



NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
& PUBLIC SCOPING MEETING NOTICE
THE CUBES AT PLACENTIA INDUSTRIAL PROJECT

Date: December 1, 2023

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies and Interested Parties

From: City of Perris Development Services Department | Planning Division
135 North "D" Street
Perris, CA 92570

Subject: Notice of Preparation (NOP) and Public Scoping Meeting Notice for the preparation of a Draft Environmental Impact Report for The Cubes at Placentia Industrial Project - Development Plan Review DPR 21-00015.

Scoping December 20, 2023 at 6:00 p.m. (To be held in person)

Meeting: Perris City Council Chambers 101 N. D Street
Perris CA 92570

NOP Comment Period: December 1, 2023 through January 2, 2024

Project Title: The Cubes at Placentia Industrial Project

Project The Cubes at Placentia LLC

Applicant: Attn: Michael Johnson
13681 Newport Blvd., Suite 8301
Tustin, CA 92780

Notice Of Preparation of a Draft Environmental Impact Report (Draft EIR):

The City of Perris (City) will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will be responsible for the preparation of a Draft EIR for the proposed The Cubes at Placentia Industrial Project (Project). An Initial Study has been prepared and the City has determined that an EIR is required for the Project based on its potential to cause significant environmental effects (State CEQA Guidelines Sections 15060 and 15081). The City is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization's statutory responsibilities or interests in connection with the proposed Project.

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

Due to time limits mandated by State law, your response must be received at the earliest possible date, **but not later than 30 days** after receipt of this NOP. The public comment period for this NOP begins on **December 1, 2023** and is set to close at 5:00 p.m. on **January 2, 2024**.

Please send written comments to Mathew Evans, Contract Principal Planner, at the address shown above or via email to mevans@cityofperris.org. Please include the name and contact person of the agency or organization.

I. Project Information

A. Project Location and Setting

The Project Site is in the City of Perris, in Riverside County, California, located on the northeast corner of the intersection of Placentia Avenue and Wilson Avenue (see Figure 1, Project Location and Vicinity). The Project Site and surrounding properties to the west, north and east are within the Perris Valley Commerce Center Specific Plan (PVCCSP) and are zoned Light Industrial. Properties to the south are zoned Residential R-20,000 and are developed with single family homes. The Project Site is generally bounded by Placentia Avenue to the south, Wilson Avenue to the west, existing industrial development to the north, and a vacant lot (APN 300-900-001) and the existing Perris Valley Storm Drain Channel to the east. The Project Site encompasses Assessor's Parcel Numbers (APNs) 300-170-003, -004, -005, -006, -010, -011, -012, -013, -014, -015, -016, and -017. The gross site area for the 12 parcels total 27.91 acres, including 0.65 acres of future storm drain easement dedication area. The net Project Site would be 27.25 acres.

The Project Site consists of vacant, undeveloped land with low-lying vegetation located at approximately 1,435 feet above mean sea level. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins are present on the Project Site. The Perris Valley Channel, located adjacent to the east of the Project Site, is identified as a Regulatory Floodway. The water courses around the Project Site have been identified by the Federal Emergency Management Agency (FEMA) as Zone X and Zone AE. The Project Site is shown on FEMA Flood Insurance Rate Map (FIRM) number 06065C1430H, effective August 18, 2014. The majority of the Project Site is situated within Zone X; however, a small portion of the Project Site is within the FEMA Zone AE flood fringe (but outside of the floodway). The improvements of the Proposed project that would be within the flood fringe would be surface parking and associated landscaping areas. The proposed building finished floor elevation would be above the FEMA's base flood elevation.

The Project Site drains generally from northwest to southeast. Runoff from the Project Site generally drains in a southeasterly direction in a sheet flow manner towards Murrieta Road (to be vacated) and a vacant parcel (APN 300-170-001). Runoff continues to drain in an easterly direction and eventually discharges into the existing Perris Valley Storm Drain Channel.

The Project Site is consistent with the Light Industrial land use designation and with the General Plan's anticipated industrial land uses for the surrounding areas. The property is also served by designated truck routes in the Light Industrial zone. The Proposed Project is consistent with the Light Industrial base zoning and the Perris Valley Commerce Center Specific Plan.

II. Project Description

A. Tentative Parcel Map (TPM) No. PLN23-05103

The Project involves proposed TPM No. PLN23-05103 to combine the existing twelve-parcel Project Site into one parcel. The existing APNs subject to the proposed changes are: 300-170-003, 300-170-004, 300-170-005, 300-170-006, 300-170-010, 300-170-011, 300-170-012, 300-170-013, 300-170-014, 300-170-015, 300-170-016 and 300-170-017.

B. Development Plan Review (DPR) (Case No. DPR 21-00015) for the Warehouse Site Plans and Building Elevations

The Project Applicant proposes to construct a 573,265 square foot concrete tilt up warehouse building with a 5,000 square foot mezzanine, for a total building area of 578,265 square feet (Proposed Project). The Proposed Project would provide a total of 201 automobile parking stalls and 138 trailer stalls. The warehouse would provide a total of 104 truck dock positions, 54 docks on the north side and 50 docks on the south side. The building would have a maximum height of 50 feet. The lot coverage would be 48.29 percent where a

maximum of 50 percent is allowed, and the FAR would be 0.4871, where 0.75 is allowed.

The proposed warehouse is consistent with the current light industrial land use and zoning designations for the Project Site. Currently, there is no identified tenant for the proposed building. Intended occupants for the Proposed Project include distribution firms seeking an Inland Empire location from which to service their client base. Since the tenant is unknown, hours of operation and employee count will vary, but is assumed for planning purposes to operate 24/7. Office workers would likely have typical shifts of Monday through Friday, 8:00AM to 5:00PM, while warehouse staff would work in day, evening, and night shifts. Specific hours of operation would be identified during the tenant improvement process.

- **Access, Circulation, and Parking.** The Project Site would be accessible via two truck accessible driveways and one automobile access only driveway along Wilson Avenue. An emergency vehicle only driveway would be provided at the southeast corner of the Project Site on Placentia Avenue. The two truck accessible driveways on the northwest and southwest corners of the Project Site would be left-in and right-out only driveways and auto-only center driveway would be a full-access driveway. The north and south trailer parking lots would be connected by an internal fire lane along the east boundary and manually operated gates would be installed. A total of 201 vehicular parking stalls would be provided along Wilson Avenue, including 10 accessible parking stalls and 191 standard stalls. A total of 138 trailer parking stalls, 72 stalls along the north boundary and 66 stalls along the south boundary would be provided. The Proposed Project would also include 7 bicycle parking stalls.
- **Truck Routes.** The PVCCSP area is primarily intended to accommodate commercial and industrial uses and requires a greater need for established truck routes to serve existing and future businesses. The City has adopted specific truck routes throughout the Perris Valley Commerce Center area to separate passenger and truck traffic and move truck traffic efficiently through the vicinity of the Project Site while avoiding residential communities as much as possible. Trucks traveling to/from the Project Site would be required to access PVCCSP-designated truck routes. Trucks accessing the Project Site from the I-215 at Harley Knox Boulevard would travel east on Harley Knox Boulevard, south on Redlands Avenue, east on Rider Street, and south on Wilson Avenue. Trucks accessing the Project Site to/from Placentia Avenue at the I-215 would travel east on Placentia Avenue, north on Indian Avenue, east on Morgan Street, south on Redlands Avenue, east on Rider Street, and south on Wilson Avenue. The southerly edge of both truck driveways on Wilson Avenue would be recessed to prevent trucks from traveling south and accessing the Project Site to/from Placentia Avenue in order to avoid truck traffic in the neighboring residential areas. Directional signage would be provided onsite to direct drivers accordingly.
- **Landscaping, Walls/Fences, and Lighting.** The Project Site would be surrounded by an eight-foot high tube steel fencing with 24-inch square block pilasters at 50' on center separation along the north and east property line and a 14-foot concrete tilt-up screen wall along the south property line. A 14-foot concrete painted screen wall would be provided along the Project Site to the existing drainage channel at the northwest corner. Landscaping would be provided along the entire site perimeter of the Project Site totaling 154,728 square feet, except for the boundary along the storm channel dedication area at the northeast corner. The Proposed Project would provide 170,049 square feet of landscaped area, covering 14.32 percent of the Project Site. Onsite exterior lighting would be provided throughout the warehouse and Project Site as required for security and wayfinding.
- **Utilities.** The Proposed Project would include the installation of onsite storm drain, water quality, water, sewer, electric, natural gas, and telecommunications infrastructure systems to serve the proposed warehouse. The onsite utility infrastructure would connect to existing utilities in the vicinity of the Project Site or new utility lines that would be installed within the public right-of-way adjacent to the Project Site. Eastern Municipal Water District (EMWD) would be providing water and sewer

services to the Proposed Project.

- **Off-Site Improvements.** Offsite infrastructure improvements would include the construction of a portion of the Master Drainage Plan (MDP) “Line H”. The Applicant, in coordination with the City of Perris Engineering Division and Riverside County Flood Control and Water Conservation District, has designed dual 10-foot-wide by 7-foot-high box culverts that would run the length of the Project Site’s Placentia Avenue frontage and continue through adjacent properties to connect with the Perris Valley Storm Drain Channel. The Project Applicant has obtained a 40-foot easement for Line H and a 50-foot temporary construction easement from the property owner to the southeast of the Project Site (APN 300-110-001).

C. Specific Plan Amendment (SPA) No. PLN22-05298

The Proposed Project includes the vacation of a paper street connecting Wilson Avenue to Murrieta Road and the vacation of the portion of Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain Channel. A Specific Plan Amendment is required to remove these streets from the PVCCSP. PVCCSP Amendment No. 15 would modify Figure 3.0-1 Circulation Plan Map, Figure 3.0-4 Mass Transit Routes, Figure 3.0-5 Trails System Map, Figure 3.0-7 Existing EMWD Water Map, Figure 3.0-8 Existing EMWD Sewer Map, Figure 3.0-9 Existing EMWD Recycled Water Map, Figure 3.0-12 Existing Natural Gas Map, Figure 3.0-13 Existing Electrical Map, Figure 3.0-14 Existing Telephone Map, Figure 3.0-15 Electrical Cable TV Map, and Figure 5.0-7 Perris Valley Storm Channel Trail to remove the paper street connecting Wilson Avenue to Murrieta Road and 80-foot of right-of-way on Murrieta Road north of Placentia Avenue from the PVCC.

III. Required Entitlements / Approvals

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Perris, as the Lead Agency, is charged with the responsibility of deciding whether to approve the Proposed Project. The following approvals and permits are required from the City of Perris to implement the project:

- **Development Plan Review (DPR) (Case No. DPR 21-00015)** for the warehouse site plans and building elevations;
- **Specific Plan Amendment (SPA) (Case No. PLN22-05298)** to the Perris Valley Commerce Center Specific Plan in order to vacate and remove the paper street and Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain Channel;
- **Tentative Parcel Map (TPM) (Case No. PLN23-05103)** to combine the existing eleven-parcel Project Site into one parcel; and
- **Certification of an EIR** with the determination that the EIR has been prepared in compliance with the requirements of CEQA.

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the Proposed Project include:

- Review and approval of all infrastructure plans, including street and utility improvements pursuant to the conditions of approval;
- Review all onsite and offsite plans, including grading and onsite and offsite utilities; and
- Approval of a preliminary Water Quality Management Plan (WQMP) to mitigate post-construction runoff flows.

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

- **Santa Ana Regional Water Quality Control Board (RWQCB)** – Approval of a National Pollutant Discharge Elimination System (NPDES) permit to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened; Section 401 Certification or, alternatively, waste discharge requirements to discharge dredged or fill materials to waters of the state; and construction dewatering permit to remove water from excavation, trenches, foundations, and/or surface water impoundments;
- **Riverside County Airport Land Use Commission (ALUC)** – Review by Riverside County ALUC of consistency with the March ARB/IPA Airport Land Use Compatibility Plan (ALUCP);
- **Eastern Municipal Water District (EMWD)** – Approval of water and sewer improvement plans;
- **Riverside County Flood Control District (RCFCD)** – An encroachment permit for the proposed storm drain outfall into the Perris Valley Storm Drain Channel.
- **South Coast Air Quality Management District (AQMD)** – Compliance with South Coast AQMD Indirect Source Rule (Rule 2305) for warehouse owners and operators;
- Permits or associated approval by other utility agencies as necessary, for installation of new utility infrastructure or connections to existing facilities.
- **California Department of Fish and Wildlife (CDFW)** – Approval of Streambed Alteration Agreement per Fish & Game Code Sections 1601, et seq. and Section 2081 Incidental Take Permits authorizing impacts to listed plant and animal species;
- **Federal Emergency Management Agency (FEMA)** – Approval of a Letter of Map Revision (LOMR) based on existing data to revise the current National Flood Insurance Program (NFIP) map; and
- **United States Army Corps of Engineers (USACE)** – Approval of Section 404 Permit under the federal Clean Water Act.

IV. Probable Environmental Effects of the Project

The Draft EIR for the proposed Project will contain a detailed Project Description, a description of the existing environmental setting of the Project Site and surrounding area, analysis of Project-specific environmental impacts, analysis of cumulative impacts, identification of additional project-specific mitigation measures required to reduce potentially significant impacts, and an analysis of alternatives to the Project that could reduce one or more of the potentially significant impacts of the Project.

The City has prepared an Initial Study and determined that an EIR is required for the proposed Project based on its potential to cause significant environmental effects. The Initial Study found that the following environmental topics would result in less than significant environmental impacts and therefore will not be further analyzed in the Draft EIR:

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

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

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

V. Public Meeting

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting with the City of Perris Planning Commission on:

December 20, 2023 at 6:00 p.m.

Perris City Council Chambers:
101 N. D Street
Perris CA 92570.

At the meeting, the City will provide background information on environmental impact reports, provide a brief overview of the Project, and will solicit public input on environmental issues to be addressed in the Draft EIR and on items of public concern. Issues identified during the scoping meeting will be addressed in the Draft EIR (as appropriate).

VI. Response to This Notice of Preparation

The Notice, as well as an Initial Study, is available for review on the City's website at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

Copies of the NOP and Initial Study are available for review at the Downtown Library and at the Development Services Department located at 135 N. D Street, Perris, CA 92570.

Please provide written comments no later than 30 days from the receipt of this NOP. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that you or your agency will need to have explored in the Draft EIR; and, whether your agency will be a responsible agency or a trustee agency, as defined by CEQA Code Sections 15381 and 15386, respectively. Please return all comments to the following address or email:

Mathew Evans, Contract Principal Planner
City of Perris Planning Division
135 N. D Street
Perris, CA 92570

Email: mevans@cityofperris.org

Signature:

Mathew Evans

Mathew Evans, Contract Principal Planner

The City of Perris appreciates your attention to this Notice of Preparation.



Date: 11/09/2023 - Last saved by: Benito Doolittle - Path: C:\GIS\Projects\Div\Projects\The Cubes at Placentia\Mapa\Design\2 - Project Site.mxd

Source: Maxar Imagery 2022.



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Applicant: Attn: Michael Johnson
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II. Project Description

A. Tentative Parcel Map (TPM) No. PLN23-05103

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- **Landscaping, Walls/Fences, and Lighting.** The Project Site would be surrounded by an eight-foot high tube steel fencing with 24-inch square block pilasters at 50' on center separation along the north and east property line and a 14-foot concrete tilt-up screen wall along the south property line. A 14-foot concrete painted screen wall would be provided along the Project Site to the existing drainage channel at the northwest corner. Landscaping would be provided along the entire site perimeter of the Project Site totaling 154,728 square feet, except for the boundary along the storm channel dedication area at the northeast corner. The Proposed Project would provide 170,049 square feet of landscaped area, covering 14.32 percent of the Project Site. Onsite exterior lighting would be provided throughout the warehouse and Project Site as required for security and wayfinding.
- **Utilities.** The Proposed Project would include the installation of onsite storm drain, water quality, water, sewer, electric, natural gas, and telecommunications infrastructure systems to serve the proposed warehouse. The onsite utility infrastructure would connect to existing utilities in the vicinity of the Project Site or new utility lines that would be installed within the public right-of-way adjacent to the Project Site. Eastern Municipal Water District (EMWD) would be providing water and sewer

services to the Proposed Project.

- **Off-Site Improvements.** Offsite infrastructure improvements would include the construction of a portion of the Master Drainage Plan (MDP) “Line H”. The Applicant, in coordination with the City of Perris Engineering Division and Riverside County Flood Control and Water Conservation District, has designed dual 10-foot-wide by 7-foot-high box culverts that would run the length of the Project Site’s Placentia Avenue frontage and continue through adjacent properties to connect with the Perris Valley Storm Drain Channel. The Project Applicant has obtained a 40-foot easement for Line H and a 50-foot temporary construction easement from the property owner to the southeast of the Project Site (APN 300-110-001).

C. Specific Plan Amendment (SPA) No. PLN22-05298

The Proposed Project includes the vacation of a paper street connecting Wilson Avenue to Murrieta Road and the vacation of the portion of Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain Channel. A Specific Plan Amendment is required to remove these streets from the PVCCSP. PVCCSP Amendment No. 15 would modify Figure 3.0-1 Circulation Plan Map, Figure 3.0-4 Mass Transit Routes, Figure 3.0-5 Trails System Map, Figure 3.0-7 Existing EMWD Water Map, Figure 3.0-8 Existing EMWD Sewer Map, Figure 3.0-9 Existing EMWD Recycled Water Map, Figure 3.0-12 Existing Natural Gas Map, Figure 3.0-13 Existing Electrical Map, Figure 3.0-14 Existing Telephone Map, Figure 3.0-15 Electrical Cable TV Map, and Figure 5.0-7 Perris Valley Storm Channel Trail to remove the paper street connecting Wilson Avenue to Murrieta Road and 80-foot of right-of-way on Murrieta Road north of Placentia Avenue from the PVCC.

III. Required Entitlements / Approvals

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Perris, as the Lead Agency, is charged with the responsibility of deciding whether to approve the Proposed Project. The following approvals and permits are required from the City of Perris to implement the project:

- **Development Plan Review (DPR) (Case No. DPR 21-00015)** for the warehouse site plans and building elevations;
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- **Tentative Parcel Map (TPM) (Case No. PLN23-05103)** to combine the existing eleven-parcel Project Site into one parcel; and
- **Certification of an EIR** with the determination that the EIR has been prepared in compliance with the requirements of CEQA.

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the Proposed Project include:

- Review and approval of all infrastructure plans, including street and utility improvements pursuant to the conditions of approval;
- Review all onsite and offsite plans, including grading and onsite and offsite utilities; and
- Approval of a preliminary Water Quality Management Plan (WQMP) to mitigate post-construction runoff flows.

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

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- **South Coast Air Quality Management District (AQMD)** – Compliance with South Coast AQMD Indirect Source Rule (Rule 2305) for warehouse owners and operators;
- Permits or associated approval by other utility agencies as necessary, for installation of new utility infrastructure or connections to existing facilities.
- **California Department of Fish and Wildlife (CDFW)** – Approval of Streambed Alteration Agreement per Fish & Game Code Sections 1601, et seq. and Section 2081 Incidental Take Permits authorizing impacts to listed plant and animal species;
- **Federal Emergency Management Agency (FEMA)** – Approval of a Letter of Map Revision (LOMR) based on existing data to revise the current National Flood Insurance Program (NFIP) map; and
- **United States Army Corps of Engineers (USACE)** – Approval of Section 404 Permit under the federal Clean Water Act.

IV. Probable Environmental Effects of the Project

The Draft EIR for the proposed Project will contain a detailed Project Description, a description of the existing environmental setting of the Project Site and surrounding area, analysis of Project-specific environmental impacts, analysis of cumulative impacts, identification of additional project-specific mitigation measures required to reduce potentially significant impacts, and an analysis of alternatives to the Project that could reduce one or more of the potentially significant impacts of the Project.

The City has prepared an Initial Study and determined that an EIR is required for the proposed Project based on its potential to cause significant environmental effects. The Initial Study found that the following environmental topics would result in less than significant environmental impacts and therefore will not be further analyzed in the Draft EIR:

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

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

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

V. Public Meeting

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting with the City of Perris Planning Commission on:

December 20, 2023 at 6:00 p.m.

Perris City Council Chambers:
101 N. D Street
Perris CA 92570.

At the meeting, the City will provide background information on environmental impact reports, provide a brief overview of the Project, and will solicit public input on environmental issues to be addressed in the Draft EIR and on items of public concern. Issues identified during the scoping meeting will be addressed in the Draft EIR (as appropriate).

VI. Response to This Notice of Preparation

The Notice, as well as an Initial Study, is available for review on the City's website at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

Copies of the NOP and Initial Study are available for review at the Downtown Library and at the Development Services Department located at 135 N. D Street, Perris, CA 92570.

Please provide written comments no later than 30 days from the receipt of this NOP. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that you or your agency will need to have explored in the Draft EIR; and, whether your agency will be a responsible agency or a trustee agency, as defined by CEQA Code Sections 15381 and 15386, respectively. Please return all comments to the following address or email:

Mathew Evans, Contract Principal Planner
City of Perris Planning Division
135 N. D Street
Perris, CA 92570

Email: mevans@cityofperris.org

Signature:

Mathew Evans

Mathew Evans, Contract Principal Planner

The City of Perris appreciates your attention to this Notice of Preparation.



Date: 11/09/2023 - Last saved by: Benoit, D... Path: C:\GIS\Projects\Div\Projects\The Cubes at Placentia\Mapa\Design\2 - Project Site.mxd

Source: Maxar Imagery 2022.

INITIAL STUDY

**The Cubes at Placentia Industrial Project
DPR21-00015, PLN22-05298, PLN23-05103**



Lead Agency

City of Perris

135 N. D Street

Perris, California 92570

Contact: Mathew Evans, Contract Principal Planner

Prepared by

Harris & Associates

101 Progress, Suite 250

Irvine, California 92618

Contact: William Halligan, Senior Director/Sr. Environmental Counsel

December 2023

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ACRONYMS LIST

<u>Acronym</u>	<u>Definition</u>
AB 52	Assembly Bill 52
ADA	American Disabilities Act
AICUZ	Air Installation Compatible Use Zone Study
ALUC	Airport Land Use Commission
APN	Assessor Parcel Number
APZ	Accident Potential Zone
AQMP	Air Quality Management Plan
ASTM	ASTM International Standard
Basin	South Coast Air Basin
BMP	Best Management Practice
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CHSC	California Health and Safety Code
City	City of Perris
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CREC	Controlled Recognized Environmental Conditions
CZ	Change of Zone
DIF	Development Impact Fees
DOT	United States Department of Transportation Office of Hazards and Materials Safety
DPR	Development Plan Review
DTSC	Department Toxic Substances Control
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	U.S. Environmental Protection Agency

<u>Acronym</u>	<u>Definition</u>
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping Management Program
FT	Feet
GHG	Greenhouse Gas
GMZ	Groundwater Management Zone
GP	City of Perris Comprehensive General Plan 2030
GPA	General Plan Amendment
HREC	Historical Recognized Environmental Conditions
I-215	Interstate 215
IPA LUCP	Inland Port Airport Land Use Compatibility Plan
IS	Initial Study
LI	Light Industrial
LST	Localized Significance Threshold
MARB/IPA	March Air Reserve Base/Inland Port Airport
MDP	Master Drainage Plan
MRZ	Mineral Resources Zone
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NO ₂	Nitrogen Dioxide
NO _x	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
PM-10	Particulate Matter Less Than 10 Microns in Diameter
PM-2.5	Particulate Matter Less Than 2.5 Microns in Diameter
PRC	Public Resource Code
PVC	Perris Valley Channel
PVRWRF	Perris Valley Regional Water Reclamation Facility
RCA	Regional Conservation Authority

<u>Acronym</u>	<u>Definition</u>
RCFD	Riverside County Fire Department
REC	Recognized Environmental Conditions
ROW	Right-Of-Way
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SF	Square Feet
SKR HCP	Stephen's Kangaroo Rat Habitat Conservation Plan
SR	State Route
SRA	State Responsibility Area
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TDS	Total Dissolved Solids
TPM	Tentative Parcel Map
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
WQCO	Water Quality Control Plan
WQMP	Water Quality Management Plan
WRC RCA	Western Riverside County Regional Conservation Authority

1.0 INTRODUCTION

1.1 Purpose and Scope

This Initial Study (IS) has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code, Sections 21000 et seq.); and
- Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 et seq.).

Pursuant to CEQA, this IS has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed The Cubes at Placentia Industrial Project, described in greater detail in Section 4.0, Project Description, below.

If an IS prepared for a project determines that no significant effects on the environment would occur or that potentially significant impacts can be reduced to less than significant levels with implementation of specified mitigation measures, the lead agency shall prepare a Negative Declaration (ND) or a Mitigated Negative Declaration (MND) pursuant to the State CEQA Guidelines, Sections 15070–15075. An ND or MND is a statement by the lead agency attesting that a project would produce less than significant impacts or that potentially significant impacts can be reduced to less than significant levels with mitigation. If the IS determines that significant effects may occur, an Environmental Impact Report (EIR) shall be prepared. This further environmental review (i.e., the EIR) is required to address the potentially significant environmental effects of the project and to provide mitigation where necessary and feasible.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Perris is the Lead Agency and is charged with the responsibility of deciding whether or not to approve the Proposed Project. This IS has evaluated each of the issue areas contained in the checklist provided in Section 6.0, Initial Study, of this document. The objective of this environmental document is to inform City of Perris decision makers, representatives of other affected/responsible agencies, and other interested parties of the potential environmental effects that may be associated with implementation of the Proposed Project.

1.2 Document Organization

This Initial Study includes the following:

Section 1.0 – Introduction. Provides information about CEQA and its requirements for environmental review. It further explains an Initial Study was prepared to evaluate the Proposed Project’s potential impact to the physical environment to determine if an EIR is required.

Section 2.0 – Project Summary. Provides summary of the Proposed Project Information.

Section 3.0 – Environmental Setting. Provides information about the Proposed Project’s Location.

Section 4.0 – Project Description. Provides a description of the Proposed Project’s physical features and characteristics.

Section 5.0 – Environmental Analysis and Determination. Provides a summary of potential environmental impacts associated with the implementation of the Proposed Project.

Section 6.0 – Initial Study. Includes the Environmental Checklist Form (Form) from Appendix G of the 2023 State CEQA Guidelines. This section includes a series of questions about the Proposed Project for each of the listed environmental topics. The Form evaluates the Proposed Project’s potential to result in significant adverse effects to the physical environment, identifies any mitigation measures that may reduce impacts to less than significant, and identifies if an EIR is required, and if an EIR is required, what environmental topics need to be analyzed.

Section 7.0 – References. Identifies the references used in preparation of this Initial Study.

1.3 Initial Study Summary of Findings

As identified through the analysis presented in this IS, with incorporation of applicable mitigation measures and General Plan policies, the Proposed Project would have no impacts or less than significant impacts related to agriculture, mineral resources, population and housing, public services, recreation, and wildfire. Further analysis for the following environmental topics is required in a forthcoming Draft EIR due to the potential for significant impacts:

- Aesthetic Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

1.4 Documents Incorporated by Reference

The following reports and/or studies are applicable to development of the Project Site and are hereby incorporated by reference:

- *Perris Comprehensive General Plan 2030*, City of Perris, originally approved on April 26, 2005 (GP). (Available at <https://www.cityofperris.org/departments/development-services/general-plan>)
- *Perris General Plan 2030 Draft Environmental Impact Report*, SCH No. 2004031135, certified April 26, 2005 (GP DEIR). (Available at <https://www.cityofperris.org/home/showpublisheddocument/451/637203139698630000>)
- *Perris Valley Commerce Center Specific Plan*, originally approved on January 10, 2012 (PVCCSP). (Available at <https://www.cityofperris.org/home/showpublisheddocument/2647/637799977032200000>)

These reports/studies are also available for review at:

Public Service Counter
City of Perris Planning Division
135 N. D Street
Perris, California 92570
(951) 943-5003
Hours: Monday – Thursday: 8:00 AM to 6:00 PM

1.5 Contact Person

The Lead Agency for the Proposed Project is the City of Perris. Any questions about the preparation of the IS, its assumptions, or its conclusions should be referred to the following:

Mathew Evans, Contract Principal Planner
City of Perris Planning Division
135 N. D Street Perris, California 92570
(951) 943-5003
mevans@cityofperris.org

2.0 PROJECT SUMMARY

Project Title	The Cubes at Placentia Industrial Project Case No.'s: DPR21-00015, PLN22-05298, PLN23-05103
Lead Agency	City of Perris 135 N. D Street Perris, California 92570
Lead Agency Contact	Mathew Evans, Contract Principal Planner City of Perris, Planning Division 135 N. D Street Perris, California 92570 (951) 943-5003 mevans@cityofperris.org
Project Location	<p>The Project Site is in the City of Perris, in Riverside County, California, located on the northeast corner of the intersection of Placentia Avenue and Wilson Avenue. The Project Site is comprised of 12 parcels that total 27.97 gross acres in size. The Project Site encompasses Assessor's Parcel Numbers (APNs) 300-170-003, -004, -005, -006, -010, -011, -012, -013, -014, -015, -016, and -017. A portion of APN 300-090-001, located immediately east of the Project Site, would be vacated and revert to the property owner of that parcel. Offsite improvements street improvements would occur in Wilson Avenue and Placentia Avenue. Line H, a regional storm drain facility, would be constructed in Placentia Avenue and across a portion of APN 300-110-001, located southeast of the Project Site, to connect to the Perris Valley Storm Drain Channel.</p> <p>The Project Site is generally bounded by Placentia Avenue to the south, Wilson Avenue to the west, existing industrial development to the north, a vacant lot (APN 300-900-001) and the existing Perris Valley Storm Drain Channel to the east. See Figure 1, Regional Location; Figure 2, Project Location and Vicinity; and Figure 3, Aerial Photograph, respectively.</p>
Project Sponsor's Name and Address	Lake Creek Industrial, LLC 13681 Newport Blvd., Suite 8301 Tustin, California 92780
General Plan and Zoning Designation	The Project Site has a General Plan Land Use designation of Light Industrial and zoning designation of Light Industrial in the Perris Valley Commerce Center Specific Plan (PVCCSP).
Project Description	The Applicant proposes to construct a concrete tilt-up warehouse building. It would encompass 573,265 square feet and include a 5,000 square foot mezzanine, for a total building area of 578,265 square feet. The tenant is not known at this time; therefore, for purposes of analysis, it is assumed that the building square footage would be operated as a distribution warehouse, and the building could operate 24 hours a day, seven days a week. See Figure 4, Site Plan, and Figure 5, Elevations, respectively.

Surrounding Land Uses and Setting	<ul style="list-style-type: none">▪ North: Newly constructed industrial building (3125 Wilson Avenue), Perris Valley Storm Drain Channel, and Highgrade Concrete Contractor (immediately north of the newly constructed industrial building at 3175 Wilson Avenue).▪ East: Electrical lines, Murrieta Road (dirt road), and Perris Valley Storm Drain Channel, followed by vacant land and residential properties.▪ South: Placentia Avenue, followed by residential properties, Murrieta Road, and vacant land.▪ West: Wilson Avenue and vacant land.
Other Public Agencies Whose Approval is Required	<ul style="list-style-type: none">▪ Santa Ana Regional Water Quality Control Board (RWQCB)▪ Riverside County Airport Land Use Commission (ALUC)▪ Eastern Municipal Water District (EMWD)▪ Riverside County Flood Control District (RCFCD)▪ South Coast Air Quality Management District (AQMD)▪ California Department of Fish and Wildlife (CDFW)▪ Federal Emergency Management Agency (FEMA)▪ United States Army Corps of Engineers (USACE)

3.0 ENVIRONMENTAL SETTING

3.1 Project Location

The Project Site is in the City of Perris, in Riverside County, California, located on the northeast corner of the intersection of Placentia Avenue and Wilson Avenue (see Figure 1, Regional Location, and Figure 2, Project Location and Vicinity). The Project Site and surrounding properties to the west, north and east are within the Perris Valley Commerce Center Specific Plan (PVCCSP) and are zoned Light Industrial. Properties to the south are zoned Residential R-20,000 and are developed with single family homes. The Project Site is generally bounded by Placentia Avenue to the south, Wilson Avenue to the west, existing industrial development to the north, and a vacant lot (APN 300-900-001) and the existing Perris Valley Storm Drain Channel to the east. The Project Site encompasses Assessor's Parcel Numbers (APNs) 300-170-003, -004, -005, -006, -010, -011, -012, -013, -014, -015, -016, and -017. The gross site area for the 12 parcels total 27.91 acres, including 0.65 acres of future storm drain easement dedication area. The net Project Site would be 27.25 acres.

3.2 Existing Setting

The Project Site consists of vacant, undeveloped land with low-lying vegetation located at approximately 1,435 feet above mean sea level. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins are present on the Project Site. The Perris Valley Channel, located adjacent to the east of the Project Site, is identified as a Regulatory Floodway. The water courses around the Project Site have been identified by the Federal Emergency Management Agency (FEMA) as Zone X and Zone AE. The Project Site is shown on FEMA Flood Insurance Rate Map (FIRM) number 06065C1430H, effective August 18, 2014. The majority of the Project Site is situated within Zone X; however, a small portion of the Project Site is within the FEMA Zone AE flood fringe (but outside of the floodway). The improvements of the Proposed Project that would be within the flood fringe would be surface parking and associated landscaping areas. The proposed building finished floor elevation would be above the FEMA's base flood elevation.

The Project Site drains generally from northwest to southeast. Runoff from the Project Site generally drains in a southeasterly direction in a sheet flow manner toward Murrieta Road (to be vacated) and a vacant parcel (APN 300-170-001). Runoff continues to drain in an easterly direction and eventually discharges into the existing Perris Valley Storm Drain Channel.

3.3 Existing General Plan Land Use and Zoning Designation

The Project Site is consistent with the Light Industrial land use designation and with the General Plan's anticipated industrial land uses for the surrounding areas. The property is also served by designated truck routes in the Light Industrial zone. The Proposed Project is consistent with the Light Industrial base zoning and the Perris Valley Commerce Center Specific Plan.

3.4 Surrounding Land Uses and Zoning Designations

Surrounding properties to the west, north and east are within the PVCCSP and are zoned Light Industrial. Properties to the south are zoned Residential R-20,000 and are developed with single family homes.

As shown on Figure 3, Aerial Photograph, surrounding properties are developed as follows:

- **North:** Newly constructed industrial building (3125 Wilson Avenue), Perris Valley Storm Drain Channel, and Highgrade Concrete Contractor (immediately north of the newly constructed industrial building at 3175 Wilson Avenue).
- **East:** Electrical lines, Murrieta Road (dirt road), and Perris Valley Storm Drain Channel, followed by vacant land and residential properties.
- **South:** Placentia Avenue, followed by residential properties, Murrieta Road, and vacant land.
- **West:** Wilson Avenue and vacant land.

3.5 Perris Valley Commerce Center Specific Plan (PVCCSP) Environmental Impact Report

The PVCCSP EIR is a program EIR and project-specific evaluation in a later-tier environmental document for individual development projects within the PVCCSP area was anticipated. As stated in Section 15168(d)(3) of the CEQA Guidelines, “The program EIR can focus an EIR on a subsequent project to permit discussion solely of new effects which had not been considered before.” As such, the environmental analysis for the Proposed Project would be based on, or tiered from, the analysis presented in the PVCCSP EIR, when applicable.

The PVCCSP EIR analyzes the direct and indirect impacts resulting from implementation of the allowed development under the PVCCSP. Measures to mitigate, to the extent feasible, the significant adverse project and cumulative impacts resulting from that development are identified in the PVCCSP EIR. In conjunction with certification of the PVCCSP EIR, the City adopted a Mitigation Monitoring and Reporting Program (MMRP). Additionally, the PVCCSP includes Standards and Guidelines to be applied to future development projects in the Specific Plan area. The City requires that future development projects in the Specific Plan area comply with the required PVCCSP Standards and Guidelines and PVCCSP EIR mitigation measures as outlined in the MMRP, and that these requirements are implemented in a timely manner. Relevant Standards and Guidelines and PVCCSP EIR mitigation measures that are incorporated into the Proposed Project would be listed for each topical issue in the EIR.

4.0 PROJECT DESCRIPTION

4.1 Land Use Applications

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Perris, as the lead agency, is charged with the responsibility of deciding whether to approve the Proposed Project. As identified above, the following permits and discretionary actions are required by the City of Perris to implement the Proposed Project:

- **Development Plan Review (DPR) (Case No. DPR 21-00015)** for the warehouse site plans and building elevations;
- **Specific Plan Amendment (SPA) (Case No. PLN22-05298)** to the Perris Valley Commerce Center Specific Plan in order to vacate and remove the paper street and Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain Channel;
- **Tentative Parcel Map (TPM) (Case No. PLN23-05103)** to combine the existing eleven-parcel Project Site into one parcel; and
- **Certification of an EIR** with the determination that the EIR has been prepared in compliance with the requirements of CEQA.

4.2 Proposed Project

The Project Applicant proposes to construct a 573,265 square foot concrete tilt-up warehouse building with a 5,000 square foot mezzanine, for a total building area of 578,265 square feet (Proposed Project). The Proposed Project would provide a total of 201 automobile parking stalls and 138 trailer stalls. The warehouse would provide a total of 104 truck dock positions, 54 docks on the north side and 50 docks on the south side. The building would have a maximum height of 50 feet. The lot coverage would be 48.29 percent where a maximum of 50 percent is allowed, and the FAR would be 0.4871, where 0.75 is allowed. See Figure 4, Site Plan, and Figure 5, Elevations.

The proposed warehouse is consistent with the current Light Industrial land use and zoning designations for the Project Site. Currently, there is no identified tenant for the proposed building. Intended occupants for the Proposed Project include distribution firms seeking an Inland Empire location from which to service their client base. Since the tenant is unknown, hours of operation and employee count will vary, but is assumed for planning purposes to operate 24/7. Office workers would likely have typical shifts of Monday through Friday, 8:00 AM to 5:00 PM, while warehouse staff would work in day, evening, and night shifts. Specific hours of operation would be identified during the tenant improvement process.

4.2.1 Access, Circulation, and Parking

The Project Site would be accessible via two truck accessible driveways and one automobile access only driveway along Wilson Avenue. An emergency vehicle only driveway would be provided at the southeast corner of the Project Site on Placentia Avenue. The two truck accessible driveways on the northwest and southwest corners of the Project Site would be left-in and right-out only driveways and auto-only center driveway would be a full-access driveway. The north and south trailer parking lots would be connected by an internal fire lane along the east boundary and manually operated gates would be installed.

A total of 201 vehicular parking stalls would be provided along Wilson Avenue, including 10 accessible parking stalls and 191 standard stalls. A total of 138 trailer parking stalls, 72 stalls along the north boundary and 66 stalls along the south boundary would be provided. The Proposed Project would also include 7 bicycle parking stalls.

4.2.2 Truck Routes

The PVCCSP area is primarily intended to accommodate commercial and industrial uses and requires a greater need for established truck routes to serve existing and future businesses. The City has adopted specific truck routes throughout the Perris Valley Commerce Center area to separate passenger and truck traffic and move truck traffic efficiently through the vicinity of the Project Site while avoiding residential communities as much as possible.

Trucks traveling to/from the Project Site would be required to access PVCCSP-designated truck routes (see Figure 6, Truck Routes Map). Trucks accessing the Project Site from the I-215 at Harley Knox Boulevard would travel east on Harley Knox Boulevard, south on Redlands Avenue, east on Rider Street, and south on Wilson Avenue. Trucks accessing the Project Site to/from Placentia Avenue at the I-215 would travel east on Placentia Avenue, north on Indian Avenue, east on Morgan Street, south on Redlands Avenue, east on Rider Street, and south on Wilson Avenue. The southerly edge of both truck driveways on Wilson Avenue would be recessed to prevent trucks from traveling south and accessing the Project Site to/from Placentia Avenue in order to avoid truck traffic in the neighboring residential areas. Directional signage would be provided onsite to direct drivers accordingly.

4.2.3 Landscaping, Walls/Fences, and Lighting

The Project Site would be surrounded by an eight-foot high tube steel fencing with 24-inch square block pilasters at 50' on center separation along the north and east property line and a 14-foot concrete tilt-up screen wall along the south property line. A 14-foot concrete painted screen wall would be provided along the Project Site to the existing drainage channel at the northwest corner. Landscaping would be provided along the entire site perimeter of the Project Site totaling 154,728 square feet, except for the boundary along the storm channel dedication area at the northeast corner. The Proposed Project would provide 170,049 square feet of landscaped area, covering 14.32 percent of the Project Site. Onsite exterior lighting would be provided throughout the warehouse and Project Site as required for security and wayfinding.

4.2.4 Utilities

The Proposed Project would include the installation of onsite storm drain, water quality, water, sewer, electric, natural gas, and telecommunications infrastructure systems to serve the proposed warehouse. The onsite utility infrastructure would connect to existing utilities in the vicinity of the Project Site or new utility lines that would be installed within the public right-of-way adjacent to the Project Site. Eastern Municipal Water District (EMWD) would be providing water and sewer services to the Proposed Project.

4.2.5 Offsite Improvements

Offsite infrastructure improvements would include the construction of a portion of the Master Drainage Plan (MDP) "Line H." The Applicant, in coordination with the City of Perris Engineering Division and

Riverside County Flood Control and Water Conservation District, has designed dual 10-foot-wide by 7-foot-high box culverts that would run the length of the Project Site's Placentia Avenue frontage and continue through adjacent properties to connect with the Perris Valley Storm Drain Channel. The Project Applicant has obtained a 40-foot easement for Line H and a 50-foot temporary construction easement from the property owner to the southeast of the Project Site (APN 300-110-001).

4.3 Specific Plan Amendment (SPA) No. PLN22-05298

The Proposed Project includes the vacation of a paper street connecting Wilson Avenue to Murrieta Road and the vacation of the portion of Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain Channel. A Specific Plan Amendment is required to remove these streets from the PVCCSP. PVCCSP Amendment No. 15 would modify Figure 3.0-1, Circulation Plan Map; Figure 3.0-4, Mass Transit Routes; Figure 3.0-5, Trails System Map; Figure 3.0-7, Existing EMWD Water Map; Figure 3.0-8, Existing EMWD Sewer Map; Figure 3.0-9, Existing EMWD Recycled Water Map; Figure 3.0-12, Existing Natural Gas Map; Figure 3.0-13, Existing Electrical Map; Figure 3.0-14, Existing Telephone Map; Figure 3.0-15, Electrical Cable TV Map; and Figure 5.0-7, Perris Valley Storm Channel Trail, to remove the paper street connecting Wilson Avenue to Murrieta Road and 80-foot of right-of-way on Murrieta Road north of Placentia Avenue from the PVCC.

4.4 Tentative Parcel Map (TPM) No. PLN23-05103

The Proposed Project involves proposed TPM No. PLN23-05103 to combine the existing twelve-parcel Project Site into one parcel. The existing APNs subject to the proposed changes are: 300-170-003, 300-170-004, 300-170-005, 300-170-006, 300-170-010, 300-170-011, 300-170-012, 300-170-013, 300-170-014, 300-170-015, 300-170-016 and 300-170-017.

4.5 Construction and Site Preparation

Development of the Proposed Project would involve grading and earthwork within the Project Site boundaries to accommodate the proposed structures, infrastructure, appurtenances, and associated parking areas. Construction of offsite infrastructure such as storm drain facilities are also anticipated.

Prior to grading operations, a Stormwater Pollution Prevention Plan (SWPPP) would be prepared in accordance with the requirements of the statewide general National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for stormwater discharge from construction sites. The SWPPP would include site-specific best management practices (BMPs) to reduce erosion and sedimentation and is subject to review and comment by the City Public Works Department. BMPs may include, but not be limited to, soil stabilization controls, perimeter silt fences, placement of hay bales, and use of sediment basins. All erosion and sediment controls would be in accordance with the currently adopted state general permit. The developer and construction contractor would be responsible for implementing the BMPs in accordance with the SWPPP.

Project construction would occur in one phase and is anticipated to begin in spring 2025. Construction is anticipated to be completed by summer 2026. The duration of construction activity (and associated equipment) represents a reasonable approximation of the expected construction activities as required per the State CEQA Guidelines.

4.6 Discretionary Actions and Approvals

The following approvals and permits are required from the City of Perris to implement the Proposed Project:

- **Certification of an EIR** with the determination that the EIR has been prepared in compliance with the requirements of CEQA;
- **DPR** (Case No. DPR 21-00015) for the warehouse site plans and building elevations;
- **SPA** (Case No. PLN22-05298) to the Perris Valley Commerce Center Specific Plan in order to vacate and remove the paper street and Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain Channel; and
- **TPM** (Case No. PLN23-05103) to combine the existing eleven-parcel Project Site into one parcel.

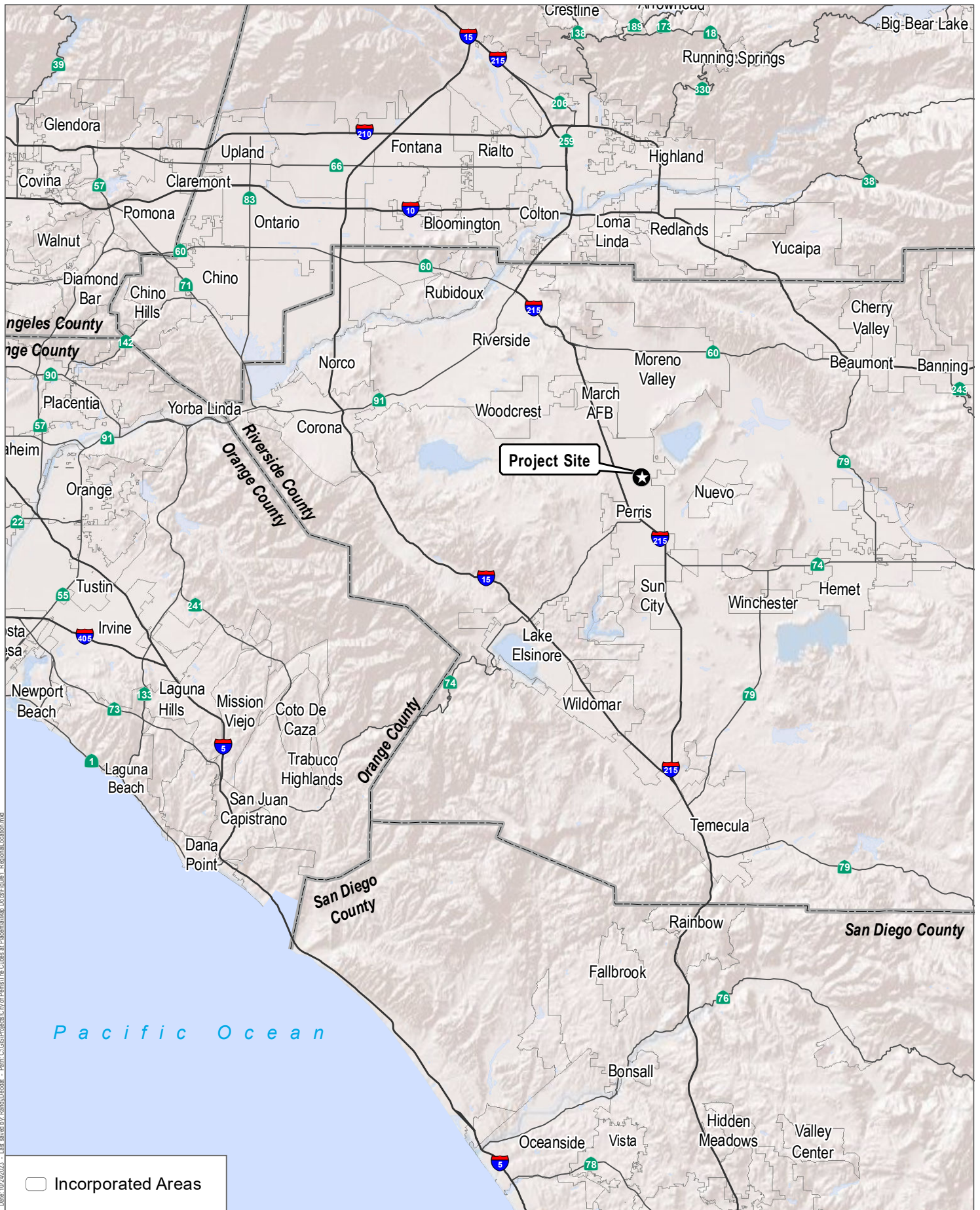
Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the Proposed Project include:

- Review and approval of all infrastructure plans, including street and utility improvements pursuant to the conditions of approval;
- Review all onsite and offsite plans, including grading and onsite and offsite utilities; and
- Approval of a preliminary Water Quality Management Plan (WQMP) to mitigate post-construction runoff flows.

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

- **Santa Ana Regional Water Quality Control Board (RWQCB)** – Approval of a NPDES permit to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened; Section 401 Certification or, alternatively, waste discharge requirements to discharge dredged or fill materials to waters of the state; and construction dewatering permit to remove water from excavation, trenches, foundations, and/or surface water impoundments;
- **Riverside County Airport Land Use Commission (ALUC)** – Review by Riverside County ALUC of consistency with the March ARB/IPA Airport Land Use Compatibility Plan (ALUCP);
- **EMWD** – Approval of water and sewer improvement plans;
- **Riverside County Flood Control District (RCFCD)** – An encroachment permit for the proposed storm drain outfall into the Perris Valley Storm Drain Channel;
- **South Coast Air Quality Management District (AQMD)** – Compliance with South Coast AQMD Indirect Source Rule (Rule 2305) for warehouse owners and operators;
- Permits or associated approval by other utility agencies as necessary, for installation of new utility infrastructure or connections to existing facilities;

- **California Department of Fish and Wildlife (CDFW)** – Approval of Streambed Alteration Agreement per Fish and Game Code, Sections 1601, et seq. and Section 2081 Incidental Take Permits authorizing impacts to listed plant and animal species;
- **FEMA** – Approval of a Letter of Map Revision (LOMR) based on existing data to revise the current National Flood Insurance Program (NFIP) map; and
- **United States Army Corps of Engineers (USACE)** – Approval of Section 404 Permit under the federal Clean Water Act.



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Harris & Associates

Figure 1
 Regional Location
 The Cubes at Placentia



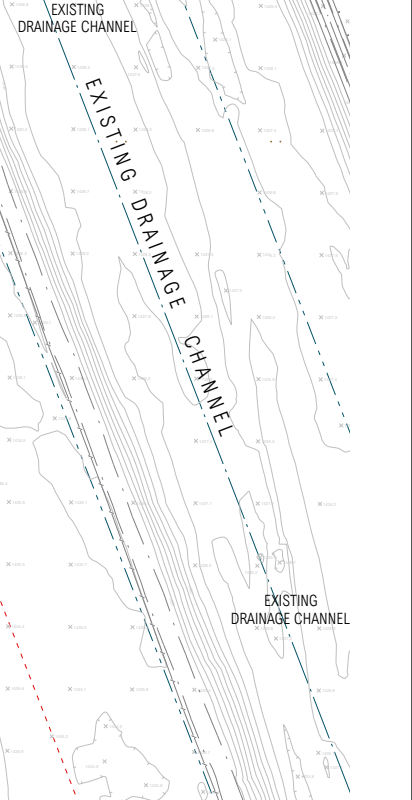
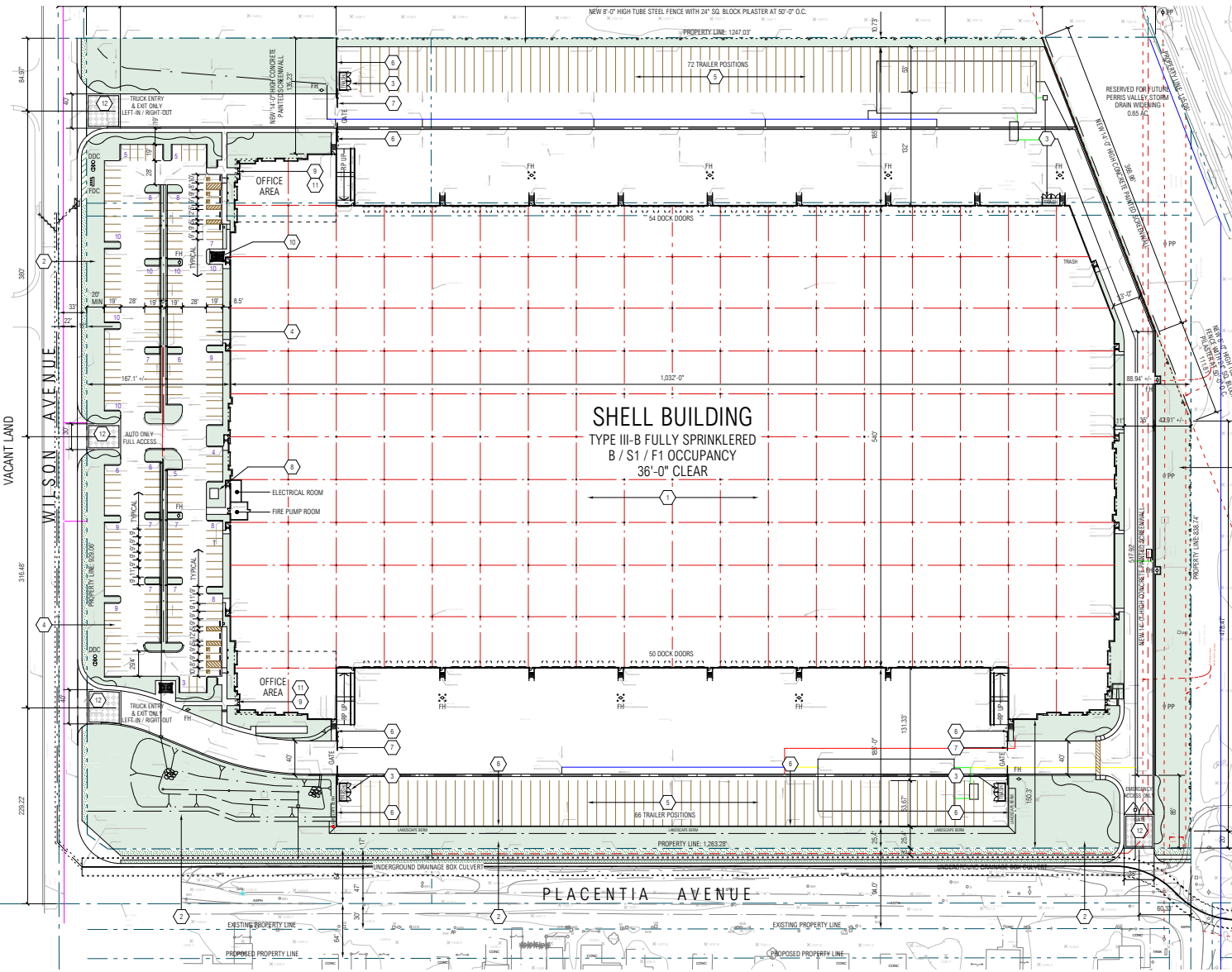
Source: Maxar Imagery 2022.



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Source: Maxar Imagery 2022.

PVCCSP Development Standards for LI	Required	Provided
Minimum Lot Size	15,000 SF	1,187,139 SF
Lot Coverage by Structure	50 % Max	48.29%
Floor Area Ratio (FAR)	0.75 Max	48.71%
Structure Height	50' Max	
Front Setback - Local/Collector (10' + 5' per 10' of struct. Over 20')	20'	166'-0"
Side Setback (10' + 5' per 10' of struct. Over 20')	20'	150'-0"
Rear Setback	30'	84'-5"
Perimeter Landscape (PMC 19.02 and 19.44.06D)	5'	6' Min.
Entries, Parking, Loading	Required	NW & SW corner
Site Landscape Coverage	12%	14.32%



- KEYNOTES**
1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
 2. SHADED AREA, PROPOSED IRRIGATED LANDSCAPING PER CCR GUIDELINES WITH MIN 6" CONCRETE CURBS AT ALL PERIMETERS.
 3. PAINTED CONCRETE TRASH ENCLOSURE. SCREEN WALLS SHALL BE MIN. 6'-0" HIGH WITH CANOPY TOP. SEE SHEET A2-1P FOR ELEVATIONS AND SECTIONS.
 4. TYPICAL STANDARD PARKING STALL MIN. 9' X 19' - STRIPE PER CITY STANDARDS.
 5. TRUCK TRAILER PARKING.
 6. NEW 14'-0" CONCRETE TILT-UP SCREEN WALLS AT TRUCK YARD. SEE PLAN FOR MINIMUM HEIGHTS AS MEASURED FROM INSIDE THE TRUCK YARD. PROVIDE ANTI-GRAFFITI COATING ON EXTERIOR SIDE ONLY.
 7. ROLLING / SWINGING 6'-0" HIGH WROUGHT IRON FENCE INTO THE TRUCK COURT.
 8. TRANSFORMER PAD LOCATION.
 9. ACCESSIBLE PRIMARY ENTRANCE TO THE BUILDING WITH BIKE RACKS.
 10. CONCRETE COVERED LUNCH PATIO WITH LANDSCAPE FURNITURE. SEE SHEET A3-1P.
 11. CALGREEN REQUIRED BIKE RACKS. SEE TABULATIONS FOR NUMBER OF BIKE RACKS.
 12. DECORATIVE PAVING AT ENTRY DRIVEWAY.
 13. EXTERIOR BOCCO COURT. SEE LANDSCAPE PLANS.

Source: RGA Architectural Design 2023.

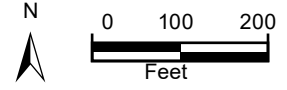
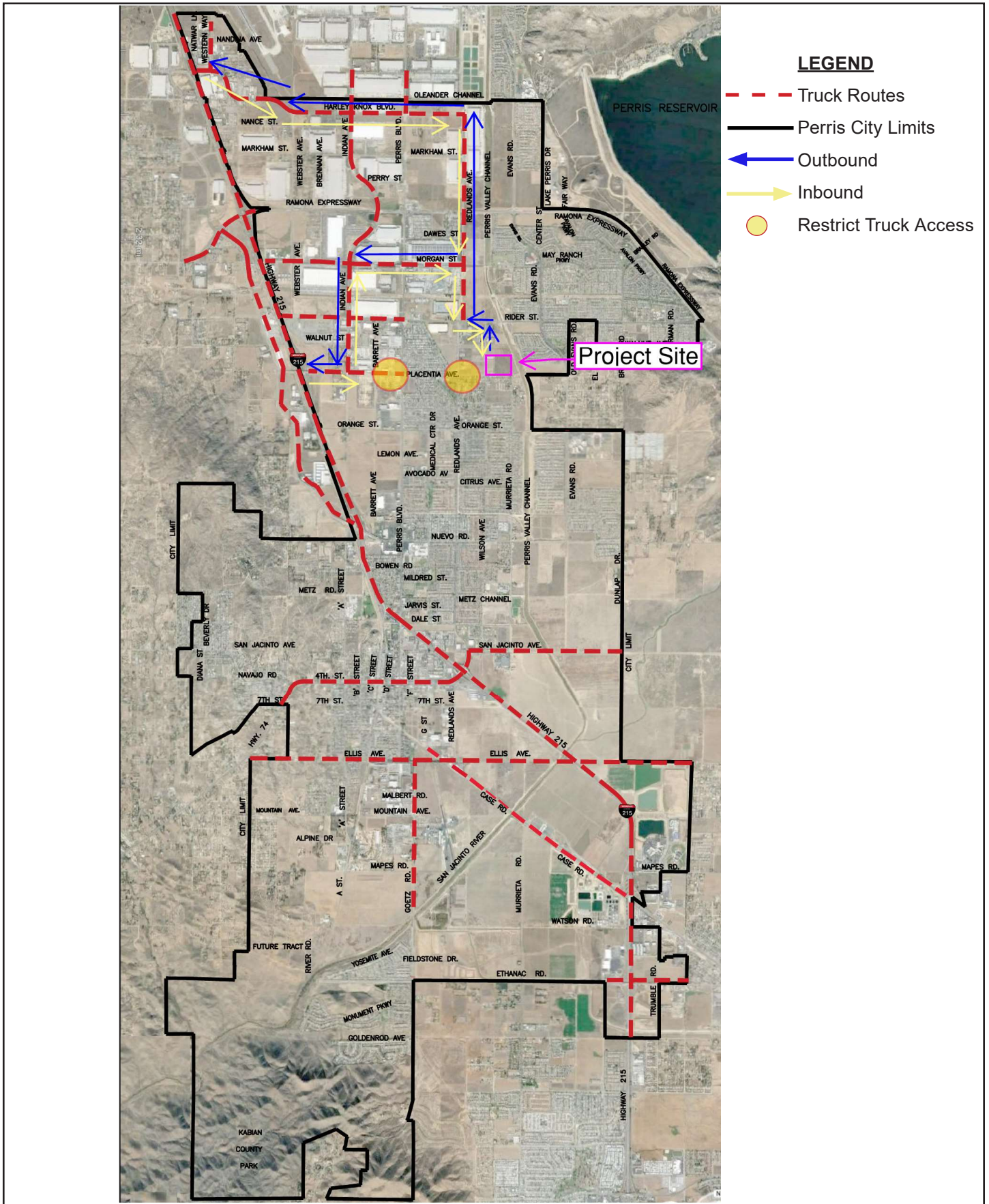


Figure 4
Site Plan

The Cubes at Placentia



Source: RGA Architectural Design 2023.

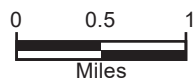


Source: City of Perris 2022.

Figure 6
Truck Routes Map
The Cubes at Placentia



Harris & Associates



5.0 ENVIRONMENTAL ANALYSIS AND DETERMINATION

In accordance with CEQA, this Initial Study has been prepared to analyze and determine any potential significant impacts upon the environment that would result from construction and implementation of the Proposed Project. In accordance with State CEQA Guidelines, Section 15063, this Initial Study is a preliminary analysis prepared by the lead agency in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the Proposed Project. The purpose of this Initial Study is to inform the decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Proposed Project.

5.1 Evaluation of Environmental Impacts

A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question.

- 1) All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 2) A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines, Section 15063 [c](3)[d]). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify:
 - (a) the significance criteria or threshold used to evaluate each question; and
 - (b) the mitigation measure identified, if any, to reduce the impact to less than significance

5.2 Environmental Factors Potentially Affected

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology and Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

5.3 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 would be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the Proposed Project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would 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.

Mathew Evans

Signature of Lead Agency Representative

Mathew Evans

Printed Name

November 22, 2023

Date

City of Perris

Agency

6.0 INITIAL STUDY

This section provides evidence to substantiate the conclusions in the Environmental Checklist.

6.1 Aesthetics	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Less than significant impact.** Scenic vistas are defined as the view of an area that is visually or aesthetically pleasing. Development projects may potentially impact scenic vistas in two ways: 1) directly diminishing the scenic quality of the vista, or 2) by blocking the view corridors or “vistas” of scenic resources. The City is located on a flat broad basin. According to the City’s General Plan EIR, virtually all building construction consistent with land use development standards would obstruct views of the foothills from at least some vantage points. However, the east-west and north-south oriented roadway network and streetscapes frame and preserve scenic vistas from public rights-of-way to the distant horizons and foothills. View corridors extend for miles along current and planned roadways and preserve scenic vistas from the broad basin to the surrounding foothills.

The Project Site is currently vacant and undeveloped. The Project Site itself is not a scenic vista, nor does it currently block or diminish a scenic vista. Furthermore, as discussed above, the surrounding roadway network has been established and therefore is preserving the view corridors. Thus, the implementation of the Proposed Project would not have a substantial adverse effect on a scenic vista. Therefore, impacts would be **less than significant** and no further evaluation of this topic is required in an ND, MND, or EIR

- b) **No impact.** The Project Site is not located within view of a State Scenic Highway. The closest eligible highway is State Route (SR) 74 which is located approximately 3.4 miles southwest of the Project Site. The Proposed Project would not damage any scenic resources within a State Scenic Highway. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.
- c) **Less than significant impact.** The Project Site is currently vacant and undeveloped. CEQA Section 21071(a) defines an incorporated city as being an urbanized area if it meets either of the following criteria:

- Has a population of at least 100,000 persons; or
- Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons.

The City's estimated population is 78,948 residents. (DOF 2023), therefore, does not meet the first criterion of being in an urbanized area. However, the adjoining City of Menifee's estimated population is 110,034 (DOF 2023), and between the two cities, the population is 188,982, over 100,000. Therefore, the City meets the second criterion under CEQA Section 21071(a) of being in an urbanized area.

The Project Site is within the PVCCSP and is zoned Light Industrial. Implementation of the Proposed Project is consistent with the zoning for the Project Site. As stated in Section 4.0, Project Description, the Proposed Project would meet the development standards for the Light Industrial zone, including, but not limited to the height, FAR, setback, and landscaping requirements. The Proposed Project is also required to meet the On-site Standards and Guidelines for PVCCSP. Therefore, the Proposed Project would not conflict with applicable zoning or other regulations governing scenic quality, and impacts would be less than significant. No further evaluation of this topic is required in an ND, MND, or EIR.

- d) **Potentially significant impact.** Both during and after construction, the Proposed Project has the potential to create a new source of light or glare that would adversely affect day or nighttime view. The implementation of construction and operations of the Proposed Project would potentially create a substantial new light source; therefore, this potential impact would be further evaluated in the forthcoming EIR.

6.2 Agriculture and Forestry Resources	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Answers

- a) **No impact.** Pursuant to CEQA Section 21060.1, agricultural land means Prime Farmland, Farmland of Statewide Importance, or Unique Farmland, as defined by the U.S. Department of Agriculture land inventory and monitoring criteria as modified for California. A significant impact to agriculture could occur if a project was to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. Based on the California Department of Conservation’s (DOC’s) Farmland Mapping and Monitoring Program, the Project Site is not classified as Farmland of Local Importance (DOC 2018), but is surrounded by areas designated as Farmland of Local Importance or Urban and Built-Up Land. However, the Project Site is vacant and the Project Site and surrounding areas are not currently being utilized for agricultural purposes

and is not otherwise zoned by the City for agricultural use. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.

- b) **No impact.** The City's 1991 General Plan eliminated the agricultural land use designation from within City boundaries. Therefore, there are no agricultural zones identified by the City and the Project Site is not within an area subject to a California Land Conservation Act of 1965 (Williamson Act) Contract. Thus, the Proposed Project would not create a conflict with existing agricultural zoning for agricultural use or a Williamson Act contract. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.
- c) **No impact.** The Project Site is not located on forest land, timberland or any land zoned as timberland. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.
- d) **No impact.** The Project Site and surrounding area do not contain any forest land, and therefore would not result in the conversion of forest land to another use. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.
- e) **No impact.** The Project Site is currently vacant and no agricultural production occurs onsite or in the surrounding area. Thus, the Proposed Project would not result in changes in the existing environment that could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, **no impacts** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.

6.3 Air Quality	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

a) **Potentially significant impact.** The City of Perris is located within the South Coast Air Basin (SCAB), which is guided by the Air Quality Management Plan (AQMP) of the South Coast Air Quality Management District (SCAQMD). The AQMP includes a comprehensive program intended to gain compliance with all federal and state air quality standards. The AQMP uses emissions projections from future development scenarios derived from land use, population, and employment characteristics to develop control measures and related emission reduction estimates. The forthcoming EIR would include an analysis of the Proposed Project for its inclusion of needed measures and its potential to conflict with or obstruct implementation of the AQMP.

b) **Potentially significant impact.** Air quality impacts can be described in short-term and long-term perspectives. Short-term impacts occur during site preparation and construction, whereas long-term impacts are associated with project operation. The Proposed Project’s short-term and long-term emissions would be evaluated using the latest industry standard air quality modeling software and analyzed for compliance with SCAQMD regional significance thresholds. Projects that exceed project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable.

The Proposed Project includes implementation of Light Industrial (LI) land uses on a vacant site. The Proposed Project may 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. Therefore, the Proposed Project may result in a **potentially significant impact**. This topic would be further analyzed and addressed in the forthcoming EIR.

- c) **Potentially significant impact.** According to CARB, sensitive receptors include residential uses, school playgrounds, childcare facilities, athletic facilities, hospitals, retirement homes, and convalescent homes. Development of the Project Site has the potential to expose nearby sensitive receptors to substantial pollutant concentrations during construction and operation. Therefore, the Proposed Project may result in a **potentially significant impact**. This topic would be further analyzed and addressed in the forthcoming EIR.
- d) **Potentially significant impact.** The CARB developed an Air Quality and Land Use Handbook to outline common sources of odor complaints. The sources of odors include sewage treatment plants, landfills, recycling facilities, and petroleum refineries. Odor impacts during project operation would be minimal because the warehouse uses proposed on the Project Site are not included on CARB's list of facilities that are known to be prone to generate odors. During construction, short-term temporary odors could be emitted from vehicle exhaust and construction equipment engines. While odors from these sources are not anticipated to be noticeable for extended periods of time, impacts are potentially significant, and this topic would be further analyzed in the forthcoming EIR.

6.4 Biological Resources	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modification, 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 U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Potentially significant impact.** Implementation of the Proposed Project has the potential to have a substantial adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or U.S. Fish and Wildlife Service (USFWS). Therefore, this issue would be analyzed in the EIR.
- b) **Potentially significant impact.** Implementation of the Proposed Project has the potential to have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS. Therefore, this issue would be analyzed in the EIR.
- c) **Potentially significant impact.** Implementation of the Proposed Project has the potential to have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, this issue would be analyzed in the EIR.
- d) **Potentially significant impact.** Implementation of the Proposed Project has the potential to interfere substantially with the movement of a native resident or migratory wildlife species or with established native resident or migratory wildlife corridors. Therefore, this issue would be analyzed in the EIR.
- e) **Potentially significant impact.** A biological assessment would document biological resources and determine whether implementation of the Proposed Project would impact these biological resources, as well as determine the Proposed Project's consistency with local policies. Therefore, this issue would be analyzed in the EIR.
- f) **Potentially significant impact.** The Project Site is in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) boundary. Impacts on this issue are potentially significant, and this topic would be evaluated further in the forthcoming EIR.

6.5 Cultural Resources	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Potentially significant impact.** The Project Site is vacant and undeveloped and has not been surveyed. Therefore, implementation of the Proposed Project has the potential to cause a substantial change in the significance of a historical resource as defined in Section 15064.5 of CEQA. Therefore, the Project may result in a **potentially significant impact**. This topic would be further analyzed and addressed in the forthcoming EIR.
- b) **Potentially significant impact** The Project Site is vacant and undeveloped and has not been surveyed. Therefore, implementation of the Proposed Project has the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of CEQA. Causing a change in the significance of an archaeological resource may result in a **potentially significant impact**. This topic would be further analyzed and addressed in the forthcoming EIR.
- c) **Less than significant impact.** The Project Site is not located within an area of a known cemetery or burial grounds and it is unlikely to contain human remains. However, development of the Proposed Project could have the potential to disturb previously undiscovered subsurface human remains, if any exist. For example, the Proposed Project would involve grading and some excavation activities over the entire Project Site. In the unlikely event that human remains are uncovered during ground-disturbing activities, California Health and Safety Code, Section 7050.5, requires that disturbance of the site shall remain halted until the Riverside County Coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative, in the manner provided in Section 5097.98 of the California Public Resources Code. The coroner is

required to make a determination within two working days of notification of the discovery of the human remains. If the coroner determines that the remains are not subject to his or her authority or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) so that NAHC can contact the Most Likely Descendant (MLD). The MLD shall be provided access to the discovery and provide recommendations or preferences for treatment of the remains within 48 hours of accessing the discovery site. Disposition of human remains and any associated grave goods, if encountered, shall be treated in accordance with procedures and requirements set forth in Sections 5097.94 and 5097.98 of the Public Resources Code; Section 7050.5 of the California Health and Safety Code; and CEQA Guidelines, Section 15064.5. Compliance with existing law regarding the discovery of human remains would reduce potential impacts to human remains to less than significant levels. Therefore, and no further evaluation of this topic is required in an ND, MND, or EIR.

6.6 Energy	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Potentially significant impact.** Implementation of the Proposed Project would require energy consumption during both construction and operation activities. As the Project Site is currently vacant, implementation of the Proposed Project would increase the amount of energy consumed within the Project Site compared to existing uses. To determine the severity of project-related impacts regarding wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, additional analysis is required. Thus, the Proposed Project may result in a **potentially significant impact** due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. This topic would be further analyzed and addressed in the forthcoming EIR.
- b) **Potentially significant impact.** Implementation of the Proposed Project would result in development of a vacant site. As such, the amount of energy consumed within the Project Site would increase. The Proposed Project would be required to comply with City, state, and federal energy conservation measures during construction and operation of the Proposed Project. To determine the severity of project-related impacts regarding energy, additional analysis is required to determine whether the Proposed Project would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, the Proposed Project may result in a **potentially significant impact**. This topic would be further analyzed and addressed in a forthcoming EIR.

6.7 Geology and Soils	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6.7	Geology and Soils	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:					
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a.i) **No impact.** According to the California State Geoportal, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone. While seismic activity is known to exist throughout Southern California, there are no known faults running through or near the Project Site that would result in substantial effects. Western Riverside County has been mapped for Alquist-Priolo zones; however, no zones exist within the City of Perris. In addition, the County of Riverside has applied additional special studies zone criteria for additional fault systems, and these identified faults have not been mapped within the City of Perris. The City’s Safety Element identifies mapped faults located within the City and vicinity, however, none of these faults are considered active by the State of California. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.
- a.ii) **Less than significant impact.** Although there are no faults identified within the City limits, according to the City’s General Plan EIR or the PVCCSP EIR, there are several active faults within the Southern California region that may contribute to ground shaking at the Project Site. Since ground shaking and earthquake activity is typical of the Southern California area, the Proposed Project would be required to be designed consistent with current California Building Codes, requiring structures to be designed to meet or exceed the seismic safety standards set forth therein. Thus, the Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Therefore, impacts are **less than significant** and no further evaluation of this topic is required in an ND, MND, or EIR.
- a.iii) **Potentially significant impact.** Implementation of the Proposed Project could expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction. Therefore, this issue would be analyzed in the forthcoming EIR.

- a.iv) **No Impact.** The City is located on a flat broad basin. The Project Site's overall topography is relatively flat. Figure 4.5-4 of the PVCCSP does not identify any areas with high susceptibility to seismically induced landslides and rockfalls. Additionally, according to the City's Safety Element, the Project Site is not in an area prone to slope instability and not susceptible to landslides, implementation of the Proposed Project would not directly, or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including landslides. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.
- b) **Less than significant impact.** Grading and excavation during construction would expose soils to potential erosion and could result in the loss of topsoil. Erosion is the movement of rock and soil from place to place and is a natural process. Common agents of erosion in the project region include wind and flowing water. Significant erosion typically occurs on steep slopes where stormwater and high winds can carry topsoil down hillsides. Erosion can be increased greatly by earthmoving activities if erosion control measures are not used.

Construction Phase

Project development would involve excavation, grading, and construction activities that would disturb soil and leave exposed soil on the ground surface. However, development on the Project Site is subject to local and state codes and requirements for erosion control and grading during construction. For example, project development is required to comply with standard regulations, including South Coast Air Quality Management District Rules 402 (Nuisance) and 403 (Fugitive Dust), which would reduce construction erosion impacts. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emissions source. Rule 402 requires dust suppression techniques be implemented to prevent dust and soil erosion from creating a nuisance offsite. For example, as outlined in Table 1 of Rule 403 (Best Available Control Measures), control measures to reduce erosion during grading and construction activities include stabilizing backfilling materials when not actively handling, stabilizing soils during clearing and grubbing activities, and stabilizing soils during and after cut-and-fill activities.

Additionally, the Construction General Permit (CGP) issued by the State Water Resources Control Board regulates construction activities to minimize water pollution, including sediment risk from construction activities to receiving waters. Project development would be subject to the NPDES permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). 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. For example, types of BMPs that are incorporated in SWPPPs and would help minimize impacts from soil erosion include:

- 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 and adherence with local and state codes and requirements for erosion control and grading during construction would reduce, prevent, or minimize soil erosion from project-related grading and construction activities. Therefore, soil erosion impacts from project-related grading and construction activities would be **less than significant**, and no further evaluation of this topic is required in an ND, MND, or EIR.

Operation Phase

The Project Site is vacant and undeveloped and is relatively flat without steep hills or bluffs in the vicinity of the Project Site. After project completion, the Project Site would be developed with a new warehouse facility and associated hardscape and landscape improvements. There would be no exposed soil for substantial soil erosion or the loss of topsoil impact. Therefore, soil erosion impacts from the Proposed Project's operation phase would be **less than significant**, and no further evaluation of this topic is required in an ND, MND, or EIR.

- c) **Potentially significant impact.** Implementation of the Proposed Project could locate project elements on a geologic unit or soil that is unstable or could become unstable as a result of the Proposed Project, and potentially result in impacts associated with on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse. Therefore, this issue will be analyzed in the forthcoming EIR.
- d) **Potentially significant impact.** Expansive soils are fine-grained soils (generally high plasticity clays) that can undergo a significant increase in volume with an increase in water content as well as a significant decrease in volume with a decrease in water content. Changes in the water content of highly expansive soil can result in severe distress to structures. The Proposed Project would be required to comply with applicable building codes and structural improvements to withstand the effects of expansive soils. The implementation of the Perris Building Code requirements, as applicable, would minimize the potential. However, impacts with regard to expansive soils would be further evaluated in the forthcoming EIR.
- e) **No impact.** The Project Site would connect to the existing sewer system and would not require the use of septic tanks. Thus, soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater is not applicable to the Project. Therefore, **no impacts** are anticipated so this topic would not be further analyzed and addressed in the forthcoming EIR.
- f) **Potentially significant impact.** The Proposed Project would involve the development of an industrial development on a vacant site. Construction-related and earth-disturbing actions may have the potential to impact previously undiscovered fossils in rock units. Therefore, the Proposed Project may result in a **potentially significant** impact. This topic will be further analyzed and addressed in a forthcoming EIR.

6.8 Greenhouse Gas Emissions	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Potentially significant impact.** Implementation of the Proposed Project would incorporate Light Industrial uses to a vacant site which may have the potential to generate greenhouse gas (GHG) emissions above SCAQMD thresholds during construction and operational activities. Thus, the Proposed Project may have the potential to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, impacts may be **potentially significant**. This topic would be further analyzed and addressed in a forthcoming EIR.
- b) **Potentially significant impact.** As discussed in *Threshold 6.8(a)* above, the Proposed Project may have the potential to increase GHG emissions to levels that may impact the environment. Thus, the Proposed Project may have the potential to conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts may be **potentially significant**. This topic would be further analyzed and addressed in a forthcoming EIR.

6.9 Hazards/Hazardous Materials	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Answers

- a) **Potentially significant impact.** The Proposed Project would involve the routine transport and use of hazardous materials needed for the construction and building process. This would include but not be limited to fuels, greases, lubricants, solvents, etc. The Proposed Project would not dispose of such materials onsite and is not anticipated to use acutely hazardous materials during either stage. The routine transport, use, and disposal of hazardous materials can result in potential hazards to the public through accidental release. Such hazards are typically associated with certain types of land uses, such as chemical manufacturing facilities, industrial processes, waste disposal, and storage and distribution facilities. This topic would be further analyzed and addressed in the forthcoming EIR.
- b) **Potentially significant impact.** As discussed above, the Proposed Project would involve the routine transport and use of commonly used hazardous materials during the construction and building process. This would include but not be limited to fuels, greases, lubricants, solvents, etc. Use of these materials could result in upset and/or accident conditions that could result in a release to the environment. While it is anticipated that conformance to safe handling and cleanup protocols would ensure the potential for impacts is reduced, this topic would be further analyzed and addressed in the forthcoming EIR.
- c) **No impact.** There are no existing or proposed schools within a one-quarter-mile radius of the Project Site. The closest existing school to the Project Site is Triple Crown Elementary School (approximately 0.4 miles southwest of the Project Site). Thus, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school because there are no existing or proposed schools within one-quarter-mile of the Project Site. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.
- d) **No impact.** According to the Department of Toxic Substances Control (DTSC) Cortese list, compiled pursuant to Government Code, Section 65962.5, no hazardous materials sites are located within or adjacent to the Project Site. Similarly, based on the Cortese list provided by DTSC, there are no other such sites in the vicinity of the Project Site or that would have an effect on the Proposed Project, or on workers or visitors at the Project Site. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.
- e) **Potentially significant impact.** Because the Project Site is located proximate to the March ARB/IPA, a determination by the Riverside County ALUC of consistency with the March ARB/IPA ALUCP would be prepared (ALCU 2014). The forthcoming EIR would evaluate the potential safety impacts related to the Project Site's proximity to March ARB/IPA and consistency with applicable provisions of the MARB/IPA ALUCP.
- f) **Less than significant impact.** The Proposed Project would be required to comply with all applicable fire code and City Fire Department requirements and standards for access to ensure that adequate access is provided. Prior to any site development or future project approvals, all plans would be required to be submitted to the Fire Department for review and verification that

they conform to all pertinent fire standards and requirements. Emergency response and evacuation for the City are based on numerous access routes. The Proposed Project would not interfere with the City's emergency operations plan or impede roadway access through removal or closure of any streets that provide through access. The Project Site fronts two streets, and any lane closures will require permits from the City. All construction activities would be required to be performed according to the standards and regulations of the City. Therefore, the Proposed Project would not alter offsite circulation near the Project Site and the Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, **less than significant impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.

- g) **No impact.** The Project Site and surrounding areas include vacant land. The Project Site is not located adjacent to any wildlands or any undeveloped hillsides where wildland fires might be expected. Further, the Project Site is not located within or near a State Responsibility Area (SRA) or in an area that is identified as being in a Very High Fire Hazard Severity Zone according to the Fire Hazard Severity Zones in the SRA Map produced by the California Department of Forestry and Fire Protection (CAL FIRE). Furthermore, the Project Site does not contain natural features that would exacerbate wildland fire risk. As such, no direct or indirect significant risk of loss, injury or death involving wildland fires would occur. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.

6.10 Hydrology and Water Quality	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 onsite or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Potentially significant impact.** Development of the Proposed Project would be subject to County, State, and federal water quality regulations. This includes but is not limited to adherence to the federal Clean Water Act (CWA), NPDES, the National Flood Insurance Act (NFIA), requirements of the California Department of Water Resources (DWR) and the California Fish and Game Code, the California Water Code, and the requirements of the PVCCSP, Perris GP and Perris Development Code. Development of the Proposed Project Site would increase the amount of impervious surface area at the site. All sources of runoff may carry pollutants and therefore have the potential to degrade water quality to a level below water quality standards or waste discharge requirements. As such, because the Proposed Project would increase impervious surfaces at the Project Site, the Proposed Project may potentially violate water quality standards, waste discharge requirements, or otherwise substantially degrade surface or groundwater quality. Therefore, the Proposed Project may result in a **potentially significant** impact. This topic would be further analyzed and addressed in the forthcoming EIR.
- b) **Potentially significant impact.** The Project Site is currently vacant and undeveloped. The Proposed Project would increase impervious surfaces through the placement of the proposed structures and hardscape. Installation of these improvements could potentially reduce the volume of water that infiltrates the ground surface and recharges groundwater. As such, the Proposed Project may result in a **potentially significant** impact. This topic would be further analyzed and addressed in the forthcoming EIR.
- c.i) **Potentially significant impact.** Implementation of the Proposed Project has the potential to substantially alter the existing drainage pattern of the Project Site or area, including through the alteration of the course of a stream or river, in a manner that could result in substantial erosion on- or offsite. Therefore, impacts may be **potentially significant**. This topic would be further analyzed and addressed in a forthcoming EIR.
- c.ii) **Potentially significant impact.** Implementation of the Proposed Project would introduce impervious surfaces throughout the Project Site which may generate more onsite runoff that moves faster than the existing condition which may result in onsite or offsite flooding. A Preliminary Drainage Study would be needed to determine the Project Site's existing hydrologic conditions and determine the capacity of existing drainage facilities. Thus, the Proposed Project may substantially alter the existing drainage pattern of the Project 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite. Therefore, impacts may be **potentially significant**. This topic would be further analyzed and addressed in the forthcoming EIR.
- c.iii) **Potentially significant impact.** The Proposed Project would result in an overall increase in impervious surfaces onsite. The increase in impervious surfaces could increase stormwater runoff if the water is not properly controlled using an onsite stormwater drainage system. The Proposed

Project would implement a drainage plan to address stormwater runoff impacts. As impacts may be **potentially significant**, this topic would be further analyzed and addressed in a forthcoming EIR.

- c.iv) **Potentially significant impact.** The Project Site is shown on FEMA FIRM number 06065C1430H, effective August 18, 2014. The majority of the Project Site is be situated within Zone X; however, a small portion of the Project Site would be within the FEMA Zone AE flood fringe (but outside of the floodway). Nonetheless, the Proposed Project may substantially alter the existing drainage pattern of the Project 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 may impede or redirect flood flows. Therefore, impacts may be **potentially significant**. This topic would be further analyzed and addressed in the forthcoming EIR.

- d) **Less than significant impact.** The Project Site is in Zone X and partially within Zone AE and is not located within a flood hazard zone (FEMA). A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity.

Seiches are of concern relative to 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. Because of the distance from the Project Site to surrounding large water bodies and reservoirs, inundation due to seiche is unlikely. The Project Site is not located within an identified seiche zone.

Tsunamis are a type of earthquake-induced flooding that is produced by large-scale sudden disturbances of the sea floor and can result in an increased wave height and a destructive wave surge into low-lying coastal areas. Because tsunamis occur in coastal areas and the Project Site is approximately 40 miles east of the Pacific Ocean, inundation due to tsunami is unlikely. The Project Site is not located within an identified tsunami zone.

According to the City's Safety Element, the Project Site is not within a tsunami or seiche zone and is not located within the Dam Inundation Area for the Lake Perris Dam. As such, the Project Site would not be exposed to the release of pollutants due to inundation from flood, tsunami, or seiche. Therefore, impacts would be **less than significant** and no further evaluation of this topic is required in an ND, MND, or EIR.

- e) **Potentially significant impact.** The project construction activities could potentially degrade water quality through erosion and subsequent sedimentation of streams and obstruct a water quality plan. Additionally, accidental release of potentially harmful materials, such as engine oil, diesel fuel, and cement slurry could degrade the water quality of nearby streams. The Proposed Project may conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts may be **potentially significant**. This topic would be further analyzed and addressed in the forthcoming EIR.

6.11 Land Use and Planning	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **No impact.** The Proposed Project would develop a vacant lot and would not physically divide an established community. The physical development associated with the Proposed Project would involve constructing a new warehouse use on vacant land. The Proposed Project would not be located between or interrupt the interaction or movement of people within an established community. The Proposed Project would involve the installation of utilities necessary to connect to existing infrastructure systems adjacent to or in the vicinity of the Project Site and would involve improvements to adjacent roadways, consistent with the PVCCSP and General Plan. As such, the Proposed Project does not include any new roadways or structures that would physically divide the existing community. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.
- b) **Potentially significant impact.** The Project Site is zoned Lighting Industrial by PVCCSP and the proposed warehouse use is permitted under the Light Industrial zoning. However, the Proposed Project requires a Specific Plan Amendment to the PVCCSP in order to vacate and remove the paper street between Wilson Avenue and Murrieta Road and Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain Channel. Therefore, to ensure a comprehensive discussion as to whether the Proposed Project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction adopted for the purpose of avoiding or mitigating an environmental effect, this issue would be analyzed in the forthcoming EIR.

6.12 Mineral Resources	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Answers

- a) **No impact.** According to the City’s General Plan, the land within the City is classified primarily as Mineral Resource Zone (MRZ) 4, which are not considered to be significant mineral resource areas. The CDC is primarily interested in the preservation of significant resources in MRZ 2 regions. Further, the City does not have designated locally important mineral resource recovery sites in the General Plan. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.
- b) **No impact.** Further, the City does not have designated locally important mineral resource recovery sites in the General Plan. In addition, the California DOC does not show oil, gas, or geothermal fields underlying the Project Site; and no oil or gas wells are recorded on or near the Project Site in the Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder (DOC 2021). Therefore, **no impact** to the availability of a locally important mineral resource recovery site would occur. No further evaluation of this topic is required in an ND, MND, or EIR.

6.13 Noise	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) Generation of 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Potentially significant impact.** Construction and operation of the Proposed Project would introduce new noise sources to the vicinity of the Project Site. The Proposed Project may generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project Site in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore, impacts would be **potentially significant**. This topic would be further analyzed and addressed in the forthcoming EIR.
- b) **Potentially significant impact.** During construction and operation activities, ground borne vibration may be experienced based on the equipment and methods employed. Thus, the Proposed Project may generate excessive groundborne vibration or groundborne noise levels. Therefore, impacts are **potentially significant**. This topic would be further analyzed and addressed in the forthcoming EIR.
- c) **Potentially significant impact.** The Project Site is proximate to the March ARB/IPA. The Draft EIR would evaluate the potential safety and noise impacts related to the Project Site’s proximity to March ARB/IPA and consistency with applicable provisions of the MARB/IPA ALUCP. As impacts are **potentially significant**, this topic would be further analyzed and addressed in the forthcoming EIR.

6.14 Population and Housing	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Answers

- a) **Less than significant impact.** The Proposed Project does not include residential structures or other infrastructure that would encourage residential development. The Proposed Project would create jobs within the City that would be expected to be filled by the existing population. Based on the California Building Code (CBC) method for determining concentration of people which estimates 1 person per 500 square feet of warehousing space, the Proposed Project would generate approximately 1,002 employees. The job creation would not be of a magnitude to induce substantial population growth. Additionally, similar to the short-term construction jobs, it is anticipated that these new warehouse positions would be filled by workers who would already reside in the region. The Proposed Project would involve the installation of utilities necessary to connect to existing infrastructure systems adjacent to or in the vicinity of the Project Site and would involve improvements to adjacent roadways, consistent with the PVCCSP and General Plan. Thus, implementation of the Proposed Project would not substantially introduce unplanned population growth in an area, either directly or indirectly. Therefore, impacts to population growth within the City and the vicinity of the Project Site would be **less than significant** and no further evaluation of this topic is required in an ND, MND, or EIR.
- b) **No impact.** The Project Site is currently vacant. Hence, no housing units would be displaced as a result of project construction. Thus, the Proposed Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, **no impact** would occur, and no further evaluation of this topic is required in an ND, MND, or EIR.

6.15 Public Services	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Less than significant impact.** While implementation of the Proposed Project would not involve new residential uses or uses that would increase the City's population, the operation of the proposed industrial and retail buildings would increase the demand for fire protection, prevention, and emergency medical services at the currently undeveloped site. California Department of Forestry and Fire Protection (CAL FIRE), under contract with Riverside County and operating as Riverside County Fire Department (RCFD), provides fire prevention and suppression to the City of Perris. RCFD Station No. 1 located at 210 W. San Jacinto Avenue and RCFD Station No. 90 at 333 Placentia Avenue exclusively serve the City of Perris. RCFD Station No. 1 is approximately 3.5 miles roadway miles southwest of the Project Site. RCFD Station No. 90 is approximately 0.4 miles roadway miles west of the Project Site. Other RCFD stations respond to emergency service calls in the City on an as-needed basis. The Proposed Project would create the typical range of service calls for industrial developments, such as medical aid, fire response, and traffic collisions. The Proposed Project would be designed in compliance with all applicable ordinances and standard conditions established by the RCFD and/or the City or State including, but not limited to those regarding fire prevention and suppression measures, such as fire hydrants, fire access, emergency exits, combustible construction, fire flow, and fire sprinkler

systems. Compliance with applicable regulations would be confirmed by the RCFD during its review of development plans to ensure it has the capacity to provide proper fire protection to the development. The development of the Proposed Project would not cause fire staffing, facilities, or equipment to operate at a deficient level of service. Additionally, the Project Applicant would be required to pay North Perris Road and Bridge Benefit District (NPRBBD) fees, inclusive of the City's Development Impact Fee (DIF), which provides a funding source for construction of fire facilities as a result of impacts related to future growth in the City. The Project would not require the construction of new or expanded fire protection facilities. Therefore, the Project would result in **less than significant impacts** and no further evaluation of this topic is required in an ND, MND, or EIR.

- b) **Less than significant impact.** While implementation of the Project would not involve new residential uses or uses that would increase the City's population, the operation of proposed industrial and commercial retail buildings would increase the demand for police protection services at the currently undeveloped site. The City of Perris contracts with the Riverside County Sheriff Department (RCSD) for the provision of municipal police services in the City. The Proposed Project would be designed and operated in compliance with the standards provided within the City's Municipal Code, RCSD, and the PVCCSP for new development with regard to public safety. The Perris Police Station is located at 137 N. Perris Boulevard and is located approximately 3.5 roadway miles southwest of the Project Site. Sheriff response times vary by time of day and priority of the call. Typical operational police protection services involved with the proposed industrial and retail uses include after-hours patrol, crime and traffic accident/collision responses, and calls for service. The Project Applicant would be required to contribute DIF fees which would ensure the Proposed Project provides fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Proposed Project. Therefore, Proposed Project's incremental demand for sheriff protection services would be less than significant with the mandatory payment of DIF fees. The Proposed Project would not require the construction of new or expanded police protection facilities. Therefore, the Proposed Project would result in **less than significant impacts** and no further evaluation of this topic is required in an ND, MND, or EIR.
- c) **Less than significant impact.** The Project Site is located with the Val Verde Unified School District (VVUSD), which covers 67 square miles in Riverside County, and is comprised of 22 schools serving pre-kindergarten through 12th grade (VVUSD 2022). The Project Site is within the service area for the following schools: May Ranch Elementary School, Vista Verde Middle School, Rancho Verde High School, and Val Verde High School. The Proposed Project would not directly create a source of students, as the Proposed Project does not involve the development of residential land uses. Therefore, no school-age children would be living at the industrial building, and no direct demand for school services and facilities would occur. Additionally, as previously discussed, it is expected that the new jobs that would be created by the Proposed Project would be filled by individuals that reside in the area. Appropriate developer impact fees, as required by State law, shall be

assessed and paid by the Project Applicant to the VVUSD. Section 65995(b) of the California Government Code establishes the base amount of allowed developer fees and allows increases in the base fee every two years. School districts are placed into a specific “level” based on school impact fee amounts that are imposed on the development. With the payment of the required fees and with no additional students generated from the Proposed Project, no significant impacts to school services would result. The Proposed Project would not require the construction of new or expanded police protection facilities. Therefore, the Proposed Project would result in **less than significant impacts** and no further evaluation of this topic is required in an ND, MND, or EIR.

- d) **Less than significant impact.** The City of Perris Community Services Department provides community services and recreational and leisure time opportunities and is responsible for the planning, development, and maintenance of the City's parks and recreational facilities. The Project Site currently does not contain any parkland or recreational facilities. The nearest park is Paragon Park, located approximately 0.8 miles southwest, and includes the following amenities: basketball court, fitness equipment, parking lot, picnic tables, playground, restrooms, sheltered picnic tables and a skate park (City of Perris 2022). The Proposed Project does not propose the development of any type of residential land use or other use that would result in a direct increase in the City's population or demand for park services. The Proposed Project would not require the construction of new or expanded park facilities. Therefore, the Proposed Project would result in **less than significant impacts** and no further evaluation of this topic is required in an ND, MND, or EIR.
- e) **Less than significant impact.** Residents of the City of Perris are provided library services through the Riverside County Library System (RCLS). As identified in the PVCCSP EIR Initial Study, development of allowed uses under the PVCCSP, including industrial uses proposed as part of the Proposed Project, would not directly increase the demand for library or other public services as no new residential uses would be developed and no direct increase in the resident population would result that may create a demand for library services. As previously discussed, it is expected that the new jobs that would be created by the Proposed Project would be filled by individuals that reside in the area. The Proposed Project would not require the construction of new or expanded library facilities. Therefore, the Project would result in **less than significant impacts** and no further evaluation of this topic is required in an ND, MND, or EIR.

6.16 Recreation	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would/does the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Less than significant impact.** The City's Community Services Department is responsible for recreational facilities in the City. The Proposed Project involves development of a warehouse building, which would not induce population growth or otherwise increase the use of or create the need for new parks and recreational facilities. Similarly, the Proposed Project would not result in physical deterioration of existing recreation facilities such that there would be a need to construct expanded facilities. Therefore, the Proposed Project would result in **less than significant impacts** and no further evaluation of this topic is required in an ND, MND, or EIR.
- b) **Less than significant impact.** The Proposed Project would not induce the construction or expansion of recreational facilities. The Proposed Project involves development of a warehouse building and would not directly increase the number of residential units, nor would it induce a substantial number of new residents in the surrounding area indirectly by creating jobs. It is anticipated that most of the workers, both during construction and for operation of the warehouse facility would live in the region and would commute to the Project Site from within the City or the surrounding areas. Thus, the Proposed Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, the Proposed Project would result in **less than significant impacts** and no further evaluation of this topic is required in an ND, MND, or EIR.

6.17 Transportation	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Potentially significant impact.** Implementation of the Proposed Project would introduce Light Industrial uses to a currently vacant site, which may increase traffic volumes in the surrounding roadways. The Proposed Project would create new access points and uses that would alter circulation near the Project Site. Therefore, the Proposed Project may conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, the Proposed Project may result in a **potentially significant** impact. This topic will be further analyzed and addressed in a forthcoming EIR.
- b) **Potentially significant impact.** The Proposed Project would introduce Light Industrial land uses to a currently vacant site, which may increase traffic volumes in the surrounding roadways. Implementation of the Proposed Project has the potential to conflict or be inconsistent with CEQA Guidelines, Section 15064.3, subdivision (b). A VMT study would be prepared as part of the EIR. Therefore, the Proposed Project may result in a **potentially significant** impact. This topic would be further analyzed and addressed in a forthcoming EIR.
- c) **Potentially significant impact.** Though the Proposed Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), it would introduce new access points and uses that would alter circulation near the Project Site. Therefore, potential impacts would be analyzed further in the forthcoming EIR.

- d) **Potentially significant impact.** The Proposed Project would be required to comply with all applicable fire code and City Fire Department requirements and standards for construction, access, water mains, fire flow, and fire hydrants. Prior to any site development or future project approvals, all plans would be required to be submitted to the fire marshal for review and verification that they conform to all pertinent fire standards and requirements. However, the Proposed Project would create new access points and uses that would alter circulation near the Project Site. Thus, potential effects of the Proposed Project on emergency access would be analyzed further in the forthcoming EIR.

6.18 Tribal Cultural Resources	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers:

- a.i) **Potentially significant impact.** Tribal consultation pursuant to AB 52 would be completed prior to release of the Draft EIR. The Proposed Project has the potential to 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 listed or eligible for listing, and would therefore be further analyzed in the EIR.
- a.ii) **Potentially significant impact.** Tribal consultation pursuant to AB 52 would be completed prior to release of the Draft EIR. The Proposed Project has the potential to 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 a resource determined by the lead agency to be significant. Therefore, this issue would be further analyzed in the EIR.

6.19 Utilities and Service Systems	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers:

- a) **Potentially significant impact.** The Proposed Project would include the installation of onsite storm drain, water quality, water, sewer, electric, natural gas, and telecommunications infrastructure systems to serve the proposed warehouse. Potable water for the Proposed Project and wastewater disposal services would be provided by EMWD. Wastewater generated by the Proposed Project would be treated by the EMWD treatment plant approximately 2 miles southeast of the Project Site. Electrical service to the Proposed Project would be provided by Southern California Edison, and natural gas would be provided by Southern California Gas. Telecommunications would be provided telecommunications by Verizon or other local provider.

Infrastructure improvements would also include the construction of a portion of the MDP “Line H” along the Project Site frontage (north of Placentia Avenue) from the downstream end of the Project Site to the intersection of Wilson Street and Placentia Avenue. As directed by the City of Perris, the Proposed Project is to construct a dual 10’(w)x7’(h) box culverts as an ultimate buildout facility from the downstream edge of the Project Site up to the Wilson/Placentia intersection. The onsite utility infrastructure would connect to existing utilities in the vicinity of the Project Site or new utility lines that would be installed within the public right-of-way adjacent to the Project Site. The Proposed Project may result in **potential significant impacts** due to the implementation of the development on a vacant site. Therefore, this topic would be further analyzed and addressed in the forthcoming EIR.

- b) **Less than significant impact.** The Proposed Project’s potable water would be supplied by the EMWD. EMWD’s 2020 Urban Water Management Plan (UWMP) identifies historical and projected water usage and existing and future water supply sources, describes purveyors’ demand management programs, and sets forth a program to meet water demands during normal, dry, and multiple dry years. Water demands within the EMWD reviews the regional growth projections prepared by Southern California Association of Governments that reflect the current and planned land uses within their jurisdictions and general and specific plans available from Riverside County and the cities within the service area. The Project Site is within the PVCCSP, and the Proposed Project is consistent with the Light Industrial use planned for the Project Site. Therefore, the water demand from the Proposed Project is already accounted for in EMWD’s 2020 UWMP. Based on the analysis and conclusions set forth in the EMWD’s 2020 which assessed EMWD’s ability to satisfy water demands during normal, dry, and multiple dry years for the 20-year planning period from 2025 through 2045, there’s adequate capacity for the Proposed Project (Water Systems Consulting, Inc. 2021). Therefore, sufficient water supplies are available to serve the Proposed Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant, and no further evaluation of this topic is required in an ND, MND, or EIR.
- c) **Potentially significant impact.** The Proposed Project’s sanitary sewer discharge would be collected by the EMWD, which operates a treatment plant approximately 2 miles southeast of the Project Site. The potential for impacts to occur would be further evaluated in the forthcoming EIR.
- d) **Less than significant impact.** Trash, recycling, and green waste services within the City are provided by CR&R Waste Services. In addition, the County of Riverside also sponsors several hazardous waste collection events throughout the year. Solid waste generated from the Proposed Project includes construction and industrial wastes.

Non-hazardous solid waste generated within the City of Perris is transported to the Perris Materials Recovery Facility located at 1706 Goetz Road where recyclable materials are separated from solid wastes. Recyclable materials are sold in bulk and transported for processing and transformation for other uses. Solid wastes are transported to either the El Sobrante Landfill or

to the Badlands Landfill. Table 1, Landfill Capacity, shows the maximum daily disposal capacity and estimated closing date.

Table 1. Landfill Capacity

Landfill	Current Remaining Capacity (tons)	Maximum Daily Disposal Capacity (tons per day)	Estimated Close Date
El Sobrante Landfill	3,271,203	16,054	11/1/2052
Badlands Landfill	7,800,000	5,000	1/1/2059
Total	11,071,203	21,054	n/a

Sources: CalRecycle 2023a, 2023b, 2023c, 2023d.

Construction-Related Solid Waste

According to the PVCCSP EIR, total construction associated with implementing projects within the PVCCSP planning area is anticipated to generate approximately 104,671.09 tons of construction-related solid waste over a 20-year buildout period. The Proposed Project would be consistent with the Light Industrial use planned for the Project Site.

Based on the U.S. Environmental Protection Agency’s (EPA’s) construction waste generation factor for Light Industrial, Business Park/Professional Office, Commercial, and General Office projects of 3.89 pounds per square foot (PVCCSP, Table 4.11-J), the Proposed Project would generate approximately 1,125 tons of construction-related solid waste over the approximately one year of construction period as shown in Table 2, Construction-Related Solid Waste Generation. This represents approximately one percent of the total estimated over 20 years of construction-related waste to be generated by development of allowed PVCCSP uses, which was determined to be able to be accommodated by the landfills serving the City. Therefore, 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 there would be a **less than significant impact** and no mitigation required.

Table 2. Construction-Related Solid Waste Generation

Land Use	Total Building Area	Generation Rate	Total	
			lbs	Tons
Warehouse/Office Use	578,265 sf	3.89 lbs/sf	2,249,45.85	1,124.73

Source: City of Perris 2011.
Notes: sf = square feet

Operation-Related Solid Waste

The PVCCSP EIR estimates that operation of future development under the Specific Plan would generate approximately 544,048.96 tons per year of solid waste, which was determined to be approximately 10.65 percent of the combined annual capacity (i.e., yearly intake) of the Badlands and El Sobrante landfills (PVCCSP DEIR, Table 4.11-K). The PVCCSP EIR concluded that, with development of the PVCCSP, operational solid waste would not substantially contribute to exceeding the permitted capacity of these landfills.

Based on the California Department of Resources, Recycling and Recovery operational solid waste disposal factor of 0.0108 ton per square foot per year for the Business Park/Professional, General Industrial, and Light Industrial PVCC land use designations applied in the PVCCSP DEIR, the Proposed Project would generate approximately 6,245.3 tons/year of solid waste as shown in Table 3, Operation-Related Solid Waste Generation. This represents 1.1 percent of the estimated annual operational solid waste stream for development of allowed PVCCSP uses, which was determined to be accommodated by the landfills serving the City. Therefore, consistent with the findings of the PVCCSP EIR, the disposal of operational solid waste associated with the Project would not exceed the permitted capacity of the Badlands or El Sobrante Landfills.

Table 3. Operation-Related Solid Waste Generation

Land Use	Square Feet	Generation Rate (tons per sf per year)	Total (tons/yr)
Warehouse/Office Use	578,265	0.0108 tons/year	6,245.3

Source: City of Perris 2011.

Notes: sf = square feet

The Proposed Project would not 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. Solid waste impacts would be **less than significant**, and no further evaluation of this topic is required in an ND, MND, or EIR.

e) **Less than significant Impact.** Project-related construction and operation phases would be implemented in accordance with all applicable management and reduction statutes and regulations related to solid waste. The Proposed Project would be required to coordinate with CR&R, the City’s contracted waste hauler, to collect solid waste, as with all development within the City. As with all development within the City, the Proposed Project would also be required to comply with the following laws and regulations govern solid waste disposal:

- AB 1327 (California Solid Waste Reuse and Recycling Access Act of 1991) requires local agencies to adopt ordinances mandating the use of recyclable materials in development projects.
- AB 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) required every California city and county to divert 50 percent of its waste from

landfills by the year 2000 by such means as recycling, source reduction, and composting. In addition, AB 939 requires each county to prepare a countywide siting element specifying areas for transformation or disposal sites to provide capacity for solid waste generated in the county that cannot be reduced or recycled for a 15-year period.

- Assembly Bill (AB) 341 (Chapter 476, Statutes of 2011) increases the statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses.
- EPA administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal.
- City of Perris Municipal Code, Title 7, Health and Welfare, Chapter 7.16, Rubbish Collection and Disposal, provides integrated waste management guidelines for service, prohibitions, and provisions of service. The provisions of service require that the City provide for or furnish integrated waste management services related to the collection, transfer, and disposal of refuse, recyclables, and compostables within and throughout the City.

Project-related construction and operation phases would be implemented in accordance with all applicable federal, state, and local laws and regulations govern solid waste disposal. Therefore, impacts would be **less than significant**, and no further evaluation of this topic is required in an ND, MND, or EIR.

6.20 Wildfire	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation of Checklist Answers:

a-d) **No impact.** According to Exhibit S-16, Wildfire Constraint Areas, of the City General Plan Safety Element, the Project Site is not located in or near an area identified as being a “Wildfire Hazard Area.” Additionally, the Project Site is not classified as a Wildfire Hazard Area in the City’s General Plan or as a Very High Fire Hazard Severity Zone by CAL FIRE’s map for the City. The Project Site is located within the limits of the City of Perris and is therefore not within a SRA, which is the land where the State of California is financially responsible for the prevention and suppression of wildfires. Therefore, **no impact** would occur and no further evaluation of this topic is required in an ND, MND, or EIR.

6.21 Mandatory Findings of Significance	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Does the project:				
a. Does the project have the potential to substantially 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 rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of Checklist Answers

- a) **Potentially significant impact.** The Proposed Project may have the potential to substantially 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 rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, the Proposed Project may result in **potentially significant impacts**. These topics would be further analyzed and addressed in the forthcoming EIR.
- b) **Potentially significant impact.** As demonstrated by the analysis in this IS, the Proposed Project would not result in any impacts that are individually limited, but cumulatively considerable with respect to agriculture and forestry resource, mineral resources, population and housing, public services, recreation, and wildfires. The Proposed Project is not considered growth-inducing as defined by State CEQA Guidelines, Section 15126.2(d), and would not induce, either directly or

indirectly, population and/or housing growth. However, the Proposed Project may result in significant impacts related to aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, noise, transportation and traffic, tribal cultural resources, and/or utilities and service systems. As such, the cumulative impacts related to these topics are **potentially significant** and would be further analyzed and addressed in the forthcoming EIR.

- c) **Potentially significant impact.** The Project Applicant proposes the construction and operation of a warehouse development, which may have a **potentially significant impacts** to human health. This topic would further analyzed and addressed in a forthcoming EIR.

7.0 REFERENCES

The following reports and/or studies are applicable to development of the Project Site and are hereby incorporated by reference.

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Water Systems Consulting, Inc. 2021. Eastern Municipal Water District Urban 2020 Water Management District. Approved on July 1, 2021. Accessed December 2023. Available at: https://www.emwd.org/sites/main/files/file-attachments/urbanwatermanagementplan_0.pdf?1625160721.