Perris DC 11 Project

Initial Study

Lead Agency:

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

Project Applicant:

Prologis
3546 Concours Street, Suite 100
Ontario, CA 91764

CEQA Consultant:

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

3333 Michelson Drive, Suite 500
Irvine, CA 92612

September 2023

Contents

Tables

Figures

Appendix

ACRONYM LIST

A-P	Alquist-Priolo Earthquake Fault Zoning Act
AQMP	Air Quality Management Plan
AB	Assembly Bill
ALUP	Airport Land Use Plan
APN	Assessor's Parcel Numbers
BMPs	Best Management Practices
CARB	California Air Resources Board
CBC	California Building Code
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
dBA	A-weighted decibel
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
GHG	Greenhouse Gas
I	Interstate
LHMP	Local Hazard Mitigation Plan
LI	Light Industrial
LOS	level of service
MARB/IPA	March Air Reserve Base/Inland Port Airport
MBTA	Migratory Bird Treaty Act
mgd	million gallons per day
MRZ	Mineral Resource Zone
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollutant Discharge Elimination System
NAHC	Native American Heritage Commission

NOx	Nitrous Oxides
O_3	Ozone
PM	Particulate Matter
PVCCSP	Perris Valley Commerce Center Specific Plan
PVRWRF	Perris Valley Regional Water Reclamation Facility
RCFD	Riverside County Fire Department/CalFire
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SF	square feet
SR	State Route
SWPPP	Stormwater Pollution Prevention Plan
tpd	tons per day
TPZ	Timberland Production Zone
VMT	vehicle miles travelled
VHFHSZ	very high fire hazard severity zone
WQMP	Water Quality Management Plan

1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study 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.) as amended and approved on December 28, 2018.

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed industrial Project described in greater detail in Section 3.0 below. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Perris, to determine if a Mitigated Negative Declaration or an Environmental Impact Report is required to evaluate the potential environmental impacts associated with the Project.

This Initial Study informs City of Perris decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the Project. A "significant effect" or "significant impact" on the environment means "*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*" (State CEQA Guidelines Section15382).

Given the Project's broad scope and level of detail, combined with previous analyses and current information about the site and environs, the City's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Public Resources Code Section 21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines Section 15004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines Section 15126.4)

1.2 DOCUMENT ORGANIZATION

This Initial Study includes the following sections:

Section 1. Introduction
This section provides information about CEQA and its requirements for environmental review and explains that an Initial Study was prepared by the City of Perris to evaluate the proposed Project's potential impact to the physical environment, and to determine if an Environmental Impact Report (EIR) is required.

Section 2. Environmental Setting
This section provides information about the proposed Project's location and existing Project site conditions.

Section 3. Project Description
This section provides a description of the proposed Project's physical features and characteristics.

Section 4. Environmental Checklist
This section is based on the Environmental Checklist from Appendix G of the State CEQA Guidelines and evaluates the proposed Project's potential to result in significant adverse effects to the physical environment and identifies if an EIR is required, and if one is, what environmental topics need to be analyzed in the EIR.

2 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The Project site is located in the northern portion of the City of Perris, southeast of the intersection at Ramona Expressway and Webster Avenue. The City of Perris is located approximately 24 miles south of Downtown San Bernardino, 35 miles east of Irvine, and 62 miles southeast of Downtown Los Angeles. Regional access to the Project site is provided via Interstate 215 (I-215), located approximately 0.4 mile to the west, State Route 60 (SR-60), approximately 7 miles to the north, and SR-74, approximately 4 miles to the south.

The Project site encompasses approximately 29.79 gross acres and is located south of Ramona Expressway, east of Webster Avenue, west of Brennan Avenue, and north of Morgan Street. Additionally, the site is located within the Perris USGS 7.5-Minute Quadrangle; Section 7, Township 4 South, Range 3 West, San Bernardino Baseline and Meridian. Regional location and local vicinity maps are provided in Figure 2-1, *Regional Location*, Figure 2-2, *Local Vicinity*, and Figure 2-3, *Aerial View*.

The Project site is identified by Assessor's Parcel Numbers (APN) 303-020-019, -34, -35, -36, -37, -38, -39, -40, -41, -42, -55, -56, -57.

The Project site is also located within the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area of the City of Perris, which covers approximately 5.23 square miles in the northern portion of the City. The PVCCSP was adopted by the City of Perris City Council on January 12, 2012 (Ordinance No. 1284) and was implemented to facilitate the development of high-quality light and general industrial, commercial, business parks, professional offices, public facilities to serve residents and businesses in the City. As of the date that this Initial Study was prepared, the PVCCSP been subsequently amended 14 times through January 2023. The environmental impacts resulting from implementation of allowed development under the PVCCSP have been evaluated in the Perris Valley Commerce Center Specific Plan Final Environmental Impact Report (PVCCSP EIR) (State Clearinghouse No. 2009081086), which was certified by the City of Perris City Council in January 2012. The PVCCSP EIR is a program EIR, and project-specific evaluations in later-tier environmental documents for individual development projects within the PVCCSP planning area was anticipated. As stated in Section 15168(d)(3) of the State CEQA Guidelines (14 CCR 15000 et seq.), a program EIR can "[p]rovide the basis in an Initial Study for determining whether the later activity may have any significant effects."

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 of Perris also adopted a Mitigation Monitoring and Reporting Program (MMRP). Additionally, the PVCCSP includes Standards and Guidelines to be applied to future development projects within the PVCCSP planning area. The City of Perris requires that future development projects within the PVCCSP planning area comply with the required PVCCSP Standards and Guidelines and applicable PVCCSP EIR mitigation measures as outlined in the MMRP, and that these requirements are to be implemented in a timely manner.

2.2 EXISTING LAND USES

The Project site is comprised of thirteen undeveloped parcels encompassing approximately 29.79 gross acres. The Project site is vacant, except for the southeast portion of the site, which is currently used as an unpaved storage yard for the existing warehouse building located along Brennan Avenue to the south of the Project site. The site is disturbed from previous agricultural activities and is vegetated by non-native grasses as well as trees along the southern and eastern borders of the site. The Project site's existing conditions are shown in Figure 2-4a and 2-4b, *Site Photos*.

2.3 EXISTING LAND USE AND ZONING

The Project site has a General Plan land use designation of Perris Valley Commerce Center Specific Plan (PVCCSP). The PVCCSP establishes the zoning for the properties within the PVCCSP planning area. The PVCCSP zoning designation for the site is Light Industrial (LI) which allows a floor-area-ratio (FAR) of up to 0.75. Section 2.1.1 of the PVCCSP states that the LI zoning district is intended for light industrial uses and related activities including manufacturing, research, warehousing and distribution, assembly of non-hazardous materials, and retail related manufacturing.

2.4 SURROUNDING LAND USES

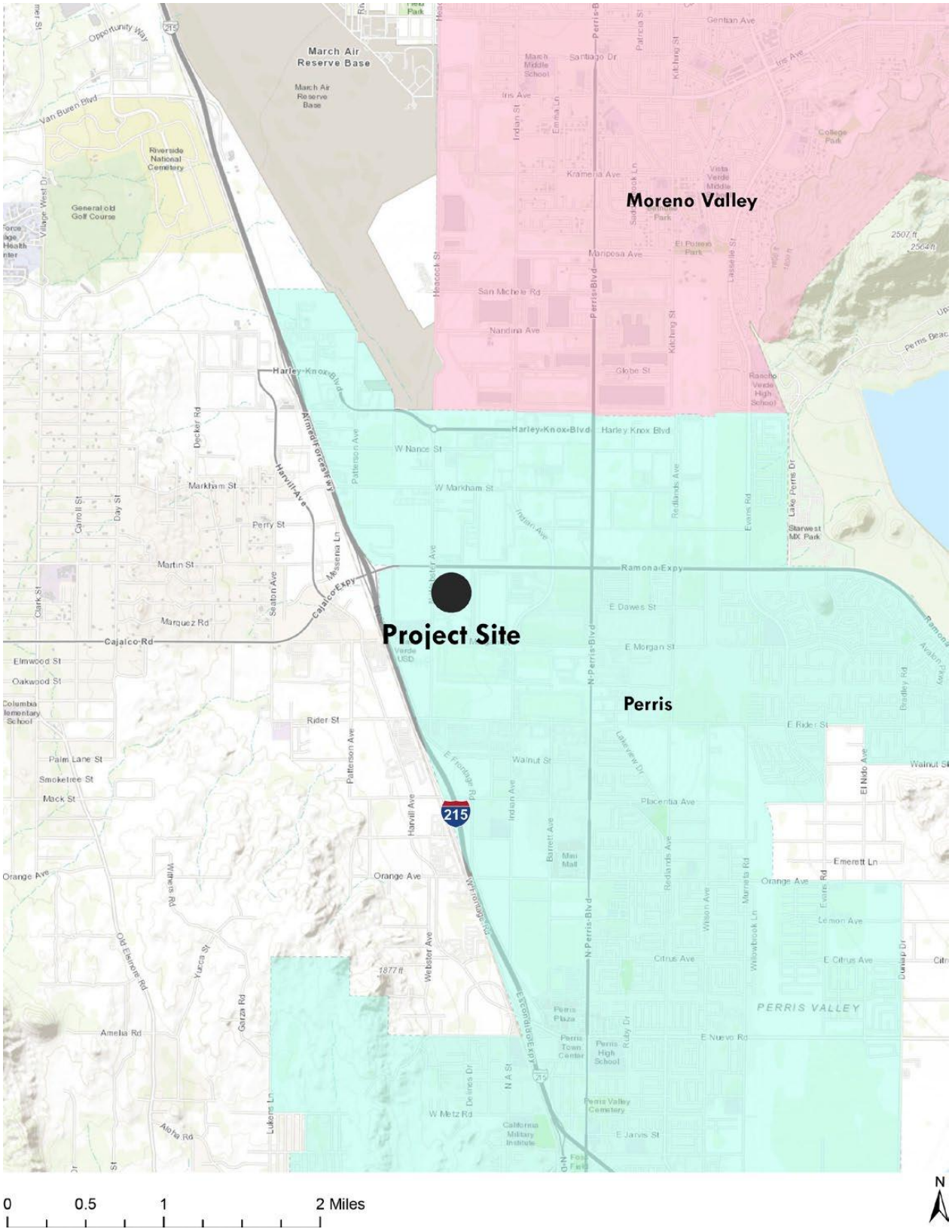
The surrounding land uses are shown on Figure 2-1, *Regional Location*, and described below in Table 1.

Table 1: Surrounding Existing Land Uses and Zoning Designations

	Existing Land Use	City General Plan Designation	PVCCSP Zoning Designation
North	Ramona Expressway followed by a commercial use center.	PVCCSP	C
East	Three legal non-conforming residential units and various Light Industrial uses, followed by Brennan Avenue. The property at the southwestern corner of Ramona Expressway has been approved for the development of a 165,371-square-foot warehouse (DPR 21-00010).	PVCCSP	LI
South	Light Industrial uses, followed by Morgan Street.	PVCCSP	LI
West	Webster Avenue, followed by vacant land and Val Verde High School. The vacant land has been approved for the development of eight retail buildings totaling 37,215 square feet and a 950,224-square-foot warehouse building (DPR 21-00013).	PVCCSP	C, LI, P

C = Commercial
LI = Light Industrial
P = Public

Regional Location



Perris DC 11 Project
City of Perris

Figure 2-1

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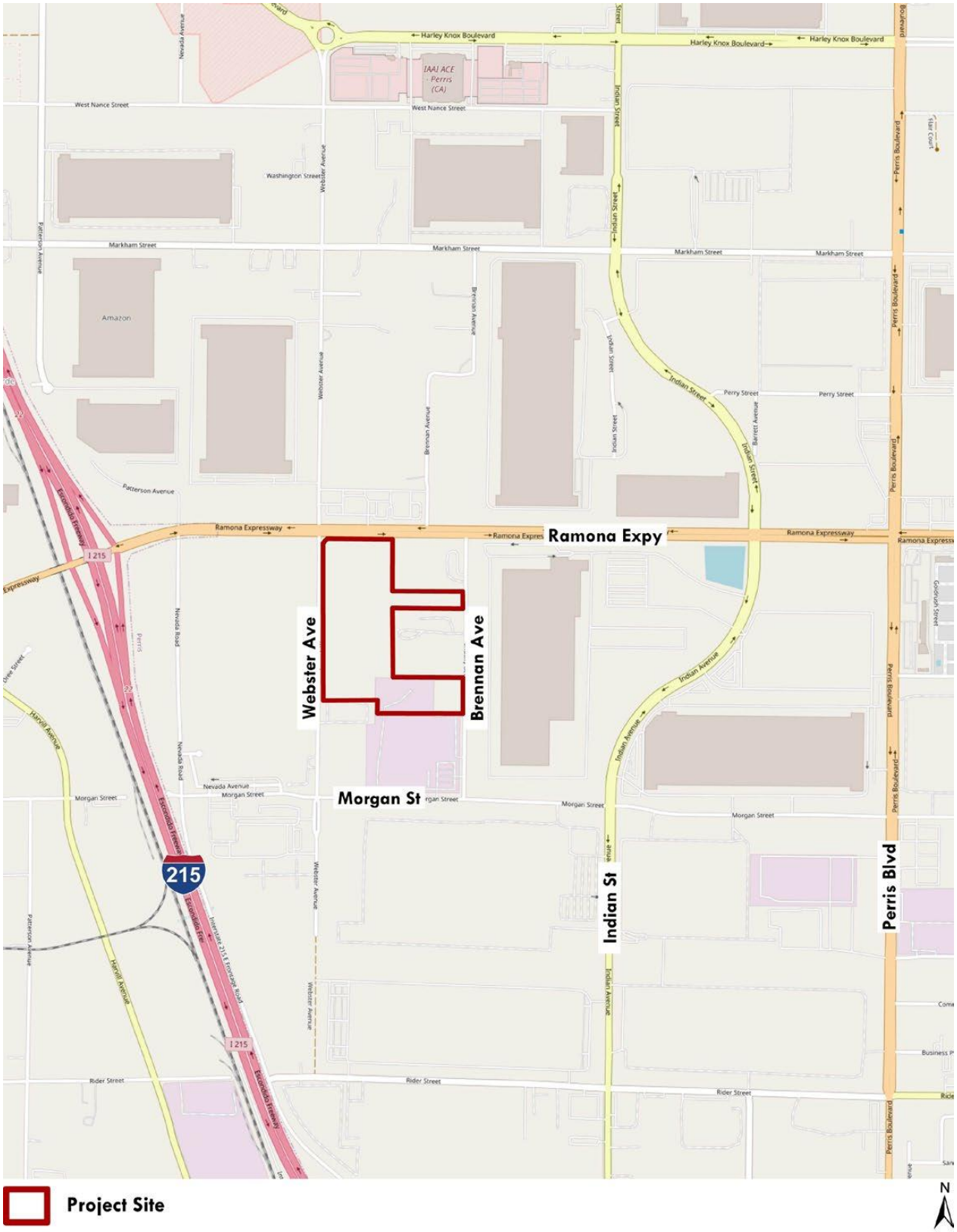
Local Vicinity



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Aerial View

Perris DC 11 Project
City of Perris

Figure 2-3

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Site Photos

Intersection of Ramona Expy and Webster Ave at the northwest corner of site.

View of site from southwest corner on Webster Ave

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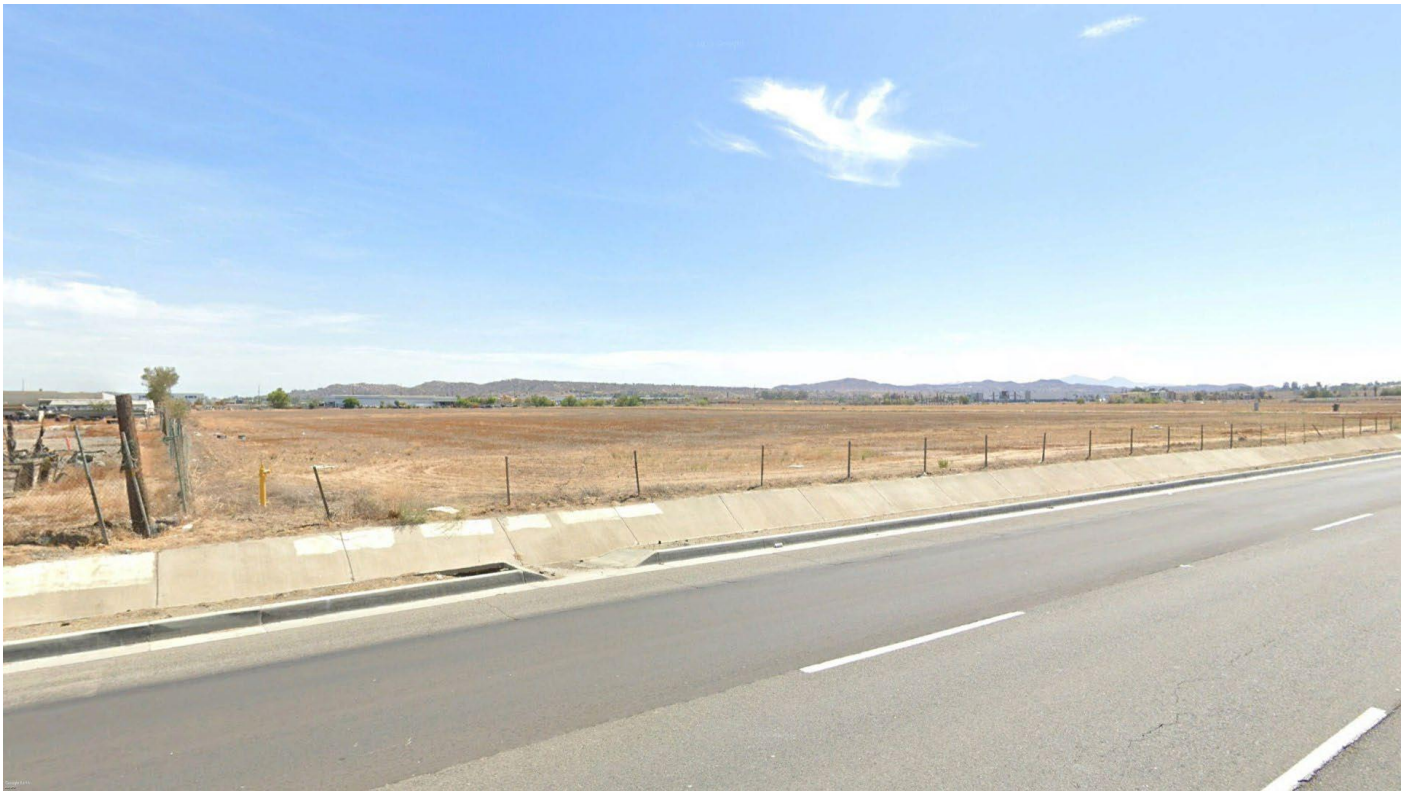
Site Photos



Northeast corner of site on Ramona Expy.

Non-conforming residences on Brennan Ave on the east side of the site.

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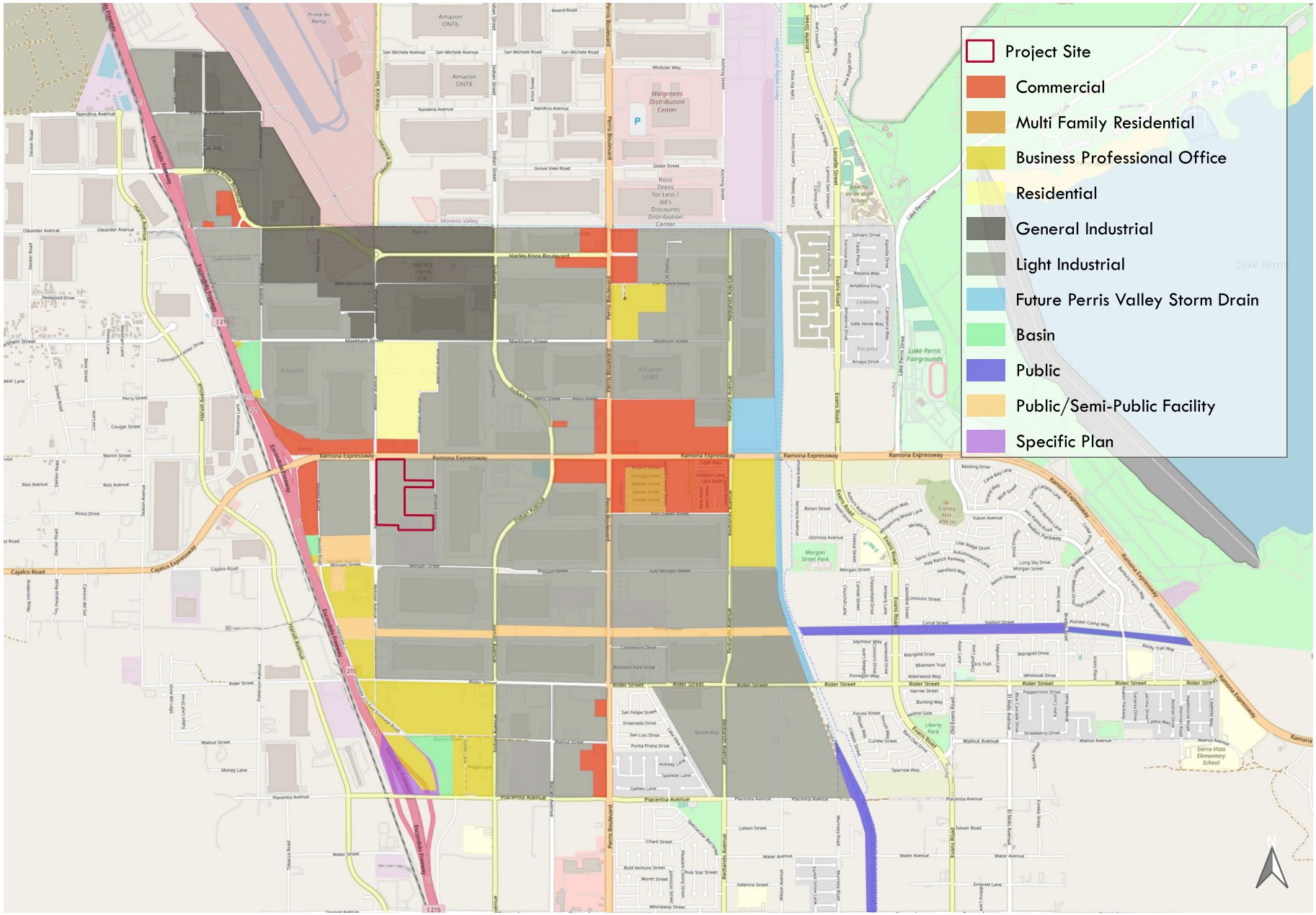
Perris Valley Commerce Center Specific Plan Land Use Designations



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3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The proposed Perris DC 11 (Project) would develop the 29.79 gross-acre site with a new high-cube warehouse facility and related site improvements. The Project includes construction and operation of approximately 551,922 square feet of new building space, which would include 5,000 square feet of office and mezzanine space. The Project would result in an FAR of 0.43. The Project would be implemented in one development phase. See Figure 3-1, *Conceptual Site Plan*. The Project Applicant is requesting a Development Plan Review and Tentative Parcel Map to develop the Project.

3.2 PROJECT FEATURES

Building Summary and Architecture
The Project Applicant would construct a new high-cube warehouse totaling approximately 551,922 square feet, inclusive of 546,922 square feet of warehouse space and 5,000 square feet of mezzanine. No more than 25 percent, or 136,730 square feet, of the building would be operated as refrigerated storage.

The Project would include a 98-foot building setback and a 25-foot parking setback from Ramona Expressway, a 58-foot building setback from Webster Avenue, and a 796-foot building setback from Brennan Avenue.

At the parapet, the warehouse building would have a maximum height of 52 feet, but the majority of the building would have a maximum height of 49 feet. The proposed warehouse building would be finished in shades of white and grey with green accents, as shown in Figure 3-2, *Building Elevations*. Aluminum sunshades would be installed on select windows on the west and north elevations.

Parking and Loading Dock Summary
The Project would include 219 auto parking stalls and 264 trailer parking stalls along the northern, eastern, and southern borders of the warehouse. Of the total number of auto parking stalls, 8 stalls would be dedicated for handicap accessible parking. Additionally, there would be 69 dock doors located along the eastern side of the warehouse.

Landscaping and Fencing
The Project would include approximately 164,700 square feet of drought tolerant ornamental landscaping that would cover 13-percent of the site as shown in Figure 3-4, *Proposed Landscape Plan*. The proposed landscaping would include 36-inch box trees, 24-inch box trees, 15-gallon trees, various shrubs, and ground covers to screen the proposed building, parking, and loading areas from off-site viewpoints.

An 8-foot-high fence is proposed along the southern and eastern property lines of the building. Several 14-foot-high concrete tilt-up screen walls would limit access to the loading dock and trailer storage areas. Two 14-foot-high concrete tilt-up screen walls are proposed to separate the auto stall parking and trailer stall parking, at the north and south ends of the building. Two additional

14-foot-high concrete walls would be placed at the southeast and eastern portions of the site, connecting to the 8-foot-high access gates, as shown on Figure 3-1, *Conceptual Site Plan*.

Employee Amenities

The Project would include construction of an onsite outdoor employee amenity area which would total 1,250 square feet and an employee lunch patio. In addition, the Project would provide an indoor half-court basketball court and interior break area.

Access and Circulation

Access to the Project site would be provided from one 26-foot-wide driveway along Webster Avenue, one 30-foot-wide driveway along Ramona Expressway, and two 50-foot-wide driveways along Brennan Avenue. Truck access would be provided through the inbound and outbound driveways along Brennan Avenue. Additionally, there would be a designated 26-foot-wide emergency vehicle access driveway along Ramona Expressway. Internal circulation would be provided by 26-foot to 75-foot-wide drive aisles.

Truck Routing

Trucks accessing the Project site would utilize City/PVCCSP designated truck routes. Regional trucks traveling to the warehouse building would be along the I-215 Freeway. Local truck routes to the warehouse building would utilize Harley Knox Boulevard, Morgan Street, Placentia Avenue, or Indian Avenue to access Brennan Avenue.

Infrastructure Improvements

Water

The Project Applicant would construct three 4-inch service lines onsite to connect to the existing 12-inch water line within Webster Avenue served by the Eastern Municipal Water District (EMWD). Additionally, the Project Applicant would construct two 2-inch reclaimed water lines onsite which would connect to a proposed 8-inch reclaimed water line which would be installed for 1,443 linear feet within Webster Avenue.

Sewer

The Project Applicant would install a 6-inch sewer line onsite to connect to the existing 10-inch EMWD sewer line along Webster Avenue.

Drainage

The Project Applicant would construct two underground stormwater chambers with bioscape filtering systems on the southeastern (Chamber A) and eastern (Chamber B) portions of the site. See Figure 3-4, *Proposed Drainage Site Plan*. Storm drain pumps would slowly discharge water from the chambers to the bioscape systems for treatment. Onsite storm drain lines would be installed to connect each basin to the existing storm drain lateral within Brennan Avenue. Chamber A would connect to the 33-inch-width portion of the lateral, while Chamber B would connect to the 54-inch-width portion of the lateral.

Additionally, the Project Applicant would construct two bioretention basins with underground drains at the eastern (bioretention C) and southwestern (bioretention D) portions of the site. Runoff would be treated within the bioretention basins before flowing to the existing 57-inch storm drain lateral within Webster Avenue. The eastern bioretention basin would connect to the existing 54-inch storm drain lateral within Brennan Avenue. Table 2 summarizes the proposed capacity of each site design best management practice (BMP).

Table 2. Onsite Drainage Features

BMP Name	Proposed Capacity (cubic feet)
Underground Chambers A	14,112
Underground Chambers B	36,292
Bioretention C	1,671.39
Bioretention D	652.08

The existing trapezoidal channel along Ramona Expressway would be removed and replaced with a 30-inch underground reinforced concrete pipe, approximately 472-feet in length.

Street Improvements
The Project would include a 13-foot-wide Class 1 Multi-Use Path along Ramona Expressway. In addition, Ramona Expressway would be widened by 12 feet. A 6-foot-wide sidewalk and 4- to 5-foot-wide bikeway would be constructed along Webster Avenue. In addition, the existing right of way dedication on Webster Avenue would be widened by 3 feet. The Project Applicant would also install new streetlights and refresh striping on the streets. The existing traffic signal at the intersection of Ramona Expressway and Webster Avenue would be relocated with the new curb alignment.

3.3 CONSTRUCTION

Project construction is expected occur over approximately 12 months and include site preparation, grading, construction of backbone infrastructure, followed by building construction, pavement, and then architectural coatings. Construction is anticipated to start in March 2025. All construction activities would occur within the hours allowed by the City of Perris Municipal Code Section 7.34.060, which states that construction shall occur only between the hours of 7:00 AM and 7:00 PM. The Project would not include nighttime concrete pour activities.

Project grading is anticipated to include approximately 30,050 cubic yards of excavation and 118,780 cubic yards of soil fill. A projected 91,735 cubic yards of soil would be required for import. Import soils are anticipated to come from a location within 20 miles of the Project site.

3.4 OPERATIONS

Although individual users have not been identified, the proposed speculative high-cube warehouse is conservatively expected to operate 24 hours a day, 7 days a week. A maximum of approximately 136,730 square feet of warehouse space could operate as refrigerated storage, but the majority of the building is proposed to operate as a non-refrigerated facility. The high-cube warehouse use could include multiple shifts with operational activities 24 hours per day. Operations would primarily be conducted within the enclosed buildings, except for traffic movement, parking, and the loading and unloading of trucks at designated loading bays.

3.5 PROJECT OBJECTIVES

The Perris DC 11 Project site plan has been designed to meet a series of Project-specific objectives that have been carefully crafted by the Applicant in order to aid decision makers in their review of the proposed Project and its associated environmental impacts. The Project objectives are designed to ensure that the Project develops a quality industrial development. The Project objectives have been refined throughout the planning and design process for the proposed Project, and are listed below:

1. To make efficient use of underutilized property in the City of Perris by adding to its potential for employment-generating uses.
2. To attract new business and employment to the City of Perris and thereby promote economic growth.
3. To reduce the need for members of the local workforce to commute outside the Project vicinity to work.
4. To develop an underutilized property to host industrial uses as permissible under current land use and zoning code.
5. To develop a new industrial project that would utilize a major truck route to limit truck traffic through residential neighborhoods.
6. To develop an underutilized property consistent with the PVCCSP that is conveniently located in vicinity to the I-215 and has access to available infrastructure, including roads and utilities to accommodate the growing need for goods movement within Southern California.

3.6 DISCRETIONARY ACTION REQUESTED

Pursuant to State CEQA Guidelines Section 15367, the City of Perris (City) is the Lead Agency for the Project. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a project. The City has the authority for environmental review in accordance with CEQA and certification of the environmental documentation.

The City of Perris and the following responsible agencies are expected to use the information contained in the CEQA documents for consideration of approvals related to and involved in the implementation of this Project. These include, but may not be limited to, the permits and approvals described below.

As part of the Project, the following discretionary actions are being requested by the Project Applicant:

- **Development Plan Review DPR 22-00035:** The Project Applicant proposes a new development and would require a Development Plan Review application. This proposal would require a public hearing before the Planning Commission.
- **Tentative Parcel Map TPM 22-05363:** A tentative parcel map of the existing 13 parcels is required to create a single combined parcel. A tentative parcel map would require public hearings before the Planning Commission and City Council.

In addition, Project development will require a number of ministerial approvals, including the following:

- Issuance of grading permits
- Issuance of encroachment permits
- Issuance of building permits
- Issuance of landscape permits
- Issuance of fire permits

The following approvals are anticipated from responsible agencies:

- South Coast Air Quality Management District
    - Issuance of Air Quality permits to construct and permits to operate
- Santa Ana Regional Water Quality Control Board
    - Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit
    - Issuance of a Construction General Permit
- Eastern Municipal Water District
    - Approval of design conditions, water, and sewer improvement plans
- Riverside County Flood Control & Water Conservation District
    - Approval of storm drain plans for public storm drains
- Statewide Construction General Permit Coverage

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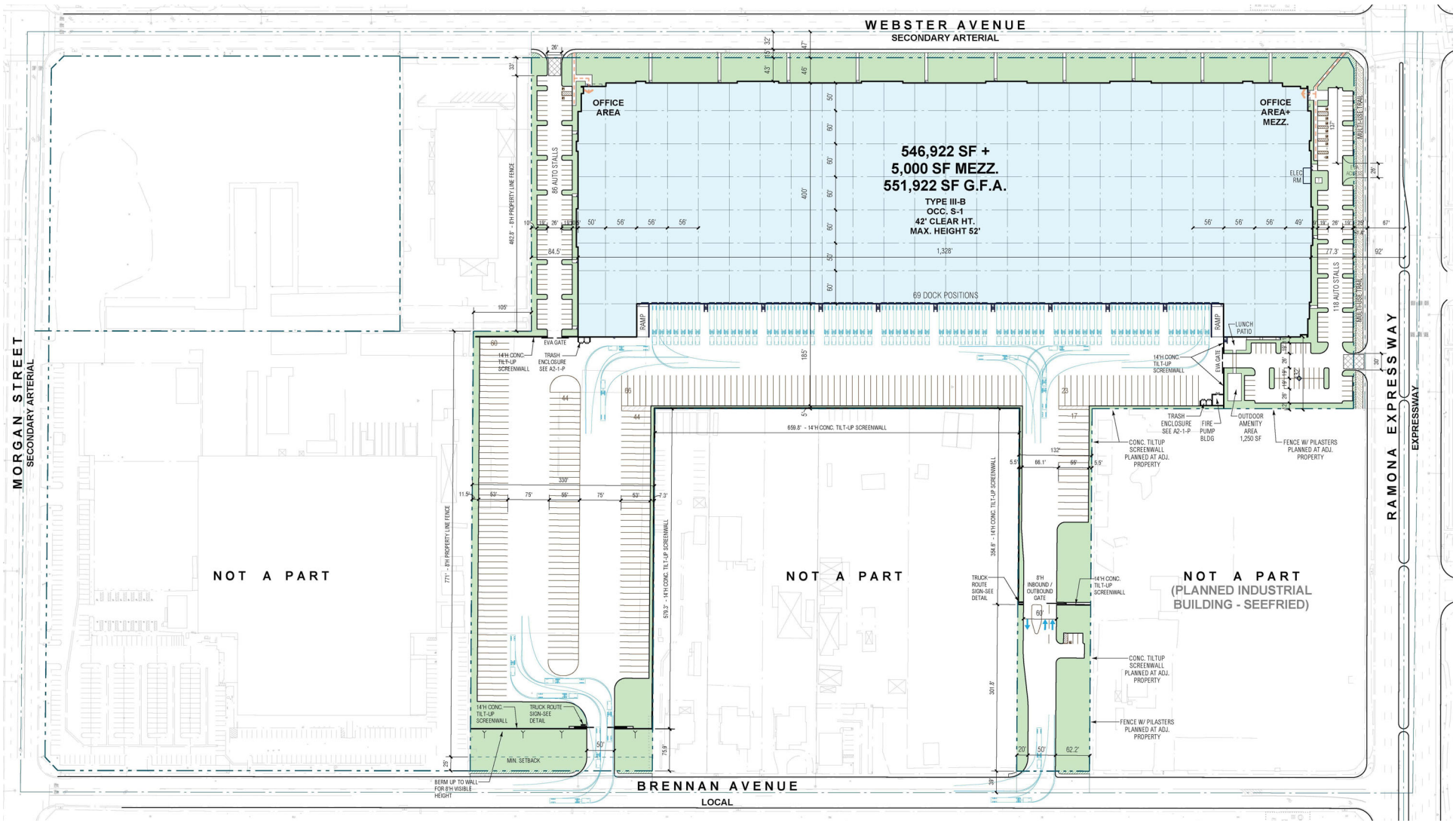
Conceptual Site Plan



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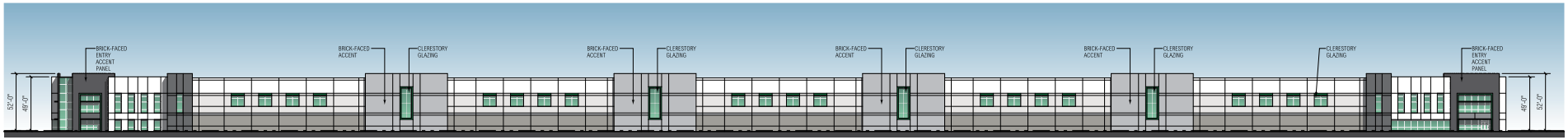
Building Elevations

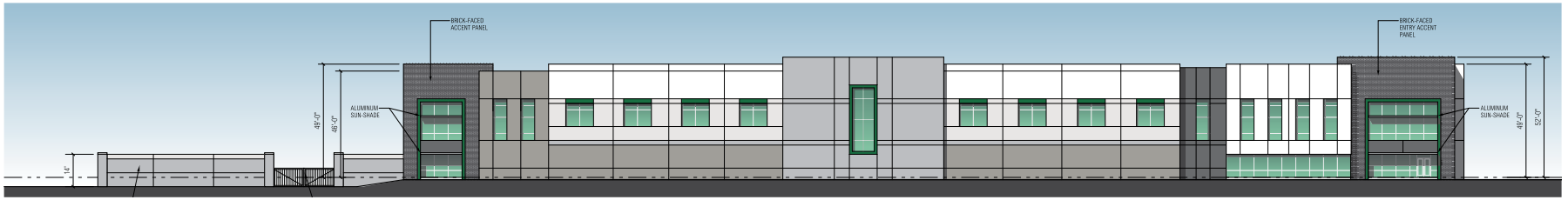


WEST ELEVATION

SCALE: 1" = 40'-0"

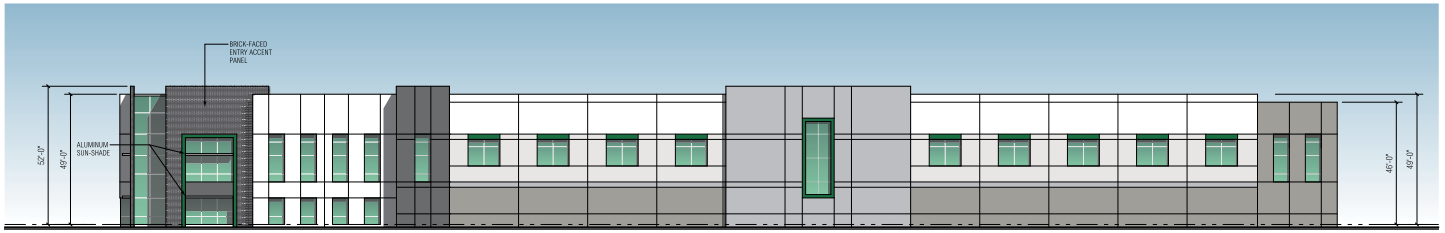
EAST ELEVATION

SCALE: 1" = 40'-0"



NORTH ELEVATION

SCALE: 1" = 20'-0"



SOUTH ELEVATION

SCALE: 1" = 20'-0"

FINISH LEGEND

	P-1	SHERWIN WILLIAMS SW 7005 - PURE WHITE PLD-9
	P-2	SHERWIN WILLIAMS SW 7646 - FIRST STAR PLD-10
	P-3	SHERWIN WILLIAMS SW 7015 - SABLE PLD-6
	P-4	SHERWIN WILLIAMS SW 7016 - LIQUORICE TINT PLD-6
	P-5	SHERWIN WILLIAMS SW 6762 - NEW DARK GREEN PLD-5
	GL-1	PILKINGTON EVERGREEN + CLEAR INSULATED
	BR-1	BRICK FACING IRONSPOT GRAY

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Proposed Landscape Plan

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Cercidium 'Desert Museum' Blue Palo Verde	36" Box	7	L	Multi
	Chitalpa tashkentensis Chitalpa	24" Box	23	L	Standard
	Chilopsis linearis Desert Willow	24" Box	35	L	Multi
	Lagerstroemia i 'Muskogee' Crape Myrtle	15 Gal	39	M	Standard
	Platanus acerifolia London Plane	24" Box	9	M	Standard
	Pinus eldarica Afghan Pine	24" Box	41	L	Standard
	Prosopis chilensis Chilean Mesquite	36" Box	14	M	Multi
	Rhus lancea African Sumac	36" Box	29	L	Standard
	Tristania conferta Brisbane Box	15 Gal	116	M	Standard

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Baccharis p. 'Centenial' Coyote Bush	5 Gal	127	L	
	Cassia phyllodenia Silverleaf Cassia	5 Gal	73	L	
	Heteromeles arbutifolia Toyon	5 Gal	118	M	
	Muhlenbergia rigens Deer Grass	5 Gal	118	M	
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal	100	L	
	Salvia greggii Autumn Sage	5 Gal	262	L	
	Salvia leucantha Mexican Sage	5 Gal	67	L	
	Westringia fruticosa Coast Rosemary	5 Gal	74	L	
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal	20	L	
	Westringia 'Wynyabbie Gem' Wynyabbie Coast Rosemary	5 Gal	100	L	

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	
	Acacia redolens 'Low Boy' Dwarf Acacia	1 Gal	8' O.C.	L	
	Baccharis p. 'Pigeon Point' Dwarf Coyote Bush	1 Gal	6' O.C.	L	
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M	
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	

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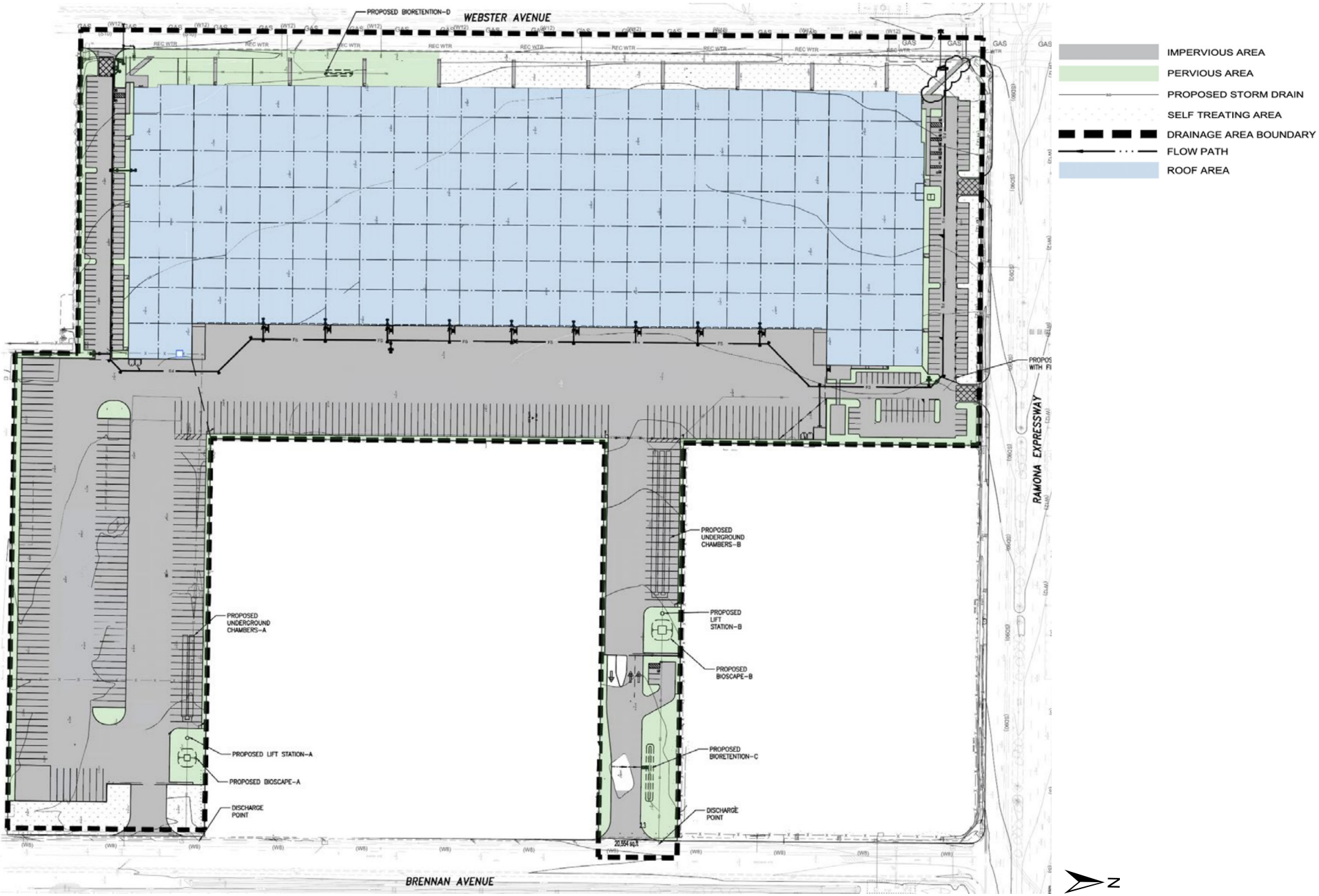
Proposed Drainage Site Plan



Perris DC 11 Project
City of Perris

Figure 3-4

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4 ENVIRONMENTAL CHECKLIST

4.1 BACKGROUND

Project Title:
Perris DC 11 Project

Lead Agency:
City of Perris
101 N. D Street
Perris, CA 92570

Lead Agency Contact:
Matthew Evans, Project Planner
City of Perris Planning Division
135 N. D Street
Perris, CA 92570
(951) 943-5003

Project Location:
The Project site encompasses approximately 29.79 gross acres and is located south of Ramona Expressway, east of Webster Avenue, west of Brennan Avenue, and north of Morgan Street. Additionally, the site is located within the Perris USGS 7.5-Minute Quadrangle; Section 7, Township 4 South, Range 3 West, San Bernardino Baseline and Meridian. The Project site is identified by Assessor's Parcel Numbers (APN) 303-020-019, -34, -35, -36, -37, -38, -39, -40, -41, -42, -55, -56, and -57. Regional location and local vicinity maps are provided in Figure 2-1, *Regional Location*, Figure 2-2, *Local Vicinity*, and Figure 2-3, *Project Aerial*, respectively.

Project Sponsor's Name and Address:
Prologis, L.P.
3546 Concours Street, Suite 100
Ontario, CA 91764

General Plan and Zoning Designation:
The Project site has a General Plan land use designation of Perris Valley Commerce Center Specific Plan (PVCCSP). The PVCCSP zoning designation for the site is Light Industrial (LI).

Project Description:
The Perris DC 11 Project (Project) would develop 29.79 gross acres, located within the City of Perris, with a new speculative, high-cube warehouse facility and related site improvements. The warehouse would total approximately 551,922 SF of building space, inclusive of 5,000 SF of office and mezzanine space.

Surrounding Land Uses and Setting:
North: Ramona Expressway followed by a commercial use center.
East: Three legal non-conforming residences and various light industrial uses, followed by Brennan Avenue.
South: Light industrial uses, followed by Morgan Street.
West: Webster Avenue, followed by vacant land and Val Verde High School.

Other Public Agencies Whose Approval is Required:
South Coast Air Quality Management District
Santa Ana Regional Water Quality Control Board
Eastern Municipal Water District
Riverside County Flood Control & Water Conservation District

4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

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

4.3 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 will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARACTION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier analysis 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	9-26-2023
Signature	Date
Mathew Evans	City of Perris
Name and Title	Lead Agency

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1) 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. 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).

2) All answers must take account of the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

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. 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 ENVIRONMENTAL ANALYSIS

This section provides evidence to substantiate the conclusions in the environmental checklist.

5.1 AESTHETICS

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

a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or "vista" of the scenic resource. Important factors in determining whether a project would block scenic vistas include the project's proposed height, mass, and location relative to surrounding land uses and travel corridors.

The City of Perris General Plan EIR designates the western, eastern, and northern views of the surrounding foothills as well as the northern view of the San Bernardino Mountains as significant vistas. Although the Project would be developed according to the City's Development Standards, the development of the new building on a currently undeveloped site could result in blocking or diminishing of the scenic quality of the surrounding foothills. Significant impacts are not anticipated. However, impacts related to scenic vistas will be evaluated in an EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. There are no officially designated State scenic highways adjacent to the Project site. The closest Eligible State Scenic Highway is a portion of State Route 74 (SR-74)/West 4th Street, located 4.1 miles southeast of the Project site and the I-215 interchange with SR-74, located 3.42 miles southeast of the Project site (Caltrans 2023). The Project site is not visible from either of these locations. Therefore, the Project would not result in any impacts scenic resource within a state scenic highway and this topic will not be evaluated in an EIR.

c) In nonurbanized 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?

Potentially Significant Impact. The Project site is within the PVCCSP planning area of the City of Perris, an urbanized area planned as a transition zone from undeveloped agricultural uses to primarily light industrial and commercial uses. The Project site is surrounded by a mixture of light industrial and commercial uses, as well as undeveloped land. Since the Project Applicant would develop a high-cube warehouse on vacant land, there is a potential for the visual character or quality of public views of the site and surroundings to degrade. Project consistency with the PVCCSP development standards will be analyzed in an EIR.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. Spill light occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location and light escapes, partially illuminating a surrounding location. Sensitive uses (e.g., residential uses) surrounding the Project site could be impacted by the light from development within the boundaries of the Project site if light spill occurs. Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare may also refer to the sensation experienced looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort. Glare generally does not result in illumination of offsite locations but results in a visible source of light viewable from a distance. Glare could also occur from building materials of the new structures, including glass and other reflective materials.

Development of the Project would introduce new sources of light and glare into the area from street lighting, parking lot, and outdoor lighting. The proposed Project is located in a developed area with other industrial developments and non-conforming residential uses. Spill of light onto surrounding properties and "night glow" would be reduced by using hoods and other design features on the light fixtures used within the proposed Project. Implementation of the existing regulatory requirements per Perris Municipal Code Section 19.02.110 (Lighting) would occur during the City's permitting process and would ensure that operational impacts related to light and glare are less than significant.

As shown on Figure 3-2, building elevations would consist of painted concrete in shades of gray, white, and green, metal clad canopies, and green glazing. The elevations would not include large areas of reflective surfaces that could result in increased glare to surrounding land uses, and the Project would not expose any aircraft from the March Air Reserve Base to glare that would inhibit flight safety. The proposed building materials do not consist of highly reflective materials, lights would be shielded consistent with Perris Municipal Code Section 19.02.110 requirements, and the proposed landscaping along Project boundaries would screen sources of light and reduce the potential for glare. The proposed Project would create limited new sources of light or glare from security and site lighting but would not adversely affect day or nighttime views in the area given the similarity of the existing lighting in the surrounding urbanizing environment. Thus, operation of the Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and impacts would be less than significant.

However, construction of the Project may include nighttime lighting, which would include light required for safety and security. Due to the distance between the construction area and the adjacent properties and roadways, such security lights may result in glare to residents and motorists. This is a potentially significant impact that will be further evaluated in an EIR. Mitigation measures will be recommended as needed.

5.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The State of California Department of Conservation's Farmland Mapping and Monitoring Program is responsible for producing maps for analyzing impacts on the state's agricultural resources. California's agricultural lands are rated based on soil quality and irrigation status. For CEQA purposes, the following categories qualify as "agricultural land": Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land.

The eastern portion of the Project site is designated as Urban and Built-Up Land while the western portion is designated as Farmland of Local Importance (DOC 2023). The site is undeveloped and vacant and there are no surrounding areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) by the Farmland Mapping and Minoring Program. Per Section 21060.1 of the State CEQA Guidelines, Farmland of Local Importance is not considered

Farmland. Because there is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) at the Project site, there will not be any new significant impacts related to conversion of Farmland. Therefore, no impact would occur and this topic will not be evaluated in an EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private landowners for indefinite terms in exchange for reduced property tax assessments. The Project site is not under an active Williamson Act contract. Therefore, development of the Project would not result in the cancellation of the contract and impacts related to a Williamson Act contract would not occur.

According to Municipal Code Section 19.20.010, the A-1 Zone (Light Agricultural/Interim Designation) is intended to provide for existing agricultural uses and act as a holding zone or interim designation until a property can be developed consistent with the City's General Plan. A potential use of this zone is its application for property currently subject to a Williamson Act contract within an existing agricultural preserve. The Project site has a PVCCSP land use designation of Light Industrial (LI) which is not intended for agricultural use and allows for "manufacturing, research, warehousing/distributing, assembly of non-hazardous products and materials, [and] retail related to manufacturing" according to the General Plan. Warehousing is a permitted use within the LI zone. Therefore, there would be no impacts and this topic will not be evaluated in an EIR.

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))?

No Impact. "Forest land" is defined as "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." "Timberland" is defined as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." "Timberland Production Zone" (TPZ) is defined as "an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h)."

The Project site has a PVCCSP land use designation of Light Industrial and is not zoned for forest land, timberland, or TPZ. Therefore, the Project would not result in impacts to forests or timberlands. Therefore, this topic will not be evaluated in an EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no land in the City of Perris that qualifies as forest land as defined in Public Resources Code section 12220(g). Neither the General Plan nor the City's Zoning Code provides

designations for forest land. Consequently, the proposed Project would not result in the loss or conversion of forest land to non-forest use. Therefore, this topic will not be evaluated in an EIR.

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?

No Impact. The Project site is currently vacant and undeveloped and the site, and the vicinity, are not designated as Farmland per Section 21060.1 of the State CEQA Guidelines or forest land by the General Plan. The 1991 General Plan Land Use Element redesignated all agricultural lands within the City to nonagricultural uses. Thus, the Project would not convert existing Farmland to nonagricultural uses nor forest land to non-forest uses. No impacts would occur and this topic will not be evaluated in an EIR.

5.3 AIR QUALITY

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

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The City of Perris is located within the South Coast Air Basin (Basin). The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board (CARB). Standards for air quality within the Basin are documented in the SCAQMD's Air Quality Management Plan (AQMP). The main purpose of an AQMP is to describe air pollution control strategies to be taken by a city, county, or region classified as a nonattainment area in order to bring the area into compliance with federal and State air quality standards. The SCAQMD's 2022 AQMP is based on regional growth forecasts for the Southern California Association of Governments region. Whether the Project would exceed the growth assumptions in the AQMP is, in part, based on projections from local general plans. The Perris General Plan Land Use Element adopted in 2005 and updated in 2013 designates the site being within the PVCCSP. The PVCCSP adopted in 2012 designates the site as Light Industrial (LI). The proposed high-cube warehouse facility would be consistent with the Specific Plan; therefore, the Project would be consistent with the AQMP regional growth forecasts for the Southern California Association of Governments region.

A project is consistent with the regional AQMP if it does not create new violations of clean air standards, exacerbate any existing violations, or delay a timely attainment of such standards. Construction of the Project would generate exhaust from construction equipment and vehicle trips, fugitive dust from demolition and ground-disturbing activities, and off-gas emissions from architectural coatings and paving. The Project would also result in the emission of pollutants into the Basin during Project operation from vehicle and truck trips, and stationary sources. The emission of pollutants resulting from construction (short-term) and operation (long-term) of the Project have the potential to affect implementation of the AQMP. Therefore, any impacts that the Project may have on the attainment of regional air quality objectives will be evaluated in an EIR. Mitigation measures will be recommended as needed.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. The Basin is designated under the California and National Ambient Air Quality Standards (NAAQS) as nonattainment for ozone (O_3), coarse inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), nitrogen oxides (NO_X) (California standard only), and lead (Los Angeles County only).

Air quality impacts are divided into short-term construction and long-term operational impacts. Short-term impacts are the result of demolition, grading, and/or construction operations. Long-term impacts are associated with the long-term operations of the Project. Implementation of the Project may increase existing levels of criteria pollutants and contribute to their nonattainment status in the Basin during both construction and operational activities. Thus, an air quality analysis will be prepared to determine if the Project would result in a cumulatively considerable net increase in any criteria air pollutant. This topic will be addressed in an EIR and mitigation measures will be recommended as appropriate.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Development of the Project has the potential to expose sensitive receptors near the Project site and along its primary truck routes to emissions from mobile sources (i.e., trucks and car exhaust). The nearest sensitive receptors are the three legal non-conforming residential units located along Brennan Avenue immediately adjacent to the Project site and Val Verde High School located at 972 Morgan St, approximately 547 feet southwest of the Project site. Due to the presence of sensitive receptors in the vicinity and the volume of truck traffic from development pursuant to the Project, there is the potential to expose nearby sensitive receptors to substantial pollutant concentrations. Therefore, this topic will be further evaluated in an EIR.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Potentially Significant Impact. The threshold for odor is identified by SCAQMD Rule 402, Nuisance, which states:

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

The type of facilities that are considered to result in other emissions, such as objectionable odors, include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Odors generated by the operation of the Project are not expected to be significant or highly objectionable and would be required to be in compliance with SCAQMD Rule 402, which

would prevent nuisances to sensitive land uses. However, during operations, trucks and vehicles operating at the loading docks may emit odor from vehicle exhaust. Construction activities including emissions from construction equipment, architectural coatings, and paving activities may also generate odors. Therefore, potential impacts to the sensitive receptors, including the residences on Brennan Avenue immediately adjacent to the Project, are potentially significant and will be further analyzed in an EIR.

5.4 BIOLOGICAL RESOURCES

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

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The Project site is vacant, undeveloped, and vegetated with grasses throughout a majority of the site as well as trees on the southern and eastern portions of the site. The vegetation on the site could provide a habitat for candidate, sensitive, or special status plant or wildlife species. As a result, a biological assessment will be prepared to evaluate whether the Project has the potential to result in a substantial adverse effect on candidate, sensitive, or special status species. This topic will be analyzed in an EIR and mitigation measures will be recommended, as necessary.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. A biological assessment will be conducted by a professional biologist to determine if the site has the potential to contain a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. This topic will be addressed in an EIR and mitigation measures will be recommended, as appropriate.

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?

Potentially Significant Impact. No known federally or state protected wetlands are present at the Project site as seen on the National Wetlands Inventory Wetlands Mapper. A biological assessment will be conducted to determine if any protected wetlands are present at the Project site that would be potentially impacted by Project implementation. This topic will be addressed in an EIR and mitigation measures will be recommended, as appropriate.

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?

Potentially Significant Impact. A biological assessment will be conducted by a professional biologist to determine whether a migratory wildlife corridor exists at the site and if the Project has the potential to impact the corridor.

In addition, the Project site includes vacant undeveloped land and trees that could be used for nesting by common bird species that are protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503.5, 3511, and 3515. Therefore, the Project's potential impact to migratory birds during construction and operation will be evaluated in an EIR.

e) Conflict with any local policies or ordinances protecting biological resources?

No Impact. The City of Perris Municipal Code Chapter 19.71 regulates tree protection and care with the purpose of maintaining a healthy urban forest in the city and to ensure the protection of trees during development and redevelopment of properties in the City. The section is intended to implement an effective urban forestry program to protect the health, safety, and welfare of the community. Section 19.71.020 and 19.71.050 of the City of Perris Municipal Code defines protected trees as city trees, heritage trees, specimen, tress, and trees required by ordinance and/or condition of approval for development. There are several existing trees on the Project site, none of which are classified as a protected tree pursuant to Section 19.71.020 and 19.71.050 of the Municipal Code. The Project would remove the existing trees and install new street trees, as part of the roadway improvements and install landscaping along the roadway setbacks and perimeters of the site. New trees and landscaping would comply with Perris Municipal Code Chapter 19.71, as applicable. Therefore, there would be no impacts related to conflicts with local policies or ordinances protecting biological resources. This topic will not be evaluated in an EIR and no mitigation measures are required.

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?

Potentially Significant Impact. The Project site is within the boundaries of the Western Riverside County Multi-Species Habitat Conservation Plan. The Project site is not located within a Criteria Cell, Narrow Endemic Plant Species (Section 6.1.3- Narrow Endemic Plants), burrowing owl (Section 6.3.2-Additional Survey Needs and Procedures), or Criteria Plant Species. However, a biological assessment pursuant to the requirements of the MSHCP will be prepared and the potential impacts of the Project related to the MSHCP will be evaluated in an EIR.

5.5 CULTURAL RESOURCES

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

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Potentially Significant Impact. State CEQA Guidelines Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered "historically significant" if it meets one of the following criteria:

i. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
ii. Is associated with the lives of persons important in our past;
iii. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
iv. Has yielded, or may be likely to yield, information important in prehistory or history.

The Project site is currently vacant and undeveloped with refuse in the southern portion of the site. Although no historic structures exist at the site, there is the possibility that other historically significant resources could be present at the site pursuant to State CEQA Guidelines Section 15064.5. Therefore, a cultural resources study will be prepared and an EIR will evaluate the Project's potential to cause a substantial adverse change in the significance of a historical resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially Significant Impact. Although the Project site soils have been previously disturbed by agricultural activities, ground-disturbing activities of the Project have the potential to uncover previously undiscovered archaeological resources. Therefore, it is possible that unidentified archaeological resources are located within the Project site. Thus, an archaeological resources assessment will be prepared as part of an EIR and will include a literature review, records search, and site survey. Results of the archaeological resources assessment will be included in an EIR and mitigation measures will be recommended, as necessary.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. The Project site has been previously disturbed, as described above, and has not been previously used as a cemetery. Thus, the Project is not expected to impact any known location of human remains. However, an archaeological resources assessment will be prepared as part of the EIR and will include a literature review, records search, and site survey to determine the potential for unknown burials to be located at the site Results of the archaeological resources assessment will be included in an EIR and mitigation measures will be recommended, as necessary.

5.6 ENERGY

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

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. During construction of the Project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the project sites, construction worker travel to and from the project sites, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment and;
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Once operational, the warehouse would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of buildings, water heating, operation of electrical systems and plug-in appliances within buildings, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed.

An EIR will quantify the amount of energy that would be used by both construction and operation of the Project to identify if wasteful, inefficient, or unnecessary consumption of energy resources would occur from implementation of the Project. Mitigation measures will be included, as necessary.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. The State of California has established a comprehensive framework for the use of efficient energy. This occurs through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Assembly Bill (AB) 1007 (Pavley 2007), Title 24 Energy Efficiency Standards, and the California Green Building (CalGreen) Standards. The Project would result in an increase in energy use. Therefore, an EIR will further evaluate the energy use by the Project and evaluate its consistency with the applicable plans and policies.

5.7 GEOLOGY AND SOILS

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

This discussion is based on the Geotechnical Investigation prepared by Southern California Geotechnical in July 2022 (included as Appendix A).

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?

No Impact. In 1972, the Alquist-Priolo Special Studies Zones Act was signed into law. In 1994, it was renamed the Alquist-Priolo Earthquake Fault Zoning Act (A-P Act). The primary purpose of the Act is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy across the trace of an active fault. The A-P Act requires the State Geologist (Chief of the California Geology Survey) to delineate "Earthquake Fault Zones" along with faults that are "sufficiently active" and "well-defined." The boundary of an "Earthquake Fault Zone" is generally

about 500 feet from major active faults and 200 to 300 feet from well-defined minor faults. The A-P Act dictates that cities and counties withhold development permits for sites within an Alquist-Priolo Earthquake Fault Zone until geologic investigations demonstrate that the site zones are not threatened by surface displacements from future faulting.

According to the City's Safety Element of the Perris General Plan and the California Geological Survey Data Viewer, there are no active or potentially active faults known within the Project site or within the City of Perris (CGS 2021a). The nearest fault zones are the Elsinore Fault zone and San Jacinto zone approximately 12.8 miles southwest and 9.4 miles northeast, respectively. Therefore, impacts related to rupture of a known fault would not occur and will not be further evaluated in an EIR.

ii. Strong seismic ground shaking?

Less Than Significant Impact. As previously described, there are no active or potentially active faults known within the Project site or within the City of Perris. However, ground shaking could still occur as a result from faults in the Elsinore Fault zone approximately 12.8 miles southwest and the San Jacinto zone approximately 9.4 miles to the northeast (CGS 2021a). The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. However, structures built in the City are required to be built in compliance with the California Building Code (CBC) (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

All Project construction would also be developed in compliance with the Perris Municipal Code, the recommendations of the Geotechnical Investigation (included as Appendix A), and all other ordinances adopted by the City related to construction and safety. The Perris Building and Safety Division would review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the City's review process, would reduce impacts related to strong seismic ground shaking to a less than significant level, and potential impacts related to groundshaking will not be further evaluated in an EIR.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater; 2) low density, fine, clean sandy soils; and 3) strong ground motion. Effects of liquefaction can include sand boils, settlement, and bearing capacity failures below structural foundations. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

The Project site is not within a liquefaction hazard zone (CGS 2021b). Additionally, the soil conditions onsite are not conducive to liquefaction, due to the presence of moderate to high strength

soils and the lack of a shallow groundwater table. Free water was not encountered during soil borings, which were sampled to a maximum depth of 25± feet below existing site grades for the Project (Appendix A). Furthermore, the Project would be developed in compliance with construction requirements under the CBC, as adopted by the City's Municipal Code under Section 16.08.050. Specific engineering design recommendations would be incorporated into grading plans and building specifications as a condition of construction permit approval to ensure that structures would withstand the effects of seismic ground movement, including liquefaction and settlement. Therefore, potential impacts related to hazards from seismic-related ground failure would be less than significant.

iv. Landslides?

No Impact. Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquake induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. As described above, the Project site is located in a seismically active region subject to strong ground shaking. However, the Project site is located in a flat area that does not contain or is adjacent to large slopes, and the Project would not create large slopes. In addition, the Project site is not located within a landslide hazard zone (CGS 2021c). As a result, implementation of the Project would not expose people or structures to substantial adverse effects involving landslides, and potential impacts related to landslides would not occur and will not be further evaluated in an EIR.

b) Result in soil erosion or the loss of topsoil?

Less than Significant Impact.

Construction
The Project would involve excavation, grading, stockpiling, and import of soil to the Project site. Grading increases the potential for erosion by removing the protective vegetation and changing the natural drainage patterns, allowing for loose soil to be carried out by wind or water. However, under Chapter 14.22 of the Municipal Code, the Project would be required to comply with the National Pollutant Discharge Elimination System Storm Water Permit (MS4 Permit) construction permit regulations, which require the preparation and implementation of a site-specific stormwater pollution prevention plan (SWPPP). As a part of the SWPPP, erosion and sediment control best management practices (BMPs) would be used to reduce or eliminate pollutants entering the City's stormwater system. These BMPs may include the use of:

- silt fences;
- geotextile/plastic covers;
- erosion control blankets/mats;
- soil binders;
- fiber rolls;
- gravel bag berms;
- sandbag barriers;
- straw bale barriers;

Implementation of construction BMPs in compliance with the City's permitting requirements would cover exposed soil or impede stormwater runoff, reducing the potential for erosion. Therefore, construction impacts related to erosion would be less than significant.

Operation
The Project would include the installation of landscaping, minimizing the potential for soil erosion and loss of topsoil. In addition, the Project would feature two bioretention basins which would slow and retain stormwater carrying loose soil. Per Section 14.22.090 of the Municipal Code,

implementation of the Project would require the approval of a Water Quality Management Plan (WQMP), further limiting the potential for soil erosion through the use of operational BMPs. Therefore, with the implementation of the proposed landscape and drainage features, as well as compliance with City regulations, potential impacts related to soil erosion would be less than significant. This topic will not be further evaluated in an EIR.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. The soils at the Project site consist of artificial fill and native alluvium. The artificial fill soils extend to depths of 3 to 8± feet below the existing site grades, with textures of medium dense to very dense sandy silts and silty sands with occasional stiff to hard silty clays. The native alluvium extended to depths of at least 25± feet below the existing site grades, with textures of medium dense to very dense sandy silts, silty sands and silts, and medium dense sands and occasional clay content. Free water was not encountered to depths of 25± feet below the existing site grades (Appendix A).

As previously discussed, the Project site is not located within a landslide or liquefaction hazard zone. It does not contain nor is adjacent to large slopes. Additionally, the soil and groundwater conditions onsite are not conducive to liquefaction. Project construction would be developed in compliance with the CBC and the recommendations of the Geotechnical Investigation related to construction on soils of varying strengths. Therefore, potential impacts would be less than significant and this topic will not be further evaluated in an EIR.

d) Be located on expansive soil, as defined in in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact. Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experience, such as Southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture. The soils onsite are comprised of silty sands and clayey sands with occasional sandy clay layers (Appendix A). As concluded in the geotechnical investigation prepared for this site, onsite soils have a low potential for expansion and no design considerations related to expansive soils are warranted. Therefore, potential impacts would be less than significant and this topic will not be further evaluated in an EIR.

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 wastewater?

No Impact. The Project would connect to the existing sewer infrastructure and would not use septic tanks or alternative methods for disposal of wastewater into subsurface soils. Therefore, impacts related to septic tanks or alternative wastewater disposal methods would not occur and this topic will not be evaluated in an EIR.

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

Potentially Significant Impact. The site vicinity is underlain by native alluvial deposits that have the potential to contain paleontological resources. Therefore, a paleontological resources assessment will be prepared to evaluate the potential of the site to contain fossils or other resources. The site-specific investigation will include detailed geologic conditions, the potential for paleontological resources to exist, and mitigation measures, if necessary, will be recommended. The results of the paleontological resources assessment will be presented in an EIR.

5.8 GREENHOUSE GAS EMISSIONS

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

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Global climate change is not confined to a particular project area. A typical project does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. GHGs are produced by both direct and indirect emissions sources. Direct emissions include consumption of natural gas, heating and cooling of buildings, landscaping activities and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal.

Implementation of the Project would generate GHG emissions during both construction and operation of the development. During construction, sources of GHG emissions include construction equipment and workers' commutes to and from the site. During operations, the Project would generate GHG emissions from vehicular trips; water, natural gas, and electricity consumption; and solid waste generation. The Project has the potential to generate a substantial increase in GHG emissions. Therefore, this issue will be further analyzed in an EIR.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The State of California, through its Governors and Legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of Assembly Bill (AB) 32 (2006), Senate Bill (SB) 375 (2008), Executive Order S-3-05 (2005), Executive Order B-30-15 (2015), and SB 32 (2016), which address GHG emissions on a statewide, cumulative basis. The Project would result in an increase in GHG emissions. Therefore, an EIR will further evaluate the level of GHG emissions produced by the Project and evaluate its consistency with the applicable plans and policies.

5.9 HAZARDS AND HAZARDOUS MATERIALS

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

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking during construction activities. In addition, hazardous materials would be needed for fueling and servicing construction equipment on the site. The EIR will describe the various regulations related to potential hazardous material releases related to construction and provide mitigation measures, as necessary to reduce impacts related to construction.

The Project would operate a new high-cube warehouse on the site. The future building occupants within the warehouses are not yet identified, and based on the planned industrial land uses, it is possible that acute hazardous materials could be used during the course of a future building user's daily operations. Therefore, an EIR will evaluate the potential of the Project to result in hazards to the public or the environment from the routine use, transport, or storage of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. The Project site was historically used for agricultural uses, which may indicate that herbicides and pesticides were previously stored and used on the site and may have resulted in contaminated soils. In addition, Project grading and excavation could unearth contaminants that may be present in soils from previous uses on the site. A Phase I Environmental Site Assessment (ESA) will be prepared to analyze the potential for previously used chemicals, and other hazardous or potentially hazardous materials, being on the site. Given historic uses and the potential presence of hazardous materials, this topic will be further evaluated in an EIR.

c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. The Project site is within a quarter mile of Val Verde High School. Therefore, an EIR will analyze the Project's potential to emit hazardous emissions or handle hazardous materials that could impact the school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. A site-specific Phase I ESA for the Project site will be prepared which will include an up-to-date governmental database search. Potential impacts would be analyzed based on the findings of the Phase I ESA. Thus, this topic will be further discussed in an EIR.

e) For a project within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Potentially Significant Impact. The Project is located in the March Air Reserve Base/Inland Port Airport (MARB/IPA) Compatibility Zone C2 (RCALUC 2014). Safety hazards within Zone C2 are primarily related to flight training aircraft activity.

According to the Riverside County Airport Land Use Compatibility Plan Policy Document, any discretionary development with a building floor area of 20,000 SF or greater would require ALUC review per policy 1.5.3. The Project's consistency with the MARB Plan will be further analyzed in an EIR.

f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. The City of Perris General Plan Safety Element along with the City of Perris Local Hazard Mitigation Plan (LHMP) include goals and requirements to mitigate hazard impacts. The Project site is not identified within any hazard areas related to flood, fire, seismic, or geologic hazards. However, the Project would abut Ramona Expressway, designated within the Safety Element as an evacuation route. The Project's site plan and circulation system (internal and ingress/egress) will be evaluated as part of this analysis. This topic will be included in an EIR and mitigation measures will be recommended, as necessary.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. According to the CalFire Fire Hazard Severity Zone Map for the City of Perris and the Fire Hazards Map in the City's Safety Element, the Project site is not within a Very High Fire Hazard Severity Zone (CAL FIRE 2022). Therefore, impacts related to exposure of people or structures to wildland fire hazards would not occur and this topic will not be analyzed in an EIR.

5.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. The Project would convert the vacant and undeveloped land into a new high-cube warehouse. Development of the Project would include construction activities such as grading, paving, and building construction. These activities could result in the generation of water quality pollutants that could violate water quality or waste discharge standards. Required permits pursuant to NPDES regulations, contain water pollution control requirements applicable to the Project. The General Construction Permit issued by the State Water Resources Control Board requires the Project Applicant to prepare and implement a SWPPP. The SWPPP would specify BMPs to be used during construction of the Project to minimize or avoid water pollution.

The Project would also result in the development of new impervious surfaces such as parking lots, sidewalks, and buildings that could increase the levels of polluted runoff as water infiltration rates would be reduced. A WQMP is also required by NPDES regulations. The WQMP would specify BMPs to be used in Project design and Project operation. However, due to the amount of construction disturbance and change in onsite uses potential impacts to water quality will be evaluated in an EIR and mitigation measures will be identified as necessary.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. The Project site is currently vacant and undeveloped. Upon development, a large portion of the site would become impervious, which could change the infiltration into the groundwater basin under the Project site. According to the Department of Water Resources Groundwater Basin Boundary Assessment Tool, the Project site is located within the San Jacinto Groundwater Basin (DWR 2019). Thus, a geotechnical assessment and a hydrology assessment will be prepared to further analyze the Project's potential impacts and this topic will be evaluated in an EIR. Mitigation measures will be identified as necessary.

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 a substantial erosion or siltation on- or off-site?

Potentially Significant Impact. Project implementation has the potential to alter the drainage pattern onsite. As previously described, the Project would require development of new drainage infrastructure. These changes could generate erosion or siltation during construction activities. Therefore, hydrology and drainage studies will be prepared for the Project and potential impacts related to erosion and siltation will be analyzed in an EIR. The EIR will describe the requirements of the SWPPP that would specify BMPs to be used during construction and the WQMP to be used during operation of the Project to minimize erosion or siltation. Mitigation measures will also be incorporated, as necessary, to reduce potential impacts to erosion or siltation.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Potentially Significant Impact. As described in the previous responses, the Project has the potential to alter the existing drainage pattern of the site. The Project would also result in the development of new impervious surfaces such as parking lots, sidewalks, and buildings that could increase the levels of runoff, as water infiltration rates would be reduced. Thus, hydrology and drainage studies will be prepared to analyze pre- and post-development changes to the rate and amount of surface runoff onsite. An EIR will include analysis of potential impacts related to drainage and mitigation measures will be provided as necessary.

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?

Potentially Significant Impact. As previously mentioned, the Project would involve grading and change to the onsite drainage and has the potential to result in additional runoff, as water infiltration rates would be reduced. Thus, Project impacts on existing and planned storm drainage systems will be analyzed in in an EIR and mitigation measures will be provided as necessary.

iv) impede or redirect flood flows?

Less than Significant Impact. According to the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (FEMA) (06065C1430H), the Project site is primarily located in Zone X, which is defined as an area of minimal flood hazard. Therefore, impacts related to impediment or redirection of flood flows would be less than significant. This topic will not be further evaluated in an EIR.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than Significant Impact. The Project site is not within a dam inundation hazard map as per Exhibit S-4, *Dam Inundation Zones* from the City of Perris General Plan Safety Element. In addition, the Project site is located in Zone X, an area of minimal flood hazard. Therefore, potential impacts related to release of pollutants would be less than significant. This topic will not be further evaluated in an EIR.

A tsunami is a great sea wave produced by undersea disturbances such as tectonic displacement or large earthquakes. The Project site is located approximately 37 miles to the northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the Project site would not have the potential to expose people or structures to a tsunami and potential impacts related to risk release of pollutants due to a tsunami will not be further evaluated in an EIR.

A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin such as a reservoir, harbor, lake, or storage tank. The Project site is located approximately 2.7 miles southwest of Lake Perris. The Project would not be within the inundation zone of the lake (DSOD 2023). Thus, the Project site would not risk release of pollutants as a result of a seiche from lakes.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. As described in the previous responses, the Project would convert the vacant and undeveloped site into a high-cube warehouse that would generate pollutants, impervious surfaces, and utilize water supplies. Although existing regulations would require implementation of a SWPPP during construction and a WQMP during operation, whether the Project would conflict with implementation of a water quality control plan or sustainable groundwater management plan will be evaluated in an EIR and mitigation measures will be identified as necessary.

5.11 LAND USE AND PLANNING

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

a) Physically divide an established community?

No Impact. The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas.

The Project Applicant would construct a high-cube warehouse on a vacant and undeveloped site. The use would be consistent with the PVCCSP Light Industrial land use designation and would be developed adjacent to the existing roadway system. The Project would not result in lack of access to services, schools, or shopping areas to the three non-conforming residential houses along Brennan Avenue. There are no other residential communities in the Project vicinity and the developments surrounding the site are consistent with the Project. Therefore, the Project would not physically divide an established community and this topic will not be evaluated in an EIR.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The Project site is located in MARB/IPA influence area C2. Thus, the Project may have the potential to interfere with an applicable plan, policy, or regulation related to avoidance or mitigation of an environmental effect. Therefore, the Project's consistency with MARB/IPA, and other plans, including but not limited to the City of Perris General Plan, SCAQMD AQMP, SCAG Regional Transportation Plan/Sustainable Communities Strategy Policies, and Santa Ana River Basin Plan will be analyzed in an EIR.

5.12 MINERAL RESOURCES

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

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?

No Impact. There are no known mineral resources either at the Project site or in the immediate vicinity of the Project site that would be impacted by the Project. In order to protect the availability of mineral resources of value, the California Department of Conservation identifies sites to which continuing access is important to satisfying mineral production needs of the region and the State. The relative importance of potential mineral resource sites is indicated by inclusion in one of four Mineral Resource Zones (MRZ):

MRZ-1: No mineral resources;
MRZ-2: Significant resource area (quality and quantity known);
MRZ-3: Significant resource area (quality and quantity unknown);
MRZ-4: No information (applies primarily to high-value ores).

The California Department of Conservation is primarily interested in preservation of access to significant resources areas included in MRZ 2. The Project site is classified as an Urban Area and the vicinity is classified as Urban Area and MRZ-1 (DOC 2008). Therefore, impacts related to known mineral resources would not occur from implementation of the Project and this topic will not be evaluated in an EIR.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan?

No Impact. The General Plan EIR concluded that no sites within the City have been designated as locally-important mineral resource recovery sites on any local plan. Therefore, impacts related to would not occur from implementation of the Project and this topic will not be evaluated in an EIR.

5.13 NOISE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within 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?	☒	☐	☐	☐

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The Project Applicant would redevelop the site for warehouse uses. Project-related short-term construction activities, as well as long-term operational activities may expose persons in the vicinity to noise levels in excess of standards established by City's General Plan or Noise Ordinance.

A Project-specific noise impact analysis will be prepared to determine the potential short-term construction and long-term operational noise impacts associated with the generation of noise levels in excess of standards established local standards. This topic will be evaluated an EIR and mitigation will be identified, as needed.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Groundborne vibration or noise would be associated with construction activities at the Project site, including grading, and building constriction, and with associated hardscape and landscape improvements. The operation of the Project would include heavy trucks transiting on site to and from the loading dock areas. The noise impact analysis will include a vibration assessment to analyze the impact of vibration from trucking operations on nearby streets and roadways. This topic will be evaluated in an EIR and mitigation measures will be recommended, as needed.

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?

Potentially Significant Impact. The Project is located in MARB/IPA influence area C2 and would be exposed to an average noise level of 60 dB CNEL (RCALUC 2014). Due to the close proximity to the airport, people working at the Project site may be exposed to excessive noise levels related

to MARB/IPA flight operations. Standard building construction consistent with the State of California Green Building Standards Code typically provides up to 25 dBA CNEL of exterior to interior noise attenuation. Implementation of the Project would potentially expose people working at the Project site to excessive noise levels, which will be further analyzed in an EIR.

5.14 POPULATION AND HOUSING

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

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

Potentially Significant Impact. The Project Applicant would develop a new high-cube warehouse on a vacant and undeveloped site that would be consistent with the PVCCSP which was approved in 2012. The site is located in a developed area of the City adjacent to existing roads and in close proximity to infrastructure and utilities. The surrounding PVCCSP land use designations include Commercial, Light Industrial, and Public/Semi-Public Facility uses.

The Project would provide an increase of employment on the Project site that could indirectly increase the population of the surrounding area. However, because the Southern California Association of Government's (SCAG) regional growth forecasts are based in part on land uses designated in land use plans, a project that is consistent with the land use designated in a General or Specific Plan would also be consistent with the SCAG's growth projections. The proposed high-cube warehouse, which is consistent with the existing PVCCSP - Light Industrial land use designation for the Project site, would result in an increased number of employees. Based on the Riverside County General Plan generation rate of 1 employee for every 1,030 SF of light industrial space, the Project would generate approximately 536 employees. The Project growth associated with buildout of the Project site and its consistency with regional growth projections will be analyzed in an EIR.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project site is currently vacant and undeveloped and does not contain any housing. Thus, the Project would not displace a substantial number of people or housing units that would require construction of replacement housing and this topic will not be evaluated in an EIR.

5.15 PUBLIC SERVICES

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

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

i. Fire Protection and Emergency Services

Potentially Significant Impact. The City of Perris contracts with the Riverside County Fire Department/Cal Fire (RCFD) for all fire and emergency services. The closest fire station to the Project site is Fire Station #90, located approximately 2.4 roadway miles southeast of the Project site, at 333 Placentia Avenue, Perris, CA 92571. RCFD staffing needs are determined by the number of calls and requests for fire, paramedic, and emergency response services. Construction and operation of the proposed warehouse would increase the number of structures and employees in the Project area. Although development of the Project will comply with RCFD requirements and payment of applicable fire mitigation fees, the Project may impact local fire response times potentially requiring the construction of new or expanded facilities. The Fire Department will be consulted to determine the adequacy of existing resources and potential Project impacts on fire services. This will be further analyzed in an EIR.

ii. Police Protection

Potentially Significant Impact. The City contracts with the Riverside County Sheriff's Department which serves the site. The City of Perris Police Station is located at 137 N. Perris Boulevard, Perris, CA 92570, approximately 5.1 roadway miles south of the Project. The Project would develop the vacant site with a new high-cube warehouse. Project construction and operation would increase the number of structures and employees in the Project area, resulting in additional calls for police protection service. The Perris Police station will be consulted to determine existing police resources in the City and potential Project-generated impacts to services potentially requiring the construction of new or expanded facilities. This topic will be discussed in an EIR.

iii. School Services

Less Than Significant Impact. The Project would be developed with a warehouse and related improvements. The light industrial uses would not be expected to generate impacts requiring the construction of new school facilities as the Project would not construct residential development or directly result in an increase of residents.

Additionally, pursuant to Government Code Section 65995 et seq., the need for additional school facilities is addressed through compliance with school impact fee assessment. SB 50 (Chapter 407 of Statutes of 1998) sets forth a state school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a project's impacts on school facilities in excess of fees set forth in the Government Code. Commercial/industrial development would be required to pay school impact mitigation fees in the form of development fees, as adopted by the affected school district. These fees are used to finance school facilities and accommodate student growth. The Project would be required to contribute fees to the Val Verde Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services. Therefore, potential impacts are considered less than significant and an EIR will not address potential impacts to schools.

iv. Parks

Less Than Significant Impact. The site is served by the City of Perris Community Services Department. The Project would create a new high-cube warehouse and would not directly provide new housing opportunities and new residents in the area. The nearest park, Paragon Park, is located 2.4 roadway miles southeast of the Project site. Although new employees may occasionally use local parks, potential increase in use would be limited and would not result in deterioration of facilities such that the construction or expansion of recreational facilities would be necessary. The Project would also be subject to the Development Impact Fees (DIF) established by Perris Municipal Code Chapter 19.68. The City's Community Services Department would receive a portion of the DIF to offset the impact of developing new facilities to support parks and recreation services. Therefore, any increased demand for public parks within the City would be considered a less than significant impact. This issue will not be addressed in an EIR.

v. Other Public Facilities

Less Than Significant Impact. The Project involves the development of a warehouse and would not provide new housing opportunities for the area. The Project is not likely to create a significant increase in the use of other public facilities such as libraries, community centers, post offices or animal shelters. However, the project would be subject to the DIF established by Perris Municipal Code Chapter 19.68. The City's Community Services Department would receive a portion of the DIF to offset the impact of developing new facilities to support community amenities, government services, and library services. Therefore, potential impacts are considered less than significant and an EIR is not required to address potential impacts to other public facilities.

5.16 RECREATION

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

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

Less Than Significant Impact. The Project Applicant would construct a new high-cube warehouse. Implementation of the Project would not directly increase housing or population, which typically cause an increase in the demand for, and use of, existing neighborhood parks and other citywide recreational facilities. The nearest park, Paragon Park, located at 264 Spectacular Bid Street, is 2.4 roadway miles southeast of the Project site. Although new employees may occasionally increase the use of existing local parks, neighborhood and regionals parks, employees' limited use would not result in deterioration to facilities such that the construction or expansion of recreational facilities would be necessary. Any impacts related to the physical deterioration of existing recreation parks or facilities would be less than significant. The Project would also be subject to the Development Impact Fees (DIF) established by Perris Municipal Code Chapter 19.68. The City's Community Services Department would receive a portion of the DIF to offset the impact of developing new facilities to support parks and recreation services. This issue will not be addressed in an EIR.

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact. The proposed Project includes the construction of an employee recreational area as required by PVCCSP development standard 8.2.1.4. Construction of the onsite employee recreational area could potentially result in physical effects on the environment. The impacts associated with development of the employee recreational area will be evaluated in the EIR.

5.17 TRANSPORTATION

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

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Potentially Significant Impact. Development of the Project would result in an increase in vehicle trips, which may conflict with local plans, policies, or ordinances pertaining to transit, bicycle, and pedestrian modes of travel. Project construction would also temporarily increase vehicle trips on nearby roadways and may affect these modes of travel. A description of the existing and planned circulation system addressing transit, bicycle, and proposed sidewalks will be evaluated to ensure the Project does not impede these modes of travel. Potential impacts related to compliance with plans and policies that address the circulation system could occur with implementation of the Project will be evaluated in an EIR.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Potentially Significant Impact. Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the State CEQA Guidelines to provide an alternative to level of service (LOS) for evaluating transportation impacts. SB743 specified that the new criteria should promote the reduction of GHGs, the development of multimodal transportation networks and a diversity of land uses. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

State CEQA Guidelines Section 15064.3 - Determining the Significance of Transportation Impacts states that vehicle miles travelled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. The City of Perris TIA Guidelines for CEQA will be consulted to determine whether a VMT analysis would be required for the Project. Impacts related to VMT could occur with implementation of the Project and these issues will be evaluated in an EIR.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. Design features of the Project circulation plan, including access lanes, driveway entrances and exits, and internal roadways, and street improvements will be discussed in an EIR regarding potential hazards such as sharp curves or dangerous intersections. Mitigation measures will be recommended as needed.

d) Result in inadequate emergency access?

Less than Significant Impact. The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site, and would not restrict access of emergency vehicles to the Project site or adjacent areas. The installation of new driveways, street improvements, and connections to existing infrastructure systems would not require complete closure of Ramona Expressway or Webster Avenue. Any temporary lane closures needed for utility connections, driveway construction, or street improvements would be required to implement appropriate measures to facilitate vehicle circulation, as included within construction permits. Thus, implementation of the Project through the City's permitting process would ensure existing regulations are adhered to and would reduce potential construction related emergency access or evacuation impacts to a less than significant level.

Operation of the Project would not result in inadequate emergency access. Designated emergency vehicle access would be available through the western driveway along Ramona Expressway. In addition, the drive aisles onsite would range from a width of 26 to 75 feet, providing adequate access throughout the site. The Project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the City Municipal Code. The Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the Project would not result in inadequate emergency access, and impacts would be less than significant.

5.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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)?	☒	☐	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☒	☐	☐	☐

a) Would the project 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)?

Potentially Significant Impact. In addition to consultation with Native American tribes that have provided notification to the City pursuant to Assembly Bill 52, a cultural resources assessment will be prepared with a literature review and records search related to potential site-specific tribal cultural resources that may be 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). Additionally, a Sacred Lands search request will be obtained from the Native American Heritage Commission (NAHC) as part of the tribal consultation process. Results of the updated cultural resources assessment and tribal consultation will be included in an EIR.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Impact. Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (Public Resources Code § 21074). In order to determine whether any tribal cultural resources could be impacted by the Project, California Native American tribes that are traditionally and culturally affiliated with the Project area will be contacted early in the CEQA process (Public Resources Code § 21080.3.1), and consultation undertaken with those Native

American tribes that express an interest in engaging in consultation for this Project. an EIR will evaluate potential impacts of the proposed Project on tribal cultural resources and mitigation measures will be provided as needed.

5.19 UTILITIES AND SERVICE SYSTEMS

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

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. The Project would be served by the existing 12-inch water line and 10-inch sewer line located in Webster Avenue. However, the Project Applicant proposes to construct an 8-inch reclaimed water line for 1,443 linear feet offsite within Webster Avenue, the impact of which will be further analyzed in an EIR. Mitigation measures will be provided, as needed.

Development of the Project also includes the removal and replacement of the trapezoidal channel along Ramona Expressway for an underground reinforced concrete pipe. Construction of new storm drain facilities could have a potentially significant impact. Additionally, the Project may require installation of electric power, natural gas, or telecommunications facilities. Thus, an EIR will evaluate the potential impacts of the construction of these facilities and recommend mitigation measures, as applicable.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. The Project area is served with potable water by the Eastern Municipal Water District (EMWD). Development of the site would result in an increase in water usage in the area. An EIR will evaluate the availability of adequate water supplies to serve the Project.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. Wastewater treatment is provided to the Project area by the EMWD. Sewage from the EMWD service area is conveyed to the Perris Valley Regional Water Reclamation Facility (PVRWRF) for treatment. The current capacity of the PVRWRF is 22 million gallons per day (mgd), with an average daily flow of 15.5 mgd (EMWD 2021). Therefore, the facility would have a remaining capacity of 6.5 mgd.

The Project Applicant would install a 6-inch sewer line onsite connecting to the existing 10-inch EMWD line within Webster Avenue. Based on an industrial sewer generation factor of 500 gpd/1,000 SF, provided in Table 4.10.2-1 of the City of Perris General Plan EIR, the Project would result in 0.276 mgd of wastewater. Thus, wastewater generated by the Project would be within the current capacity of the PVRWRF and no new or expanded offsite facilities would be required. Impacts to wastewater generation would be less than significant and this topic will not be further evaluated in an EIR.

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?

Less than Significant Impact. The City of Perris contracts with a waste disposal company, CR&R Waste Management, to transport trash to the El Sobrante Landfill, located 13.7 miles southwest of the Project site, and the Badlands Landfill, located approximately 10.2 miles northeast of the Project site. Table UT-1 below summarizes the characteristics of each landfill. Based on the average daily tonnage, the two landfills have a combined remaining capacity of 7,705 tons per day (tpd).

Table UT-1: Landfill Capacity

Name	Max Daily Permitted (tpd)	Average Daily Tonnage (tpd)[1]	Available Daily Disposal (tpd)	Closure Date
El Sobrante Landfill	16,054	10,680	5,374	11/1/2052
Badlands Sanitary Landfill	5,000	2,668	2,332	1/1/2059

[1]Based on the total annual disposal for 2022. Calculations do not include the days the landfills are closed.
Source: CalRecycle 2022, CalRecycle 2023a, CalRecycle 2023b

Construction

The Project does not involve demolition of existing structures; however, Project construction would generate solid waste from construction packing and discarded materials. Utilizing a construction waste factor of 3.89 pounds per square foot (EPA 1998), construction of the Project would generate approximately 1,073.5 tons of waste. The 2022 California Green Building Standards Code requires demolition and construction activities to recycle or reuse a minimum of 65-percent of the nonhazardous construction and demolition waste. Thus, construction activities would generate approximately 375.7 tons of solid waste to be disposed of at the landfill. As described in Section 3.0, *Project Description,* construction activities would occur over a 12-month period. This equates to approximately 1.2 tons of debris per day (not including landfill closure days). Therefore, construction waste generated by the Project would be accommodated by the landfills and would not result in excess waste.

Operation
Operation of the Project would increase the volume of solid waste generated within the CR&R service area. Based on the industrial solid waste generation factor provided in Table 4.10.3-1 of the General Plan EIR, the Project would result in approximately 5,960.8 tons of solid waste per year. However, at least 75-percent of the solid waste would be required to be recycled pursuant to AB 341, which would reduce the amount of landfilled solid waste to approximately 1,490.2 tons per year or 4.9 tons per day. As previously stated, the two landfills have a combined daily capacity of approximately 7,705 tons per day. Therefore, operational waste generated by the Project would be accommodated by the landfills and the Project would not result in excess solid waste. Construction and operational impacts related to solid waste would be less than significant and this topic will not be further evaluated in an EIR.

g) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Less Than Significant Impact. AB 939, the Integrated Waste Management Act of 1989 (California Public Resources Code Section 40000 et seq.) requires all local governments to develop source reduction, reuse, recycling, and composting programs to reduce tonnage of solid waste going to landfills. Cities must divert at least 50 percent of their solid waste generation into recycling. Compliance with AB 939 is measured for each jurisdiction, in part, as actual disposal amounts compared to target disposal amounts. Actual disposal amounts at or below target amounts comply with AB 939. The City must comply with State law to reduce solid waste generation, promote reuse and require solid waste collection for recycling and composting. The City would require the Project to reduce solid waste generation and recycle materials as much as feasible to reduce solid waste.

In addition, pursuant to Section 5.408.1 of the California Green Building Standards Code, all construction would be required to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. AB 341 requires diversion of a minimum of 75 percent of operational solid waste. Because the Project would be required by the City to recycle, the Project would not have a significant impact to any federal, state or local statues or regulations related to solid waste. As such, potential impacts would be less than significant and this topic will not be further evaluated in an EIR.

5.20 WILDFIRE

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

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?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project site is not within a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2022). The nearest VHFHSZ is approximately 0.65 mile southwest of the Project site. In addition, the proposed warehouse would be built in compliance with the California Building and Fire Code, as adopted by the City. The Project site plan would be reviewed by the City's Building Department and the FCFD during the permitting process to ensure that the Project meets fire protection requirements. Therefore, the Project would not result in any impacts related to wildfire. Wildfire risks will not be further evaluated in an EIR.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

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 a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. Development of the Project has the potential to impact habitat of a fish or wildlife species or rare, endangered species of plant or animal, or plant or animal communities. As previously stated, a site-specific biological resources study will be conducted to determine potential biological resources impacts. Additionally, Project ground-disturbing activities could damage previously undiscovered archaeological and/or paleontological resources or tribal cultural resources. Thus, impacts to biological and cultural resources are potentially significant and will be analyzed in an EIR. Mitigation measures will be recommended as needed.

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)?

Potentially Significant Impact. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts

can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

a. Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
b. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As described above, the Project Applicant would construct a warehouse building with related improvements. The construction of the Project would have the potential to result in cumulative impacts to aesthetic, air quality, biological, cultural, geological, greenhouse gas, hazardous material, hydrology, land use, noise, population and housing, public services, transportation, tribal cultural resources, and utility services. The extent and significance of potential cumulative impacts resulting from the combined effects of the Project plus other past, present, and reasonably foreseeable future projects will be evaluated in an EIR.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. Development of the site into a high-cube warehouse could directly or indirectly cause substantial adverse effects on human beings if not properly mitigated. The Project could result in impacts to aesthetic, air quality, greenhouse gas, hazardous material, hydrology and water quality, land use, noise, population and housing, public services, transportation, tribal cultural resources, and utility services that all could result in adverse effects on human beings. Therefore, these impacts will be addressed in an EIR and mitigation measures will be recommended as needed.

6 References

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