, Riverside County Fire Department (RCFD), or Riverside County Sheriff's Department (RCSD). Site access would be provided by two driveways. Both entrances would be on Malbert Street at the southern boundary of the site. Emergency response and evacuation for the City are based on numerous access routes. The project would not interfere with the City's emergency operations plan or impede roadway access through removal or closure of any streets. All construction activities would be required to be performed according to the standards and regulations of the City and county fire and sheriff's departments. For example, the project applicant and construction contractor would be required to provide on- and offsite access and circulation for emergency vehicles and services during the construction and operation phases. The site plan configuration of the proposed development includes fire truck access roads and turn-around spaces to ensure adequate emergency response access on-site.

The project would also be required to undergo the City's development review and permitting process and would be required to incorporate all applicable design and safety

standards and regulations of the RCFD to ensure that the project does not interfere with the provision of local emergency services (e.g., provision of adequate access roads to accommodate emergency response vehicles, adequate numbers/locations of fire hydrants).

Overall, the proposed project would not impair implementation of or physically interfere with the City of Perris's emergency operations plan. Project-related impacts would be less than significant, and no mitigation measures are necessary. Less than significant impacts are expected.

g) **No Impact.** The project site is a vacant, undeveloped lot. There are no wildlands in the project area. Additionally, according to the California Department of Forestry and Fire Protection, the entire Perris General Plan area, including the project site and adjacent properties, is not within a fire hazards severity zone. Therefore, no impacts on wildfires are expected.

Mitigation Measures: None.

X. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i.	result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii.	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv.	impede or redirect flood flows?	☐	☐	☒	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Discussion:

a) **Less Than Significant Impact.** The proposed project may cause deterioration of water quality in downstream receiving waters if construction- and operation-related sediment or pollutants wash into the storm drain system. This section discusses the potential water quality impacts of the proposed project's construction and operational phases.

Project Construction

Construction-related runoff pollutants are typically generated from waste and hazardous materials handling or storage areas, outdoor work areas, material storage areas, and general maintenance areas (e.g., vehicle or equipment fueling and maintenance, including washing). Construction projects that disturb one acre or more of soil, including the proposed project, are regulated under the construction general permit (Order No. 2009-009-DWQ) and its subsequent revisions (Order No. 2012-0006-DWQ) issued by the State Water Resources Control Board (SWRCB). Projects obtain coverage under the construction general permit (CGP) by developing and implementing as SWPPP, estimating sediment risk from construction activities to receiving waters, and specifying

best management practices that would be implemented as a part of the project's construction phase to minimize pollution of stormwater prior to and during grading and construction.

The proposed project's construction contractor would be required to prepare and implement a SWPPP and associated BMPs in compliance with the CGP during grading and construction. The SWPPP would specify BMPs that would be implemented for the proposed project to protect the water quality of receiving waters. Other construction BMPs that could be incorporated into the proposed project's SWPPP and implemented during the construction phase include but are not limited to:

- Installation of perimeter silt fences and perimeter sandbags and/or gravel bags
- Stabilized construction exits with rumble strip(s)/plate(s)
- Installation of storm drain inlet protection on affected roadways
- Installation of silt fences around stockpile and covering of stockpiles
- Stabilization of disturbed areas where construction ceases for a determined period of time (e.g., one week) with erosion controls
- Installation of temporary sanitary facilities and dumpsters

Adherence to the BMPs in the SWPPP would reduce, prevent, minimize, and/or treat pollutants and prevent degradation of downstream receiving waters; reduce or avoid contamination of urban runoff with sediment; and reduce or avoid contamination with other pollutants such as trash and debris, oil, grease, fuels, and other toxic chemicals.

Furthermore, Section 14.22.100 (Stormwater conveyance system protection) of the City's municipal code regulates grading and construction activities as they relate to stormwater pollution. Any person engaged in development, grading, or construction within the City shall comply with all applicable local ordinances, including the grading and erosion control section in Title 15 of the municipal code, the standard specifications for Public Works construction when performing Public Works, and applicable provisions of the NPDES CGP for stormwater discharges associated with construction activity issued by the SWRCB and California Regional Water Quality Control Board (RWQCB), NPDES No. CAS 618033, Order No. R8-2002-0011.

Therefore, with implementation of the BMPs in the required SWPPP, water quality or waste-discharge impacts from project-related grading and construction activities would be less than significant. No mitigation measures are necessary.

Project Operation

Surface drainage in the property area is anticipated to flow to the south-southeast toward the San Jacinto River which flows south toward Canyon Lake. Operation-related activities of the proposed project (e.g., runoff from parking areas and landscaped areas) would generate pollutants that could adversely affect water quality if effective measures were not used to keep pollutants out of and remove pollutants from urban runoff.

The Municipal Stormwater Permitting Program (MSWPP) regulates stormwater discharges from municipal separate storm sewer (drain) systems (MS4s). Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. The MS4 permits require the discharger to develop and implement a stormwater management plan/program with the goal of reducing the discharge of pollutants to the "maximum extent practicable," which is the performance standard specified in Section 402(p) of the Clean Water Act (CWA). The management programs specify which BMPs will be used to address certain program areas. The program areas include public education and outreach, illicit discharge detection and elimination, construction and post-construction, and good housekeeping for municipal operations.

The Riverside County Flood Control (RCFC) and Water Conservation District (WCD), the County of Riverside, the City of Perris, and other incorporated cities (co-permittees) discharge pollutants from their MS4s. Stormwater and non-stormwater enter and are conveyed through the MS4 and discharged to surface water bodies of the Riverside County region. These discharges are regulated under countywide waste discharge requirements per Order No. R8-2010-0033, NPDES Permit No. CAS618033, approved by the Santa Ana RWQCB on January 29, 2010. The MS4 permit requires the development and implementation of a program addressing stormwater pollution issues in development planning for private projects. The primary objectives of the municipal stormwater program requirements are to: 1) effectively prohibit non-stormwater discharges, and 2) reduce the discharge of pollutants from stormwater conveyance systems to the "maximum extent practicable" statutory standard.

In accordance with these requirements and in order to mitigate urban runoff pollution from the project site, a Preliminary Project Specific Water Quality Management Plan (WQMP) was prepared for the proposed project (see Appendix G). The WQMP specifies BMPs that would be used to minimize water pollution from the project site during the project's operation phase. In addition to the bioretention basin, the proposed project would include source control BMPs such as storm drain system stenciling and signage, educational material, proper storage of hazardous materials, regular parking lot sweeping, and collection of wash water containing hazardous cleaning agents.

Overall, implementation of the BMPs in the WQMP and compliance with NPDES MS4 permit requirements would reduce water quality and waste-discharge impacts from

operational activities to less than significant levels. Therefore, no mitigation measures are necessary since the impacts to water quality or waste discharge are less than significant.

b) **Less Than Significant Impact.** The project site is in EMWD's Perris South groundwater basin in the West San Jacinto (WSJ) Groundwater Management Plan Area According to the EMWD 2015 Urban Water Management Plan. A cooperative groundwater management plan is already in place for the WSJ Groundwater Management Plan Area to insure the reliability and quality of the water supply.

Development of the project would involve paving a large amount of the 2.61-acre project site, thereby increasing impervious surfaces in the project area. However, a preliminary WQMP was prepared for the project and requires the project to develop a bioretention basin on the site to retain storm water runoff during storm events and to gradually release it back into the ground and the City's storm drain system. Therefore, the project would not interfere with groundwater recharge and would beneficially retain water to ensure more groundwater recharge. Thus, impacts to groundwater recharge and groundwater supplies would be less than significant.

c) **Less Than Significant Impact.** To prevent changes to local drainage conditions (patterns, quantities, or velocities) that can potentially result in adverse erosion and sedimentation impacts, the project would incorporate a storm drain design and flood control facilities. Storm water runoff throughout the project, including parking areas, hardscape and roof drainage, would be carried to this underground storm water storage system via surface drain boxes and piped conveyances. The storage system is expected to be sufficient to address the biggest increase of runoff volume between the pre- and post-construction condition caused by controlling the 100-year storm event. Less than significant impacts are expected to interfere with groundwater supplies and recharge**.**

The proposed project would introduce impervious surfaces (hardscape, asphalt, rooftops, etc.) to a presently undeveloped (pervious) ground surface. This conversion would typically result in a site-specific increase in the rate and amount of surface runoff. To manage this on-site condition, the Project is proposed to include a storm drainage design (subject to approval by the City Engineer) with surface and piped conveyances draining into a proposed underground storage system with capacity to accept and infiltrate the increase in runoff volume between the pre- and post-development condition resulting from the 100-year storm event. Offsite tributary flood flows will be conveyed through the site in a sheet flow manner. The proposed project and site design are not expected to alter existing drainage patterns of the area or result in any substantial increases in the rate or amount of surface runoff; therefore, impacts would be less than significant.

(i) Less Than Significant Impact. Implementation of the proposed warehouse facility would involve grading and construction activities that would disturb the existing soil conditions and leave soil exposed. Common means of soil erosion from construction sites include water, wind, and being tracked offsite by vehicles and construction equipment.

These activities could result in soil erosion if erosion-control measures are not implemented.

Thus, construction activities are required to adhere to local and state codes and requirements for erosion control and grading. Compliance with SCAQMD Rules 402 (Nuisance) and 403 (Fugitive Dust) would reduce construction erosion impacts. For example, Rule 403 requires that fugitive dust be controlled with best available and effective control measures so that dust does not remain visible in the atmosphere beyond the property line of the emissions source. These measures may include stabilizing backfilling materials when not being used, stabilizing soils during clearing and grubbing activities, and stabilizing soils during and after cut-and-fill activities. Rule 402 requires dust suppression techniques to prevent dust and soil erosions from creating a nuisance offsite. Adherence to these standards would be regulated through the City's development review and building plan check process.

The proposed project would also be subject to National Pollution Discharge Elimination System (NPDES) permitting regulations, which include preparing and implementing a Stormwater Pollution Prevention Plan (SWPPP). The project's construction contractor would be required to prepare and implement a SWPPP and associated best management practices (BMPs). The following BMPs are typically incorporated in SWPPPs, and would help minimize soil erosion impacts:

- Erosion controls: cover and/or bind soil surface, to prevent soil particles from being detached and transported by water or wind. Erosion control BMPs include mulch, soil binders, and mats.

- Sediment controls: Filter out soil particles that have been detached and transported in water. Sediment control BMPs include barriers, and cleaning measures such as street sweeping.

- Tracking controls: Tracking control BMPs minimize the tracking of soil offsite by vehicles; for instance, stabilizing construction roadways and entrances/exits.

Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from project-related grading and construction activities. By complying with state and local regulations, soil erosion impacts from project-related construction activities would be less than significant and no mitigation measures are necessary.

ii. Less Than Significant Impact. The proposed bioretention basins would reduce peak runoff from the site compared to existing conditions by approximately 0.39 cubic feet per second. Thus, the project would not create or contribute additional runoff water that could exceed the capacity of the City's existing storm drain system. Additionally, as stated above, the project would be required to implement BMPs in the project-specific SWPPP and comply with requirements under the NPDES to ensure no substantial sources of

pollutant runoff would flow into the receiving waters. Therefore, impacts would be less than significant and no mitigation measures would be required.

The project site is not within a designated 100-year flood hazard zone and the project does not propose any housing; therefore, no impact would occur. No impacts relative to placing housing in a 100-year flood hazard area are expected.

iii. Less Than Significant Impact. The project would include an on-site retention basin with a capacity that would adequately handle the site-specific WQMP design volume requirement. The storm drain system and retention facilities will allow the project to comply with the Stormwater Management and Discharge Controls stipulated in Chapter 14.22 of the Perris Municipal Code (Ordinance No. 1194). These improvements are subject to approval. Adhering to this ordinance will help minimize the discharge and transport of pollutants associated with the new development though the control of volume and rate stormwater runoff. Pursuant to this ordinance, the project is subject to various methods and standards for controlling stormwater volumes, rates, and pollutants, as deemed necessary for approval by the City's Director of Public Works.

The project proponent will be required to develop and implement a Project Specific WQMP to comply with the City of Perris Water Quality Ordinance No. 1194. The Project Specific WQMP will identify a strategy of site design, source controls, and treatment controls with a maintenance and monitoring program that throughout the life of the project will address post-construction runoff quality and quantity. The site plan, grading design, storm drain design, and retention basin features of the project that are factored in the Project Specific WQMP development.

Through this required compliance, the project helps prevent impacts to the local receiving waters and avoids project violations to the established water quality standards and waste discharge requirements. As a standard process for new development projects, the Project Specific WQMP must be submitted and approved prior to the first discretionary project approval or permit. The Project Specific WQMP also outlines the required maintenance practices necessary to ensure that the water quality facilities remain effective during the life of the project. These include a maintenance covenant, inspection and maintenance program, with regular monitoring for all proposed measures and devices. Therefore, less than significant impacts relative to the substantial degradation of water quality are expected.

(iv) No Impact. Based on the FEMA Flood Insurance Rate Map No. 06065C1440H, and the City of Perris General Plan Safety Element Exhibit S-5, the site is located within Zone X, an area designated as *Minimal Flood Hazards*. The site is not designated within a 100-year flood hazard zone (Zones A and AE). Therefore, development of the proposed project would not impede or redirect flood flows.

d) **Less Than Significant Impact.** The project site is approximately 65 miles east of the Pacific Ocean; therefore, it is not within a tsunami hazard area. Additionally, the site is flat and there are no nearby hills or slopes that could be susceptible to mudflows. Therefore, no impacts related to tsunamis or mudflows would occur.

The City of Perris is within the potential dam inundation plain of four reservoirs: Pigeon Pass Reservoir to the north in the City of Moreno Valley, Lake Perris Reservoir to the east, Little Lake Reservoir to the east in Hemet, and Diamond Valley Lake to the southeast. The closest reservoir is Lake Perris approximately 7.37 miles northeast of the project site. According to Exhibit S-15, *Dam Inundation Map*, in the City of Perris General Plan Safety Element, the project site is out of the maximum inundation zones of all dams in the Perris area. Thus, impacts related flooding and dam inundation are less than significant.

Seiches are surface waves created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to development near large water bodies and water storage facilities, because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. As stated under Threshold Question IX(i), the closest dam is the Lake Perris reservoir, approximately 7.37 miles northeast of the project site. However, the project site is not within the maximum inundation zone of the Lake Perris reservoir. Thus, impacts from potential seiche inundation are less than significant.

e) **No Impact.** The project site is in EMWD's Perris South groundwater basin in the West San Jacinto (WSJ) Groundwater Management Plan Area According to the EMWD 2015 Urban Water Management Plan. A cooperative groundwater management plan is already in place for the WSJ Groundwater Management Plan Area to insure the reliability and quality of the water supply.

Development of the project would involve paving a large amount of the 2.61-acre project site, thereby increasing impervious surfaces in the project area. However, a preliminary WQMP was prepared for the project and requires the project to develop a bioretention basin on the site to retain storm water runoff during storm events and to gradually release it back into the ground and the City's storm drain system. Therefore, the project would not conflict or obstruct implementation of the water quality control plan or sustainable groundwater management plan. There would be no impact.

Mitigation Measures: None.

XI. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Discussion:

a) **No Impact.** The project site is currently undeveloped and surrounded by G-I and open storage uses to the north and east and undeveloped parcels to the west and south. The project is consistent and compatible with the surrounding land uses. Therefore, no impacts would occur.

b) **No Impact.** The applicant is processing a CUP to develop 2.61 acres on a single parcel into a medical marijuana cultivation and distribution facility. The project is zoned General Industrial, this zone is intended to accommodate any and all industrial uses operating entirely in enclosed buildings, those requiring limited and screen-able outdoor storage space and medical marijuana cultivation facilities. The project site is largely segregated from the City's intense residential and commercial uses and is consistent with the City's General Plan land use designation. The project includes approval of a CUP (Municipal Code 5.54.040/5.58.080) and Regulatory Permit (Municipal Code Chapter 5.54/5.58) to thoroughly evaluate the design and operation of the proposed facility and render it in full compliance with City regulations. In addition, all medical marijuana cultivation operations and any related activities, such as transportation, manufacturing, and testing, would be subject to existing and proposed State laws including the Compassionate Use Act of 1996 (California Health and Safety Code Sections 11362.7 through 11362.83), the California Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Growth for Medical Use (issued in August, 2008), and any future state laws that may be adopted, such as State Assembly Bill 266 (AB 266). The project's physical characteristics and internal operations will not conflict with the City's land use, zoning or other regulatory policies. Site design features will be reviewed and approved by the City relative to compliance with the City's General Plan and Zoning. No impacts relative to the division of an established community are expected.

Mitigation Measures: None.

XII. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion:

a) **No Impact.** According to the California Geologic Survey "Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption Region, San Bernardino and Riverside Counties, California" map and the City of Perris General Plan EIR, the project site is located in a designated Urban Area. MRZ-2 areas are where geologic data indicate that significant mineral resources are present. Since the site is not designated MRZ-2 or within a Mineral Resource Zone, development of the project site would not impact the availability of known mineral resources in the project area.

b) **No Impact.** No areas in the City of Perris have been designated as locally important mineral resource recovery sites on any local plan. Thus, the project would have no impact on the availability of locally important mineral resource recovery sites.

Mitigation Measures: None.

XIII. NOISE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Discussion:

a) **Less Than Significant Impact.** Noise is defined as unwanted sound that disrupts normal activities or that diminishes the quality of the environment. It is usually caused by human activity that adds to the existing acoustic setting of a locale. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The human ear does not respond uniformly to sounds at all frequencies, being less sensitive to low and high frequencies than to medium frequencies that correspond with human speech. In response to this, the A-weighted noise level or scale has been developed to correspond better with peoples' subjective judgment of sound levels. This A-weighted sound level is called the "noise level" referenced in units of dB(A).

Applicable Standards

City of Perris Noise Element

The City's noise element of the General Plan contains criteria designed to integrate noise considerations into land use planning to prevent noise and land use conflicts. Noise contours were not generated for the Perris Valley Airport; however, the noise levels measured at monitoring locations NR-11 and NR-12 are indicative of a range of noise levels that occur within flight paths, for various numbers of minutes, at various times of the

day. The noise readings for NR-11 produced noise levels of 77.4 dBA and 75.9 dBA when planes from the Perris Valley Airport were taking off and landing. According to the noise element's land use/noise compatibility guidelines, industrial use is "normally acceptable" assuming standard building construction with no additional noise attenuation are below 70 dBA, and "conditionally acceptable" when noise levels are below 80 dBA.

However, it is important to note that with the recent California Supreme Court decision regarding the assessment of the environment's impacts on proposed projects (*California Building Industry Association* v. *Bay Area Air Quality Management District*) (*CBIA* v. *BAAQMD*), issued December 17, 2015, it is no longer the purview of the CEQA process to evaluate the impact of existing environmental conditions on a project. CEQA's focus is the potential impacts of the project on surrounding land uses. Therefore, exterior noise effects from nearby noise sources, including the Perris Valley Airport, on the proposed facility is no longer a topic for impact evaluation under CEQA, and a statement of impact significance is no longer germane.

City of Perris Municipal Code

The City of Perris Municipal Code establishes citywide standards to regulate noise. Noise issues are covered in several parts of the municipal code, with many of the regulations appearing in Title 7 (Health and Welfare), Chapter 7.34 (Noise Control).

The City of Perris Municipal Code sets limits for exterior noise levels. Section 7.34.050 states that it is unlawful to cause or allow the creation of any noise that exceeds the applicable limits (see Table 6) at the property line of another dwelling unit.

Table 6: Exterior Noise Limit (dBA)

Time Period	Maximum Noise Level (Lmax)
7:01 AM–10:00 PM	80 dBA
10:01 PM–7:00 AM	60 dBA

Source: City of Perris Municipal Code § 7.34.050.

The qualitative characteristics and conditions that should be considered in determining if the provisions of this section have been violated are listed in Section 7.34.050. These conditions are:

1. The level of the noise.
2. Whether the nature of the noise is usual or unusual.
3. Whether the origin of the noise is natural or unnatural.
4. The level of the ambient noise.
5. The proximity of the noise to sleeping facilities.

6. The nature and zoning of the area from which the noise emanates and the area where it is received.
7. The time of day or night the noise occurs.
8. The duration of the noise.
9. Whether the noise is recurrent, intermittent, or constant.

Section 7 of the City of Perris Municipal Code also contains standards and limits that relate to construction noise.

The majority of project activities will occur indoors and heavy vehicle trips are only expected to occur once or twice a day. The project site is surrounded by industrial and open lot storage uses with no sensitive receptors in the area. The project is not expected to generate new noise in excess of the standards set forth in the Perris Municipal Code. No significant impacts are anticipated and no mitigation is required. Therefore, less than significant impacts are expected.

b) **Less Than Significant Impact.** Since neither the City of Perris nor the County of Riverside has established vibration level standards for structural damage or annoyance, impacts are defined as significant if they exceed the Federal Transit Administration (FTA) standards for vibration. For structural damage, FTA guidelines define an impact as significant if it exceeds 0.20 inches/second for non-engineered timber and masonry buildings, and 0.30 inches/second for engineered concrete and masonry (no plaster) buildings. For vibration annoyance, an impact is defined as significant if it exceeds 78 vibration decibels (VdB) during the day at a residential receiver or if it exceeds 84 VdB for commercial/office land uses.

The operation of the proposed project would not generate substantial levels of vibration because there are no notable sources of vibrational energy. The project would serve as an indoor fabrication facility. Thus, no significant vibration effects from operational sources would occur and no mitigation measures are required.

c) **Less Than Significant Impact.** The project site is approximately 0.93 miles northwest of the southern end of the Perris Valley Airport. Per the City's noise element (Exhibit N-1), the proposed industrial and office facility is "conditionally acceptable" within the 70-80 dBA range with the assumption that building is of normal conventional construction with no special attenuation required.

However, due to the California Supreme Court decision *CBIA* v. *BAAQMD*, it is no longer the purview of the CEQA process to evaluate the impact of existing environmental conditions on any given project and no mitigation is required. Therefore, less than significant impacts related to temporary or periodic ambient noise levels are expected.

Mitigation Measures: None.

XIV. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

a) **No Impact.** The project applicant seeks a CUP for the development of a facility for the indoor cultivation and processing of medical marijuana. The project would require a temporary construction workforce and a permanent limited operational workforce on site. The closest residential area is located approximately 1,040 feet from the project site. The project does not have a residential component and improvements to roads and other infrastructure will be associated with the cultivation facility and would not induce substantial growth to the area. Therefore, impacts associated with growth inducement would not occur.

b) **No Impact.** The entire property is currently vacant land designated by the City's General Plan and Zoning Ordinance for industrial land uses. The property would not displace existing housing nor require replacement of housing. The project will not displace a substantial number of people, nor will it necessitate the construction of housing elsewhere. No impact would occur as a result of the project.

Mitigation Measures: None.

XV. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

Discussion:

a) **Less Than Significant Impact.** The RCFD provides fire protection and emergency services under contract to the City of Perris. The closest fire station to the project site is Fire Station 101, at 105 South F Street, approximately 1.61 miles north of the project site. This station would be the first to respond to calls for service from the site. Fire Station 1 at 210 W San Jacinto Ave, approximately 1.8 miles north of the project site, would provide secondary response to the project site.

Development of the proposed facilities would consist of an office/retail space and two warehouses. The remaining project site would be paved parking. The facility may increase the number of fire or emergency services calls. However, considering the proposed use, concrete building type and existing firefighting resources available at Fire Station 101, only 1.6 miles away from the project site, adverse impacts on RCFD services are not expected to occur. The increase in fire service demand generated by the proposed project would not require the construction of a new fire station or improvements to either RCFD stations serving the City of Perris.

Additionally, development of the proposed project is required to comply with the most current adopted fire, building, and electrical codes and nationally recognized fire and life

safety standards of the City and RCFD, as outlined in Chapter 16.08 (Building, Plumbing and Other Codes Adopted) of the City's municipal code. Compliance with these codes and standards would be enforced through the City's development review and building plan check process. The City has also provided development review comments on the proposed project and has requested the project applicant to provide a fire flow report from the hydrant closest to the property and to provide a fire department access plan to ensure the project reduces impacts to fire services to the maximum extent possible.

Therefore, the nature of the proposed development and construction type will comply with current fire, building, and electrical codes in the City's municipal code would ensure that project implementation would not result in substantial adverse impacts related to fire protection and emergency services. Impacts would be less than significant and no mitigation measures are necessary.

b) **Less Than Significant Impact.** The City of Perris contracts with the RCSD for police services. The Perris Police Station is at 137 North Perris Boulevard, approximately 1.8 miles north of the project site.

Typically, impacts on police services are analyzed based on increases in permanent residents from projects involving residential developments. Although the proposed facility does not involve an increase in residential development, the proposed project could generate a typical range of police service calls, such as vehicular burglaries or thefts and disturbances.

The site will have perimeter fences/walls and will be secured during closure hours. It is unlikely that that the facility would trigger the need for new or expanded police facilities. Additionally, because the project site already within the Perris Police Station service area, the project would not require an expansion of RCSD's service area.

Overall, project implementation would not significantly adversely impact RCSD police protection services and no mitigation measures are necessary.

c) **No Impact.** The proposed project is located within the boundaries of the Perris Union High School District (PUHSD). The project would not increase student population in the PUHSD boundary. Thus, the project would have no impact on PUHSD services and facilities and would not require construction of new or expanded school facilities. No impact would occur as a result of the project.

d) **No Impact.** The project does not include any residential development. Thus, no new residents would increase demand for parks or recreational facilities provided by the City of Perris Community Services Department. No impact would occur as a result of the project.

e) **No Impact.** No increase in demand for government services and other public facilities is expected beyond those discussed in this section. No impact would occur as a result of the project.

Mitigation Measures: None.

XVI. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

a) **No Impact.** The medical marijuana cultivation facility is in a G-I District. The site is surrounded by disturbed habitat to the east, undeveloped agriculture to south, developed warehouses to the east and the property to the north is occupied by boat hulls and other scrap marine parts. No residential land uses are proposed and employment generated by the project would not cause a substantial increase to the existing neighborhoods or regional parks. No impacts related to the increased use of existing neighborhood and regional parks or other recreational facilities are expected.

b) **No Impact.** The construction of the proposed project will not involve a recreational facility. No construction or expansion of other recreational facilities is required for project implementation. No impact would occur as a result of the project.

Mitigation Measures: None.

XVII. TRANSPORTATION AND TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle paths, and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion:

a) **Less Than Significant Impact.** The City of Perris' Circulation Element for its General Plan was established June 14, 2005. The purpose of the Circulation Element of the General Plan is to provide for a safe, convenient and efficient transportation system for the city. In order to meet this objective, the Circulation Element has been designed to accommodate the anticipated transportation needs based on the estimated intensities of various land uses within the region. The City of Perris is located within Riverside County, California. The transportation system within the City of Perris and its sphere of influence is composed of two State highways, which are the Interstate 215 (I-215) freeway and State Route (SR) 74, an arterial highway, as well as numerous County and City routes. The public transit system within Perris and within the County includes Riverside Transit Agency (RTA) public transit service, common bus carriers, AMTRAK (intercity rail service), and Metrolink (commuter rail service). In addition, the City and County transportation systems include general aviation facilities, extensive air passenger facilities in the Southern California and San Diego regions, freight rail service, bicycle facilities, and other services for non-motorized forms of transportation (pedestrian and equestrian trails).

In addition to the General Plan, several transportation plans and programs also assist in managing the traffic demands in the City, including but not limited to:

- The Regional Transportation Plan (RTP) is a multi-modal, long-range planning document prepared by the SCAG, in coordination with federal, state, and other regional, sub regional, and local agencies in southern California. The RTP includes programs and policies for congestion management, transit, bicycles and pedestrians, roadways, freight, and finances for the Southern California region (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties). The RTP is prepared every three years and reflects the current future horizon based on a 25-year projection of needs.

- SCAQMD, the agency responsible for monitoring air quality in the south coast region, has prepared the Draft 2003 AQMP. The Plan identifies how the Air District will attain the federal and State air quality standards through the use of control measures and strategies, including mobile source controls. Mobile source control measures contained in the Plan include High Occupancy Vehicle (HOV) improvements, transit and systems management, information-based measures, off road and on-road emission control measures.

- The Inland Empire Intelligent Transportation System (ITS) Strategic Plan was approved by the Riverside County Transportation Commission in 1997. The Strategic Plan contains a list of goals and policies to be followed by responsible agencies within the County to achieve a viable Intelligent Transportation System infrastructure that improves mobility and enhances safety within the region.

The project site is located on Malbert Street, which is east of Goetz Road. Per the City's General Plan, Goetz Road is designated as a primary arterial road.

The Perris General Plan Circulation Element has established a minimum level of service (LOS) D for all City-maintained roads and intersections, and LOS D along I-215 and State Route 74. LOS E is acceptable at intersections of any Arterials and Expressways with State Route 74, Ramona-Cajalco Expressway, or I-215 ramps. A project that would result in a LOS in excess of these standards could be considered to have a significant impact.

The Project is expected to produce passenger car equivalents (PCE) far below the threshold that would be allowable in the Industrial zoned portion of the Perris General Plan; therefore, due to the small increment of project trips to the study area, the project would not cause levels of service to deteriorate to levels considered unacceptable.

Therefore, because the Project will implement enhancements to ensure consistency with the circulation plan, and because the PCE's are below the threshold that would be allowed in an industrial zone, there is a less than significant impact.

b) **Less Than Significant Impact.** The Congestion Management Program (CMP) in effect in Riverside County was issued by the Riverside County Transportation Commission in December 2011. It sets specific analysis criteria for roadways and intersections in the CMP network. I-215 is a CMP-designated highway within the traffic study area. Average daily traffic volumes on I-215 in 2014 were 120,000 vehicles per day north of the Ramona Expressway Ramps, which is the nearest freeway segment reported. Approximately 80 percent of vehicle trips would be expected to come from the west toward I-215, and only a portion would use the freeway system. Project-related traffic in comparison to the traffic volumes on I-215 would be negligible. The segment of Interstate 215 from SR 60 to the Nuevo Road off-ramp is identified in the latest CMP as not deficient. Because of the low anticipated volumes related to the project and because the freeway segment is not identified as deficient in the CMP, impacts would be less than significant. The proposed project would not result in adverse impact to the CMP-designated roadway system. Therefore, impacts related to vehicle miles traveled would be less than significant.

c) **Less Than Significant Impact.** The proposed medical marijuana cultivation facility is a permissible facility within the existing G-I district located on Malbert Street. In its current condition, the undeveloped project property is located on the north side of Malbert Street. To provide proper access to the facility, off-site design and the proposed off-site improvements, and overall circulation design will undergo City and Fire Department review before approval to ensure that the local development standards for roadway in interior & exterior circulation designs are met without resulting in traffic safety impacts. The project does not include sharp curves or dangerous intersections. No incompatible uses or hazardous design features will result from the proposed project as a standard condition. All project plans shall be reviewed and approved by the City Engineering Department. Impacts are expected to be less than significant.

d) **Less Than Significant Impact.** The proposed project will provide adequate access to emergency response vehicles, as required by the City of Perris and in accordance with the fire department review and requirements. Site plan review would include in-depth analysis of emergency access to the site to ensure proper access facilities. The design details of the vehicular driveways of the Project will be reviewed and approved by the RCFD. The project is anticipated to provide proper premises identification with legible site name, address numbers, and clear signage indicating the site access points. Security gates, controlled access key boxes, operational fire hydrants and extinguishers are also required in accordance with Chapter 19.50, Development Plan Requirements, of the Perris Municipal Code. Following implementation of standard conditions, the project is anticipated to result in less than significant impact related to emergency access.

Mitigation Measures: None

XVIII. TRIBAL AND CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion:

i) Less Than Significant With Mitigation Incorporated. The area is home to the current-day Luiseño tribes of southern California. The general area was mainly used as pasture land until the 1880's when the City of Perris was founded to serve the incoming Southern California Railroad. The City was incorporated in 1911, and was named after Fred T. Perris, who was the surveyor for the railroad. Ethnographically, the project is in the Luiseño

territory. Neighboring groups are the Kumeyaay to the southern slope of Palomar Mountain above the valley of San Jose. The northern boundary extends from Aliso Creek to Santiago Peak and the eastern side of the Elsinore Fault Valley. The eastern boundary extends from the southern slope above the valley of San Jose to the eastern side of Palomar Mountain to the eastern side of the Elsinore Fault Valley (Kroeber, 1976). the south, Cahuilla to the east, Serrano to the northeast, and Gabrieleno/Tongva to the northwest. No evidence of any prehistoric cultural resources was encountered within or adjacent to the project site during the archaeological field survey.

ii) Less Than Significant With Mitigation Incorporated. AB 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resources (TCRs) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the project. AB 52 identifies examples of mitigation measures that would avoid or minimize impacts to TCRs. The Bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015. AB 52 amends Sections 5097.94 and adds Sections 21073, 21074, 2108.3.1., 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to the California Public Resources Code, relating to Native Americans. City of Perris conducted AB-52 tribal consultation with the Agua Caliente tribe and on January 2020, the tribe approved proposed mitigation measures listed below.

The project will have no impact on cultural resources, based on the completion of Native American Consultation by the City of Perris pursuant to AB 52 to ensure the proper identification of potential TCRs. If tribal cultural resources are discovered during construction, the implementation of Mitigation Measures CR-1 and CR-2 will be required. Therefore, impacts would be less than significant with mitigation incorporated.

Mitigation Measures: Incorporate CR-1 and CR-2.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statues and regulations related to solid waste?	☐	☐	☐	☒

Discussion:

a) Less Than Significant Impact. The EMWD provides wastewater services to most of the City of Perris and its sphere of influence. Wastewater is treated at the Perris Valley Regional Water Reclamation Facility (PVRWRF) approximately 2.5 miles south of the project site. PVRWRF produces tertiary-treated water and has an average daily flow of 13.8 million gallons per day (mgd) with a recently expanded capacity of 22 mgd.

The Santa Ana RWQCB issued a NPDES permit to the RCFC and WCD as principal permittee and the City of Perris as a co-permittee. The NPDES permit implements federal and state law governing point-source discharges (municipal or industrial discharge from a specific location or pipe) and non-point-source discharges (diffuse runoff) to surface waters of the United States. The NPDES permit also regulates the amount and type of pollutants that the system can discharge into receiving waters (NPDES No. CAS618033, Order No. R8-2010-0033).

Wastewater generated by development of the proposed project would be required to comply with the Santa Ana RWQCB requirements governing discharges to municipal storm drainage systems, including implementation of construction and operation best management practices, per Santa Ana RWQCB's MS4 Permit. The PVRWRF will continue to operate subject to state wastewater discharge requirements and federal NPDES permit requirements. The wastewater that would be generated by the proposed project and treated at the PVRWRF would not impede EMWD's ability to meet its wastewater treatment requirements.

Therefore, impacts to the Santa Ana RWQCB's and EMWD's wastewater treatment requirements would be less than significant and no mitigation measures are necessary.

Wastewater generated by the proposed project would be treated at EMWD's PVRWRF, which has an average daily flow of 13.8 mgd and a capacity of 22 mgd.

EMWD provides water services to almost the entire City of Perris, including the project site. Approximately 75 percent of EMWD's potable water comes from imported water from the Metropolitan Water District of Southern California, and 25 percent comes from groundwater. EMWD also produces approximately 45 to 50 mgd of treated recycled water from its four regional treatment plants.

Based on a water demand rate of 0.75 acre-feet/year (afy) for industrial use from the water supply assessment prepared for the Perris General Plan EIR, it is anticipated that the proposed facility would require less than 1 afy. This additional water demand is nominal and would be adequately distributed through the City's existing potable water system and the project's future onsite connections. Adherence to City and EMWD development standards related to the design and installation of water connections to existing infrastructure would ensure impacts would be less than significant.

b) Less Than Significant Impact. The project would require less than 1 afy of water. This additional water demand is nominal and would be adequately met with EMWD's existing water supply. A water supply assessment (WSA) was prepared for the Perris General Plan and approved by EMWD in July 2011. The proposed project is within the Perris General Plan area and is consistent with the land use and growth assumptions of the WSA. There are sufficient water supplies available to serve the proposed project and impacts would be less than significant.

c) Less Than Significant Impact. EMWD provides wastewater treatment and has adequate surplus capacity to serve development in accordance with the proposed project. No significant impact related to wastewater treatment would occur, and no mitigation measures are necessary. Waste water generated by the project site is expected to be incremental and not anticipated to impact demand for wastewater treatment.

Trash, recycling, and green waste service in the City of Perris is provided by CR&R Waste Services. In addition to normal trash collection, the County of Riverside also sponsors several hazardous waste collection events throughout the year. Waste is transported to the Perris Transfer Station and Materials Recovery Facility located at 1706 Goetz Road, approximately 900 ft north east of the project site. At this facility, recyclable materials are separated from solid wastes. Recyclable materials are sold in bulk and transported for processing and transformation for other uses. Solid waste produced from the proposed project would be transported to either (1) the Badlands Landfill on Ironwood Avenue in Moreno Valley, which has a permitted daily capacity of 4,800 tons per day (tpd) or (2) the El Sobrante Landfill on Dawson Canyon Road in Corona, with a permitted daily capacity of 16,054 tpd (CalRecycle 2017a, 2017b).

Construction-Related Solid Waste

Based on the EPA's new construction waste generation rate of 3.89 pounds per square foot (lbs/sf) for G-I uses, as applied in the Perris General Plan EIR, construction of the proposed 33,006 sf consisting of two warehouses and retail/office uses would generate approximately 64 tons of solid waste over the construction period. This represents less than 1% percent of the estimated construction solid waste stream from the development of allowed Perris General Plan uses, which was determined to be accommodated by the landfills serving the city. Therefore, consistent with the findings of the Perris General Plan EIR, the disposal of construction-related solid waste associated with the proposed project would not exceed the permitted capacity of the Badlands or El Sobrante Landfills, and the impact would be less than significant.

Operational Solid Waste

The Perris General Plan EIR estimates that operation of future development under the industrial land use designation would generate approximately 396,963 tons per year of solid waste, which was determined to be approximately 7.7 percent of the combined annual capacity (i.e., yearly intake) of the Badlands and El Sobrante Landfills (see Table 4.10.3-1, Generation of Solid Waste Under General Plan EIR). The General Plan EIR concludes that, with development of the Perris General Plan, operational solid waste would not substantially contribute to exceeding the permitted capacity of these landfills (Perris 2012). Based on the operational solid waste disposal factor of 0.0108 ton per sf per year for the G-I land use designation of the Perris General Plan used in the Specific Plan EIR, the project's 33,006 sf of proposed industrial warehouse/distribution uses would

generate approximately 356.5 tons/year of solid waste requiring landfill disposal. This represents approximately 0.06 percent of the estimated annual operational solid waste stream from the development of allowed Perris General Plan uses, which was determined to be accommodated by the landfills serving the city. Therefore, consistent with the findings of the Perris General Plan EIR, the disposal of operational solid waste associated with the proposed project would not exceed the permitted capacity of the Badlands or El Sobrante Landfills, and the impact would be less than significant. Thus, no mitigation measures are required.

d) **Less Than Significant Impact.** The City of Perris is required to comply with state and local statutes and regulations related to solid waste. Applicable regulations include California's Integrated Waste Management Act of 1989 (AB 939) (Public Resources Code §§ 40050 et seq.), which required cities and counties throughout the state to divert 50 percent of all solid waste from landfills through source reduction, recycling, and composting; 2008 modifications of AB 939 to reflect a per-capita requirement rather than tonnage; AB 341 (Chapter 476, Statutes of 2011), which increased the statewide goal for waste diversion to 75 percent by 2020; and the California Solid Waste Reuse and Recycling Access Act (AB 1327) (California Public Resources Code Sections 42900 et seq.), which requires local agencies to adopt an ordinance to set aside areas for collecting and loading recyclable materials in development projects.

   Landfills are required to comply with federal, state, and local regulations, including regular inspections by CalRecycle, the local enforcement agency, the Santa Ana RWQCB, and the SCAQMD. Development of the proposed project would not generate solid waste that would adversely affect continued compliance with existing regulations. Therefore, impacts would be less than significant and no mitigation measures are required.

e) **No Impact.** The proposed project would comply with federal, state, and local statutes and regulations related to solid waste. Thus, no impact is expected.

Mitigation Measures: None.

XX.WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion:

a) No Impact. The project would not interfere with emergency response plans or emergency evacuation plans. Project construction would not require temporary roadway closure or otherwise disrupt emergency access, and the project would not generate any operational vehicle trips that would adversely affect intersection and roadway segment operations on the surrounding roadway network. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan. No impact would occur.

b) No impact. According to California Department of Forest and Fire Protection (Cal Fire), the proposed Project is not within a state responsibility area (SRA) or land classified as very high fire hazard severity zone. Further, the proposed Project site is not adjacent to any wildlands or undeveloped hillsides where wildland fires might be expected. Additionally, the Perris GP does not designate this area to be at risk from wildland fires (GP, Safety Element, p 32). Therefore, no impact would occur. References: Perris 2005b, CALFIRE 2007

c) Less Than Significant Impact. The project would not require or result in the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Therefore, impacts would be less than significant.

d) Less Than Significant Impact. The project site is not located near a dam or within a dam failure inundation area, nor otherwise be subject to risks associated with flooding. Project site improvements would not increase the risk associated with landslides beyond existing condition. The project would maintain the existing drainage pattern and that the existing on-site storm water system would have adequate capacity to convey storm water flows. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, and impacts would be less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

a) **Less Than Significant Impact With Mitigation Incorporated (See Mitigation Measures BR-1, BR-2, BR-3, *CR-1, CR-2, and CR-3)*.** The project site is currently undeveloped and vacant, with highly disturbed soils and limited non-native vegetation. As analyzed in Section IV, *Biological Resources*, the proposed project would not result in the reduction of the habitat of fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or reduce the number or restrict the range of a rare or endangered plant or animal. Potential impacts to borrowing owls, nesting migratory birds, other MSHCP covered species, and potential sensitive habitat would be reduced to a less than significant level with implementation of Mitigation Measures BR-1, BR-2, and BR-3.

The project does not have the potential to eliminate important examples of California history or prehistory. As detailed in Section V, *Cultural Resources*, implementation of CR-1, CR-2, and CR-3 would reduce impacts to archaeological and paleontological resources, potential human remains, and tribal cultural resources to less than significant levels. Therefore, less than significant impacts are expected.

b) **Less Than Significant Impact.** The project is located in a partially developed setting designated for G-I uses. Cultivation is a conditionally permitted use in the City's G-I zone with a CUP and Regulatory Permit. The facility would be compatible with the existing and future land uses within the G-I zone. Based upon the information and mitigation measures provided within this IS, approval and implementation of the proposed cultivation facility is not expected to result in impacts that, when considered in relation to other past, current or probable future projects, would be cumulatively considerable. Less than significant impacts are anticipated.

c) **Less Than Significant Impact.** The City of Perris established regulations pertaining to medical marijuana facilities to ensure that qualified patients and their caregivers are afforded safe and convenient access to medical marijuana, while ensuring that the facilities do not conflict with the City's General Plan, its surrounding uses, or become detrimental to the public health, safety and welfare. The proposed project has been designed to comply with these established regulations. The City's detailed review process of improvement plans and facility operations will ensure that the regulations are fully implemented. Based upon the information and findings provided in this IS, the proposed project is not expected result in impacts related to environmental effects, which will cause substantial adverse effects on human beings. Mitigation and standard conditions incorporated into the project will reduce impacts to less than significant.

Mitigation Measures:

BR-1: The project proponent shall ensure that the applicable WRC MSHCP Local Development Mitigation Fee is paid to the City. The time of payment must comply with the City's Municipal Code (Chapter 19.68). The precise fee is adjusted periodically and will be determined at the time of permit issuance. Currently, the fee is $7,382 per acre for industrial developments as of July 1, 2019.

BR-2: The site supports suitable burrowing owl BUOW habitat and BUOW surveys yielded negative results. Preconstruction BUOW clearance surveys will be required within 30 days prior to ground disturbance at the site.

BR-3: Under the Federal Migratory Bird Treaty (MBTA) Act and the California Fish and Game Code (§3503), it is unlawful for the parcel development to have any direct impacts to raptors and/or any native/migratory birds. Removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these

species (January 31 to September 15), or the parcel must have a pre-construction nesting bird survey performed by a qualified biologist prior to ground disturbing activities. Any active nests discovered would require a construction avoidance buffer and would be left intact until the young have fledged or the nest is confirmed to be no longer active.

CR-1: The presence of a qualified Archaeologist and Native American Monitor shall be required during all ground disturbing activities that penetrate undisturbed native soils. In the event of potentially significant archaeological materials being discovered, all work must be halted in the vicinity of the archaeological discovery until a qualified archaeologist can assess the significance of the find, and its potential eligibility for listing in the California Register of Historical Resources (CRHC). The archaeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California, Riverside and the Aqua Caliente Tribal Historic Preservation Office (THPO) for permanent inclusion in the Agua Caliente Cultural Register.

CR-2: A qualified Project Paleontologist should attend the pre-construction meeting to consult with grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A paleontological monitor should be on-site during all earthwork operations at or exceeding 5 feet below surface grade (i.e., trenching for deep utilities and excavations for the storm water detention chambers) that directly impact Quaternary very old alluvial fan deposits. If fossils are discovered, the Project Paleontologist (or paleontological monitor) should make an initial assessment to determine their significance. Fossil remains collected during monitoring and salvage should be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, should be housed in an established, accredited museum repository with permanent, retrievable paleontological storage (e.g., Western Science Center). A final summary report should be completed that outlines the results of the mitigation program.

CR-3: In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American observer shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

CHAPTER 5 REFERENCES

Chapters 1 and 2:

City of Perris Ordinance No. 1358. Adopted January 30, 2018. Accessed August 15, 2019 at: http://www.cityofperris.org/city-gov/ordinances/1358.pdf

City of Perris Environmental Impact Report: General Plan 2030; Adopted October 2004. Accessed August 15, 2019 at: http://www.cityofperris.org/city-hall/general-plan/General_Plan_2030.pdf

City of Perris Municipal Code, Perris, California. Accessed August 15, 2019 at: http://www.municode.com/resources/gateway.asp?pid=16553&sid=5

Aesthetics:

California Scenic Highways Mapping System. CalTrans layer via ArcGIS Online. Accessed: August 22, 2019 at: https://www.arcgis.com/home/item.html?id=f0259b1ad0fe4093a5604c9b838a486a

City of Perris Environmental Impact Report: General Plan 2030; Sections: 4.2 and 6.1 (Aesthetics). Adopted October 2004. Accessed August 22, 2019 at: http://www.cityofperris.org/city-hall/general-plan/General_Plan_2030.pdf

City of Perris Zoning Ordinance: Chapter 19.44 (Industrial Zones). Adopted 1997, Amended through January 2010. Accessed August 22, 2019 at: http://www.cityofperris.org/city-hall/zoning/Cover-TOC.pdf

Agriculture:

California Important Farmland Finder. California Department of Conservation layer vis ArcGIS Online. Accessed August 22, 2019 at: https://maps.conservation.ca.gov/DLRP/CIFF/

City of Perris General Land Use Map. Updated January 3, 2013. Accessed August 22, 2019 at: http://www.cityofperris.org/city-hall/general-plan/Land_Use_Map.pdf

Riverside County Williamson Act Map FY 2015/2016. Accessed August 22, 2019 at: ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_c_15_16_WA.pdf

Air Quality:

California Air Resources Board. Resolution 08-43. 2008.

California Air Resources Board. Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act. 2008.

California Air Resources Board. Climate Change Scoping Plan, a framework for change. 2008.

California Air Resources Board. Supplement to the AB 32 Scoping Plan Functional Equivalent Document. 2011.

California Air Resources Board. Almanac of Emissions and Air Quality. 2013. https://www.arb.ca.gov/agd/almanac/almanac13/almanac13.htm

California Air Resources Board.
First Update to the Climate Change Scoping Plan, Building on the Framework Pursuant to AB 32, the California Global Warming Solutions Act of 2006. May 2014.

California Air Resources Board. California's 2017 Climate Change Scoping Plan. November 2017.

California Air Resources Board. Historical Air Quality, Top 4 Summary. 2019.

City of Perris General Plan Conservation Element. July 12, 2005.

City of Perris General Plan Healthy Community Element. June 9, 2015.

City of Perris Climate Action Plan. 2016.

Governor's Office of Planning and Research. CEQA and Climate: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review. 2008.

Governor's Office of Planning and Research. CEQA Guideline Sections to be Added or Amended 2018.

Intergovernmental Panel on Climate Change. IPCC Fifth Assessment Report, Climate Change 2014: Synthesis Report. 2014.

Office of Environmental Health Hazard Assessment. Air Toxics Hot Spots Program Risk Assessment Guidelines. 2015.

South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993.

South Coast Air Quality Management District. Rule 403 Fugitive Dust. 2005.

South Coast Air Quality Management District. 2007 Air Quality Management Plan. 2007.

South Coast Air Quality Management District. Final Localized Significance Threshold Methodology, Revised 2008.

South Coast Air Quality Management District. Final 2012 Air Quality Management Plan. 2012.

South Coast Air Quality Management District. 2016 Air Quality Management Plan. 2016.

Southern California Association of Governments. 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. 2016.

United States Environmental Protection Agency. 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. 2016.

United States Geological Survey. Reported Historic Asbestos Mines, Historic Asbestos Prospects, and Other Natural Occurrences of Asbestos. 2011.

Biological Resources:

Baldwin, B.G., Goldman, D.H., Keil, D.J., Patterson, R., Rosatti, T.J. (eds). 2012. The Jepson Manual: Vascular Plants of California, Second Edition. University of California Press, Berkeley, California. 1400 pp.

CDFW. 2019. California Department of Fish and Wildlife Natural Diversity Data Base (CNDDB) Special Animals List – Electronic Format.

MSHCP. 2019a. Local Development Mitigation Fee Schedule for Fiscal Year 2020. http://www.wrc-rca.org/wp-content/uploads/FY2020-MSHCP-Fees.pdf

MSHCP. 2019b. RCA MSHCP Information App. https://www.wrc-rca.org/. Accessed 5/21/19.

National Weather Service (NWS). 2019. Monthly Precipitation Summary Water Year 2019. Elsinore. https://www.cnrfc.noaa.gov/monthly_precip.php

National Wetlands Inventory (NWI). 2019. USFWS. Wetlands Mapper online tool. https://www.fws.gov/wetlands/data/Mapper.html

Natural Resources Conservation Service (NRCS). 2019. Web Soil Survey for 24 Malbert Street, Perris CA. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed 8/22/19.

Regional Conservation Authority (RCA). 2005. Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Area. Staff Report. Agenda Item 7.2. November 7.

Cultural Resources:

Bean, L.J. and F.C. Shipek. 1978. Luiseño. *In* Handbook of North American Indians, Vol. 8. Robert F. Heizer, ed. Pp. 550-563. Washington, D.C.: Smithsonian Institution.

Byrd, Brian F. and Raab, L. Mark. 2007. Prehistory of the Southern Bight: Models for a New Millennium. *In* California Prehistory. Terry L. Jones and Katheryn A. Klar, eds. Pp. 215-227. Lanham, MD: Alta Mira Press.

County of Riverside. 2015. County of Riverside Environmental Impact Report No. 521, Public Review Draft. https://planning.rctlma.org/Portals/0/genplan/general_plan_2015/DEIR%20521/04-09_CulturalAndPaleoResrcs.pdf.

Dibblee, T.W. and J.A. Minch. 2003. Geologic Map of the Perris 7.5' Quadrangle, Riverside County, California. Dibblee Geological Foundation Dibblee Foundation Map DF-112, scale: 1:24,000.

Dubois, C. 1908. The Religion of the Luiseño Indians of Southern California.

English, W.A. 1926. Geology and oil resources of the Puente Hills Region, California: U.S. Geological Survey Bulletin 768. 110 p.

GeoTek, Inc. 2019. Preliminary Geotechnical and Infiltration Evaluation – Proposed Warehouse Development, 24 Malbert Street, APN 330-040-062, Perris, Riverside County, California. Unpublished geotechnical report prepared for KSP Studio by Mr. Edward H. LaMont and Ms. Noelle C. Toney, July 29, 2019.

Jefferson, G.T. 1991. A Catalogue of Late Quaternary Vertebrates from California: Part Two. Mammals. Natural History Museum of Los Angeles County Technical Reports, Number 7, Los Angeles.

Kennedy, M.P. 1977. Recency and Character of Faulting along the Elsinore Fault Zone in Southern Riverside County, California. CGMG Special Report 131, 12pp.

Kroeber, A.L. 1976. Handbook of the Indians of California. Dover Publications, Inc. New York

Moratto, Michael J. 1984. California Archaeology. Orlando, Florida: Academic Press, Inc.

Morton, D.M. 2003. Geologic map of the Perris 7.5' quadrangle, Riverside County, California. U.S. Geological Survey Open-File Report 03-270. Scale 1:24,000.

Morton, D.M., and F.K. Miller. 2006. Geologic map of the San Bernardino and Santa Ana 30' x 60' quadrangles, California. U.S. Geological Survey Open-File Report 2006-1217. Scale 1:100,000.

Norris, R.M., and R.W. Webb. 1990. "Geology of California." Wiley and Sons, New York.

Oxendine, J. 1983. The Luiseño Village during the Late Prehistoric Era. A Dissertation submitted in partial satisfaction of the requirement for the degree of Doctor of Philosophy in Anthropology. University of California, Riverside.

Reynolds, S.F B. and R.L. Reynolds. 1991. The Pleistocene beneath our feet: near surface Pleistocene fossils in inland southern California basins. In: M.O. Woodburne, S.F.B Reynolds, and D.P. Whistler (eds.), Inland Southern California: the Last 70 Million Years. Redlands: San Bernardino County Museum Special Publication 38(3&4):41-43.

San Diego Natural History Museum (SDNHM). 2019. Unpublished paleontological collections data and field notes.

Shipek, F.C. 1977. A Strategy for Change: The Luiseño of Southern California. Ph. D. Dissertation, University of Hawaii.

Society of Vertebrate Paleontology (SVP). 2010. Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources. Society of Vertebrate Paleontology, p. 1-11.

Sparkman, Philip Stedman. 1908. The Culture of the Luiseno Indians. Berkeley: The University Press.

Springer, K., E. Scott, J.C. Sagebiel, and L.K. Murray. 2009. The Diamond Valley Lake local fauna: late Pleistocene vertebrates from inland southern California. In: L.B. Albright III (ed.), Paper on Geology, Vertebrate Paleontology, and Biostratigraphy in honor of Michael O. Woodburne. Museum of Northern Arizona, Bulletin 65:217-235.

Springer, K., E. Scott, J.C. Sagebiel, and L.K. Murray. 2010. Late Pleistocene large mammal faunal dynamics from inland southern California: the Diamond Valley Lake local fauna. In: E. Scott and G. McDonald (eds.), Faunal dynamics and extinction in the Quaternary: papers honoring Ernest L. Lundlius, Jr. Quaternary International 217: 256-265.

True, D.L., C.W. Meighan, C. Crew. 1974. Archaeological Investigations at Molpa, San Diego County, California. Berkeley: University of California Press.

Western Science Center (WSC). 2019. Unpublished paleontological records search prepared for the San Diego Natural History Museum by Ms. Darla Radford on October 17, 2019.

White, Raymond C. 1963. Luiseño Social Organization. University of California Publications in American Archaeology and Ethnology 48(2):91-194.

Geology and Soils:

CBC; California Code of Regulations. Title 24, Part 2 Volume 1 and 2. Adopted July 1, 2019. Accessed August 22, 2019 at: https://codes.iccsafe.org/content/CABCV12019/cover

City of Perris Environmental Impact Report: General Plan 2030. (Section 6.6, Geology and Soils). Adopted October 2004 Accessed August 22, 2019 at: http://www.cityofperris.org/city-hall/general-plan/General_Plan_2030.pdf

City of Perris General Plan. Safety Element: Exhibit S-3, Liquefaction Hazards. Adopted October 25, 2005. Accessed August 22, 2019 at http://www.cityofperris.org/city-hall/general-plan/Safety_Element.pdf

City of Perris General Plan Safety Element South Coast Air Quality Management District Rules Exhibit S-4, Slope Instability. Adopted October 25, 2005. Accessed August 22, 2019 at http://www.cityofperris.org/city-hall/general-plan/Safety_Element.pdf

City of Perris Municipal Code. Section 16.08.050, Adoption of the 2016 CBC. Accessed August 22, 2019 at: https://library.municode.com/ca/perris/codes/code_of_ordinances?nodeId=COOR_TIT16BUCO_CH16.08BUPLOTCOAD_ARTIINGE_S16.08.050AD2016CABUCO

Map Data Viewer. California Department of Conservation layer vis ArcGIS Online. Accessed August 22, 2019 at: https://maps.conservation.ca.gov/cgs/DataViewer/

Greenhouse Gas Emissions:

California Air Resources Board. Resolution 08-43. 2008.

California Air Resources Board. Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act. 2008.

California Air Resources Board. Climate Change Scoping Plan, a framework for change. 2008.

California Air Resources Board. Supplement to the AB 32 Scoping Plan Functional Equivalent Document. 2011.

California Air Resources Board. Almanac of Emissions and Air Quality. 2013. https://www.arb.ca.gov/aqd/almanac/almanac13/almanac13.htm

California Air Resources Board.
First Update to the Climate Change Scoping Plan, Building on the Framework Pursuant to AB 32, the California Global Warming Solutions Act of 2006. May 2014.

California Air Resources Board. California's 2017 Climate Change Scoping Plan. November 2017.

California Air Resources Board. Historical Air Quality, Top 4 Summary. 2019.

City of Perris General Plan Conservation Element. July 12, 2005.

City of Perris General Plan Healthy Community Element. June 9, 2015.

City of Perris Climate Action Plan. 2016.

Governor's Office of Planning and Research. CEQA and Climate: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review. 2008.

Governor's Office of Planning and Research. CEQA Guideline Sections to be Added or Amended 2018.

Intergovernmental Panel on Climate Change. IPCC Fifth Assessment Report, Climate Change 2014: Synthesis Report. 2014.

Office of Environmental Health Hazard Assessment. Air Toxics Hot Spots Program Risk Assessment Guidelines. 2015.

South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993.

South Coast Air Quality Management District. Rule 403 Fugitive Dust. 2005.

South Coast Air Quality Management District. 2007 Air Quality Management Plan. 2007.

South Coast Air Quality Management District. Final Localized Significance Threshold Methodology, Revised 2008.

South Coast Air Quality Management District. Final 2012 Air Quality Management Plan. 2012.

South Coast Air Quality Management District. 2016 Air Quality Management Plan. 2016.

Southern California Association of Governments. 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. 2016.

United States Environmental Protection Agency. 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. 2016.

United States Geological Survey. Reported Historic Asbestos Mines, Historic Asbestos Prospects, and Other Natural Occurrences of Asbestos. 2011.

Hazards and Hazardous Materials:

California Department of Toxic Substances Control Envirostor Database. Accessed August 29, 2019 at: https://www.envirostor.dtsc.ca.gov/public/

California State Water Resources Control Board GeoTracker. Accessed August 29, 2019 at: https://geotracker.waterboards.ca.gov/

City of Perris Environmental Impact Report: General Plan 2030. (Section 6.7, Hazards and Hazardous Materials) Adopted October 2004 Accessed August 29, 2019 at: http://www.cityofperris.org/city-hall/general-plan/General_Plan_2030.pdf

City of Perris General Plan. Safety Element: Exhibit S-19, Perris Valley Airport Influence Areas. Adopted October 25, 2005. Accessed August 22, 2019 at http://www.cityofperris.org/city-hall/general-plan/Safety_Element.pdf

EPA ECHO Database. Accessed August 29, 2019 at: https://echo.epa.gov/

Google Earth 2019. Accessed on August 29, 2019 at: https://earth.google.com/web/

Hazardous Material Transportation Act of 1975. Accessed on August 29, 2019 at: https://www.osha.gov/SLTC/trucking_industry/transportinghazardousmaterials.html

Hydrology and Water Quality:

City of Perris General Plan. Safety Element: Exhibit S-15, Dam Inundation Map. Adopted October 25, 2005. Accessed August 22, 2019 at http://www.cityofperris.org/city-hall/general-plan/Safety_Element.pdf

City of Perris General Plan. Safety Element: Exhibit S-5, Planning Area 1 Flood Zones. Adopted October 25, 2005. Accessed August 22, 2019 at http://www.cityofperris.org/city-hall/general-plan/Safety_Element.pdf

City of Perris Municipal Code: Title 14 - Water and Sewage and Title 15 - Floodplain Regulations. Updated: June 27, 2019. Accessed on August 29, 2019 at: https://library.municode.com/ca/perris/codes/code_of_ordinances?nodeId=COOR_TIT14WASE

Clean Water Act, Section 402: National Pollutant Discharge Elimination System. Adopted 1972, Amended 1987. Accessed on August 29, 2019 at: https://www.epa.gov/cwa-404/clean-water-act-section-402-national-pollutant-discharge-elimination-system

Eastern Municipal Water District: 2015 Urban Water Management Plan. Adopted 2010, updated 2015. Accessed on August 29, 2019 at: https://www.emwd.org/sites/main/files/file-attachments/urbanwatermanagementplan_0.pdf?1537303453

Federal Emergency Management Agency Flood Map Service. Accessed July 11, 2019 at: http://arcg.is/0mHCrO

Land Use:

City of Perris Municipal Code 5.54.040: Medical Marijuana Dispensary Permit. Adopted November 8, 2016. Accessed October 1, 2019 at: https://library.municode.com/ca/perris/codes/code_of_ordinances?nodeId=COOR_TIT5BURELI_CH5.54MEMADIREPR_S5.54.040MEMADIPE

City of Perris Municipal Code 5.58.080: Issuance of Commercial Marijuana Operation Permit. Adopted November 14, 2017. Accessed October 1, 2019 at: https://library.municode.com/ca/perris/codes/code_of_ordinances?nodeId=COOR_TIT5BURELI_CH5.58COMAOPREPR_S5.58.080ISCOMAOPPE

Mineral Resources:

California Geologic Survey “Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption Region, San Bernardino and Riverside Counties, California” Adopted 2015. Accessed on October 1, 2019 at: ftp.consrv.ca.gov/pub/dmg/pubs/sr/sr_231/Temescal_Valley_Rpt%20Final_11-04-14-a.pdf

City of Perris Environmental Impact Report: General Plan 2030. (Section 6.10, Mineral Resources). Adopted October 2004 Accessed October 1, 2019 at: http://www.cityofperris.org/city-hall/general-plan/General_Plan_2030.pdf

Noise:

City of Perris General Plan. Noise Element. Adopted August 30, 2005. Accessed October 1, 2019 at http://www.cityofperris.org/city-hall/general-plan/Noise_Element.pdf

City of Perris Municipal Code 7.34: Noise Control. Adopted November 8, 2016. Accessed October 1, 2019 at: https://library.municode.com/ca/perris/codes/code_of_ordinances?nodeId=COOR_TIT7HEWE_CH7.34NOCO

Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual. Adopted September 2018. Accessed October 1, 2019 at https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf

Population and Housing:

Google Earth 2019. Accessed on October 1, 2019 at: https://earth.google.com/web/

Public Services:

City of Perris Municipal Code 16.08: Building, Plumbing and Other Codes Adopted. Adopted 1975. Accessed October 1, 2019 at: https://library.municode.com/ca/perris/codes/code_of_ordinances?nodeId=COOR_TIT16BUCO_CH16.08BUPLOTCOAD

Google Earth 2019. Accessed on October 1, 2019 at: https://earth.google.com/web/

Perris Union High School District. Accessed October 1, 2019 at: https://www.puhsd.org/pages/schools

Riverside County Fire Department Station Locator. Accessed on October 1, 2019 at http://www.rvcfire.org/stationsAndFunctions/FireStations/Pages/Fire-Station-Map.aspx

Recreation:

Perris General Land Use Map. Updated January 3, 2013. Accessed October 1, 2019 at: http://www.cityofperris.org/city-hall/general-plan/Land_Use_Map.pdf

Transportation and Traffic:

City of Perris General Plan. Circulation Element. Adopted June 14, 2005. Accessed October 1, 2019 at http://www.cityofperris.org/city-hall/general-plan/Circulation_Element.pdf

City of Perris Municipal Code 19.50: Development Plan Requirements. Adopted 1975. Accessed October 1, 2019 at: https://library.municode.com/ca/perris/codes/code_of_ordinances?nodeId=COOR_TIT19ZO_CH19.50DEPLRE_S19.50.060SUSUPL

Riverside Transit Authority System Map. Updated September 2019. Accessed October 1, 2019 at https://www.riversidetransit.com/images/DOWNLOADS/PUBLICATIONS/SYSTEM_MAPS/September%202019%20System_Map_vW01.pdf

Utilities and Service Systems:

City of Perris Water Supply Assessment: Appendix J. Adopted April 2010. Accessed on October 1, 2019 at: http://www.cityofperris.org/city-hall/specific-plans/DTP-EIR/Appendices/Appendix%20J_WSA.pdf

City of Perris Zoning Ordinance: Chapter 19.70 (Landscaping). Adopted February 2010. Accessed on October 1, 2019 at: http://www.cityofperris.org/city-hall/zoning/19-70_Landscaping.pdf

City of Perris Environmental Impact Report: General Plan 2030. (Section 4.10.3, Solid Waste) . Adopted October 2004 Accessed October 1, 2019 at: http://www.cityofperris.org/city-hall/general-plan/General_Plan_2030.pdf

City of Perris Ordinance Number 1194. Adopted July 11, 2006. Accessed on October 1, 2019 at: http://www.cityofperris.org/city-gov/ordinances/1194.pdf

Google Earth 2019. Accessed on October 1, 2019 at: https://earth.google.com/web/

CHAPTER 6 SPECIAL STUDIES

1. **Air Quality Technical Study**
   Prepared by: GEPermit, October, 2019

2. **Biological Constraints and Burrowing Owl Survey**
   Prepared by: Lohstroh Biological Consulting, August, 2019

3. **Cultural Resource Assessment Report**
   Prepared by: GEPermit, October, 2019

4. **Paleontological Resource Assessment Report**
   Prepared by: San Diego Natural History Museum, October, 2019

5. **Phase I Environmental Site Assessment**
   Prepared by: Coast 2 Coast Environmental, Inc., July, 2019

6. **Preliminary Geotechnical and Infiltration Evaluation**
   Prepared by: GeoTek, Inc., July, 2019

7. **Preliminary Project Specific Water Quality Management Plan**
   Prepared by: DRC Engineering, Inc., October, 2019

CHAPTER 7 LIST OF PREPARERS

GEPermit

Gulsum Ozturk Rustemoglu
Project Manager

Sandra Pentney
Principal Investigator

Roma Stromberg
Principal Air Quality Specialist

Delaney Coyle
Environmental Analyst

Shannon Liska
Environmental Planning Analyst

Technical Consultants

Coast 2 Coast Environmental, Inc.
Marybeth Norgren
Owner and Principal

DRC Engineering, Inc.
Christopher McKee, P.E.

GeoTek, Inc.
Edward H. Lamont
Principal Geologist
Kyle R. McHargue
Principal Geologist
Noelle C. Toney
Project Engineer

Lohstroh Biological Consulting
Brian Lohstroh
Principal Biologist

San Diego Natural History Museum
Katie M. McComas
Paleontological Report Writer
Thomas A. Demere
Principal Paleontologist

CHAPTER 8 APPENDICES