

5.14 Public Services

5.14.1 INTRODUCTION

This section of the Draft EIR addresses potential impacts of the Project on public services, including fire protection, police protection, schools, parks, and other public services. This section addresses whether there would be physical environmental effects from new or expanded public facilities that would be necessary to maintain acceptable service levels as a result of the Project. An increase in staffing associated with public services, or an increase in calls for services, would not, by itself, be considered a physical change in the environment. However, physical changes in the environment resulting from the construction of new facilities or an expansion of existing facilities to accommodate the increased staff or equipment needs resulting from the Project could constitute a significant impact. The analysis in this section is based, in part, on the following documents and resources:

- *City of Perris General Plan 2030, Adopted 26 April 2005*
- *City of Perris General Plan 2030 Environmental Impact Report, Certified 26 April 2005*
- Perris Municipal Code
- Correspondence with relevant public services, included as EIR Appendix V

5.14.2 REGULATORY SETTING

5.14.2.1 Federal Regulations

There are no federal regulations pertaining to public services that would be applicable to the Project.

5.14.2.2 State Regulations

California Building Code

The California Building Code includes fire safety requirements, including the installation of sprinklers in all commercial and residential buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas.

California Fire Code

California Code of Regulations Title 24, Part 9 (2022 California Fire Code) contains regulations relating to construction and maintenance of buildings, the use of premises, and the management of wildland-urban interface areas, among other issues. The California Fire Code is updated every three years by the California Building Standards Commission and was last updated in 2022 (adopted July 1, 2022).

The Fire Code sets forth regulations regarding building standards, fire protection and notification systems, fire protection devices such as fire extinguishers and smoke alarms, high-rise building standards, and fire suppression training. It contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the code also include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. Development under the Project would be subject to applicable regulations of the California Fire Code.

Mitigation Fee Act (California Government Code Sections 66000 et seq.)

Enacted as Assembly Bill (AB) 1600, the Mitigation Fee Act requires a local agency, such as the City of Perris to establish, increase, or impose an impact fee as a condition of development to identify the purpose of the fee and the use to which the fee is to be put. The agency must also demonstrate a reasonable relationship between the fee and the purpose for which it is charged, and between the fee and the type of development Project on which it is to be levied. This Act became enforceable on January 1, 1989.

California Government Code (Section 65995(b)) and Education Code (Section 17620)

California Senate Bill (SB) 50, which passed in 1998, amended California Government Code Sections 65995.5 through 65998, which contains limitations on Education Code Section 17620. The statute authorizes school districts to assess development fees within school district boundaries. Government Code Section 65995(b)(3) requires the maximum square footage assessment for development to be increased every two years, according to inflation adjustments.

According to California Government Code Section 65995(3)(h), the payment of statutory fees is “deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization...on the provision of adequate school facilities.” The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code.

Quimby Act

The Quimby Act (California Government Code, Section 66477) was established by the California legislature in 1965 to develop new or rehabilitate existing neighborhood or community park or recreation facilities. This legislation was enacted in response to the need to provide parks and recreation facilities for California’s growing communities. The Quimby Act gives the legislative body of a city or county the authority, by ordinance, to require the dedication of land or payment of in-lieu fees, or a combination of both, for park and recreational purposes as a condition of approval of a tract map or parcel map.

5.14.2.3 Local and Regional Regulations

City of Perris General Plan 2030

The City of Perris General Plan 2030 contains the following policies related to public services that are applicable to the Project:

Safety Element

- Policy S-5.6** All developments throughout the City Zones are required to provide adequate circulation capacity, including connections to at least two roadways for evacuation.
- Policy S-5.8** Adopt State Fire Safe Regulations as necessary for new development and require verification of adequate water supply, adequate ingress/egress for evacuation purposes, proper use of building design and materials, and proper treatment of fuels to reduce fire vulnerability.
- Policy S-5.9** Ensure that the City maintains adequate facilities and fire service personnel in conformance with the Riverside County Fire Department’s Fire Strategic Plan.
- Policy S-5.10** Ensure that existing and new developments have adequate water supplies and conveyance capacity to meet daily demands and firefighting requirements.

Policy S-5.11 Ensure fuels reduction and fire risk reduction activities occur along key roadways and evacuation routes throughout the City.

Perris Municipal Code

Title 20; Fire Protection Regulations. The Perris Municipal Code includes the California Fire Code as published by the California Building Standards Commission and the International Code Council. The California Fire Code is Title 24, Part 9, of the California Code of Regulations, and regulates new structures, alterations, additions, changes in use or changes in structures. The Code includes specific information regarding safety provisions, emergency planning, fire-resistant construction, fire protection systems, means of egress and hazardous materials.

Title 19, Chapter 19.68.020 Development Impact Fees. Developments within the City of Perris are required to comply with the provisions of City Ordinance No. 1182 which establishes development impact fees (DIF) to mitigate the cost of public facilities needed to offset the impact of new development. Public facilities include the police, fire, community amenities, government services, parks, transportation, and administration.

5.1 4.3 ENVIRONMENTAL SETTING

Riverside County Fire Department

The Riverside County Fire Department provides fire prevention, suppression, and paramedic services to the City of Perris, including to the Project site. The Fire Department provides fire suppression, emergency medical services (paramedic and non-paramedic), ambulance services, hazardous materials (HAZMAT) response, arson investigation, technical rescue, winter rescue operations, hazard abatement, and terrorism and weapons of mass destruction. The Fire Department provides for the management of community safety services such as fire prevention, building construction plans and permits, household hazardous waste, and local oversight and collection program for hazardous materials. There are four existing stations within seven miles of the Specific Plan Area. Table 5.14-1 summarizes the equipment and average response times for these stations. As shown, Station 2 is the closest station and located 0.7 mile from the site. According to the Perris Battalion Chief, the threshold to gauge adequate levels of service is a response time below 4 minutes. As shown in Table 5.14-1, existing response times are above 4 minutes.

Table 5.14-1: Perris Fire Station Characteristics - 2024

Fire Station	Location	Distance from Site	Average Response Time (min)	Equipment	Total Number of Calls for Service
Station 1 (101)	210 W San Jacinto Ave, Perris, CA 92570	1.7 roadway miles	5.02	1 Engine 1 Squad	6,663
Station 2 (90)	333 Placentia Avenue, Perris, CA 92570	0.7 roadway mile	5.94	1 Quint 1 Squad	8,946
Station 3 (59)	21510 Pinewood St, Perris, CA 92570	4.7 roadway miles	8.68	1 Engine 1 Patrol	7,563
Station 4 (91)	16110 Lasselie St. Moreno Valley, CA 92553	6.6 roadway miles	5.03	1 Engine 1 Water Tender	7,867

Source: Appendix V

Riverside County Sheriff's Office

The Riverside County Sheriff's Office, under contract with the City of Perris and operating as the Perris Police Department, provides contract law enforcement services to the City of Perris, including the Project site. Twelve sheriff stations are located throughout Riverside County to provide area-level community service (Riverside County Sheriff, n.d.). The Perris Police Station is located approximately 1.8 miles south of the Project site at 137 N Perris Boulevard.

Per correspondence with Lieutenant Wade Lenton from the Perris Police Station, the City has one captain, four lieutenants, seventy-four sworn officers, and thirty-seven non-sworn personnel to provide community policing services. The Riverside County Sheriff's Office and Perris Police Department use a staffing standard of one officer per 1,000 residents (City of Perris, 2005). The current officer-to-citizen ratio is 0.89 sworn officers per 1,000 residents (Wade Lenton, personal communication, August 22, 2023). Table 5.14-2 below summarizes the average response time and total number of calls for service by priority level in 2023.

Table 5.14-2: Perris Sheriff Station Response Times - 2023

	Calls for Service	Average Response Time
Priority 1	331	5.96
Priority 2	4073	11.30
Priority 3	3711	15
Priority 4	1671	19.63

Source: Wade Lenton (Perris Sheriff Station Lieutenant), personal communication, August 22, 2023

Schools

The portion of the Specific Plan Area located north of Citrus Avenue is within the Val Verde Unified School District (VVUSD) boundary (VVUSD, n.d.). The portion of the Specific Plan Area located south of Citrus Avenue is within the Perris Elementary School District (PESD, 2022) and the Perris Union High School District (PUHSD, n.d.).

The Val Verde Unified School District currently operates 24 schools, including: one pre-school, 13 elementary schools, four middle schools, and four high schools. As of the 2024-2025 school year, the Val Verde Unified School District had a total of 19,379 students (VVUSD, 2024). Val Verde Elementary School is located at 2656 Indian Avenue, which consists of the proposed Overlay area of the Phase 2 portion of the Project site.

The Perris Elementary School District operates ten schools, including: two preschools, seven elementary schools, and one charter school. As of the 2023-2024 school year, Perris Elementary School District had a total of 5,538 students (CDE, 2024). The Perris Union High School District operates four schools. As of the 2023-2024 school year, Perris Unified High School District had a total of 11,973 students (CDE, 2024).

Table 5.14-3 shows the schools that serve the Project vicinity and the enrollment over the past nine years.

Table 5.14-3: Enrollment Between 2019-2020 and 2023-2024 of Schools Serving the Project Area

School	2019-20	2020-21	2021-22	2022-23	2023-24
Val Verde Elementary School 2656 Indian Ave, Perris	615	587	573	640	640
Lakeside Middle School 27720 Walnut St, Perris	1,276	1,166	1,030	1,085	1,091
Rancho Verde High School 177750 Laselle St, Moreno Valley	1,972	1,962	1,930	1,944	2,052
Val Verde High School 972 Morgan St, Perris	338	320	294	329	322
Palms Elementary School 255 East Jarvis St, Perris	760	719	705	734	681
Perris High School 175 East Nuevo Rd, Perris	2,175	2,217	2,196	2,243	2,106

Source: California Department of Education, 2024

Parks

The City of Perris Community Services Department operates 25 park facilities within the City. The Perris park system is comprised of 27 parks including four community parks, 15 neighborhood parks, and eight pocket parks. As of 2021, the City of Perris had a total of 189 acres of parkland resulting in a level of service of 2.4 acres of parks for every 1,000 residents (City of Perris, 2021). The closest parks to the Project site and their components are summarized in Table 5.14-4.

Table 5.14-4: City of Perris Parks in Project Vicinity

Park	Location	Acreage	Features
Paragon Park	264 Spectacular Bid St	14.4	-Basketball Court -Fitness Equipment -Frisbee Golf -Playground -Skate Park -Sheltered Picnic Tables
Copper Creek Park	217 Citrus Ave	8.7	-Barbeques -Basketball Court -Picnic Tables
Metz Park	251 Metz Rd	17.8	-Baseball/Softball Field -Soccer Field -Picnic Tables -Snack Bar -Walking Trail

Source: Perris Community Services Master Plan, 2021

Other Government Facilities

Other facilities include the Riverside County Library System, which provides library services to the Project area. The Riverside County Library System operates a system of 35 libraries and two book mobiles as well as an automated network of library resources that can be accessed by County residents via the Internet. As of 2024, the Riverside County Library System’s catalog included 1.3 million items. The Project vicinity is

primarily served by the Cesar E. Chavez Library, which is closed until further notice, and the Mead Valley Library, located at 21580 Oakwood Street in Mead Valley (Riverside County Library System, 2024).

In addition, the City of Perris maintains the rights-of-way for all streets within the vicinity of the Specific Plan Area with the exception of I-215 and its associated on-ramps and off-ramps, which are owned and maintained by Caltrans.

5.14.4 THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines indicates that a Project could have a significant effect if it were to result in a 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:

- PS-1 Fire protection services;
- PS-2 Police protection services;
- PS-3 Schools;
- PS-4 Parks services; or
- PS-5 Other public facilities.

5.14.5 METHODOLOGY

The evaluation of impacts to public services is based on whether the existing public service can meet the demands of the Project, based on established thresholds, including maintaining acceptable service ratios, staffing levels, adequate equipment, response times, and other performance objectives or if the Project results in the need for new or the expansion of existing government services and facilities, including fire and police stations. In addition, the analysis of construction impacts associated with the development of proposed recreational facilities is considered as part of the overall Project.

5.14.6 ENVIRONMENTAL IMPACTS

As detailed in Section 3.0, *Project Description*, the proposed Project includes a Specific Plan Amendment to modify the existing land uses and development of the Project site pursuant to the proposed new land uses over two phases that are summarized below.

Phase 1 Development

Within Phase 1, the Project would construct and operate a 139.89-acre business park with seven buildings including a parcel hub, high cube warehouses, and light industrial buildings that would total 1,727,579 square feet; construct and operate a 22.16-acre shopping center with buildings totaling 250,457 square feet; and construct and operate a 167,060 square foot big box store on a 24.33-acre site with a 12-pump gas station and two fast-food restaurant parcels for two restaurants that would each be approximately 5,500 square feet.

In addition, during construction of Phase 1 the Project would implement street improvements on Indian Avenue, Orange Avenue, Frontage Road, Perris Boulevard, Barrett Avenue, Harvest Landing Way, and Private Drive A; install drainage infrastructure improvements in Perris Boulevard, Barrett Avenue, Orange Avenue, Indian Avenue, and Private Drive A; implement sewer line improvements in Perris Boulevard; implement water lines

improvements in Barrett Avenue, Orange Avenue, Frontage Road, Walmart Supercenter Drive; and install a new water well for landscaping irrigation in the proposed drainage basin. Construction and operation of the Phase 1 development is analyzed at a project-specific level within this section.

Phase 2 Buildout

The proposed amended Specific Plan buildout of the Phase 2 development area without inclusion of the overlay area would allow up to 3,659,693 square feet of warehouse, light industrial, and/or manufacturing uses under the Multiple Business Use designation, at a maximum floor area ratio of 0.75. Development of the 10.66-acre overlay area would include approximately 348,262 square feet of warehouse, light industrial, and/or manufacturing uses under the Multiple Business Use designation. Total development within the Phase 2 area, including the overlay area, would include up to 4,007,955 square feet of building area.¹ The analysis within this section assumes that construction would begin in 2026 and be completed by 2030, thereby overlapping with operation of Phase 1 developments. Construction and operation of the Phase 2 buildout is analyzed at a programmatic level within this section.

IMPACT PS-1: THE PROJECT WOULD NOT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED FIRE SERVICE FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED FIRE SERVICE FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES, OR OTHER PERFORMANCE OBJECTIVES FOR FIRE PROTECTION SERVICES:

Specific Plan Area

Less than Significant Impact. Construction and operation of the proposed Project would increase the demand for fire protection and emergency medical services. The threshold is whether the proposed Project would increase the demand for services that would then require the construction or expansion of fire station facilities that would have an adverse physical effect on the environment.

As described in Section 5.13, *Population and Housing*, the proposed Project is estimated to result in approximately 6,427 employees at full buildout. The increased employee population is expected to create the typical range of service calls to Riverside County Fire Department. The City's criterion for adequate levels of service is a four-minute response time, which the surrounding stations do not currently meet due to the existing fire service needs within the southern portion of the City and the lack of a fire station within that portion of the City. As shown in the City of Perris Capital Improvements Program, the City is currently looking to acquire land in the southern portion of Perris to construct a new fire station as well as provide improvements for the existing fire stations 90 and 101 (City of Perris, 2024). Construction of a station within the southern portion of the City and the proposed improvements to the existing facilities is expected to alleviate the existing service deficiencies, and is not proposed in an effort to meet the additional needs of the proposed Project. Future construction and operation of the new fire station has been subject to City policies that are designed to protect environmental resources as well as environmental review pursuant to CEQA to determine whether adverse physical effects on the environment would occur.

The Project would be required to adhere to the California Fire Code which would minimize the demand on fire stations, personnel, and equipment. Additionally, site access would be subject to plan check review by the City Building Division and the Riverside County Fire Department to ensure compliance with fire protection standards. The buildings would be equipped with fire extinguishers, wet and dry sprinkler systems, pre-

¹ The Phase 2 buildout square footage of 4,007,955 square feet was based on the gross acreage of parcels within the Phase 2 area prior to roadway dedications. After roadway dedications, the maximum allowable development within Phase 2 would actually be 4,001,748 square feet. However, for purposes of providing a conservative analysis, a buildout of 4,007,955 square feet was assumed.

action sprinkler systems, fire alarm systems, fire water pumps, backflow devices, and clean agent waterless fire suppression systems pursuant to the California Fire Code, California Building Code, and other existing regulations regarding fire safety.

In addition, the Project developers would be required to pay development impact fees pursuant to Perris Municipal Code Chapter 19.68.020. Perris Municipal Code Chapter 19.68.020 sets forth policies, regulations, and fees related to the funding and construction of facilities (Community Facilities, Police, Fire, Parks and Recreation, Library, and Streets) necessary to address direct and cumulative environmental effects generated by new development. Development impact fees collected would ensure the level of fire protection services is maintained and response times are improved and can be applied to the purchase of equipment, maintenance of existing facilities, and the construction of new facilities.

Therefore, with required payment of development impact fees and adherence to the California Fire Code, the proposed Project's incremental demand for fire protection services would be less than significant.

IMPACT PS-2: THE PROJECT WOULD NOT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED POLICE SERVICE FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED POLICE SERVICE FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES, OR OTHER PERFORMANCE OBJECTIVES FOR POLICE PROTECTION SERVICES.

Specific Plan Area

Less than Significant Impact. Impacts to police protection services would be considered significant if Project implementation would increase the demand for services that would require the construction of new or expansion of existing police facilities. As mentioned above, the proposed Project would result in approximately 6,427 employees at full buildout, generating a typical range of service calls to the Sheriff's Office. The proposed and future MBU buildings could result in an increased demand for police protection services. This demand could be offset through the use of private security guards and security cameras onsite. Additionally, police protection demand would be reduced through the provision of ample onsite security lighting, which would be designed to deter criminal activity during nighttime hours. Further, while visitors to the commercial components of the Project would result in an increased demand for police protection services, this demand would be partially offset through the use of private security within the commercial components. However, the Project does not include the expansion or construction of any police stations.

As previously described, the proposed Project would be required to adhere to Perris Municipal Code Chapter 19.68.020, which sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development, including the need for new or expanded sheriff facilities. Therefore, the proposed Project's incremental demand for sheriff protection services would be less than significant with the required payment of development impact fees.

IMPACT PS-3: THE PROJECT WOULD NOT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED SCHOOL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED SCHOOL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS.

Specific Plan Area

Less than Significant Impact. Val Verde Elementary School is currently located within Phase 2 of the Project site. An MBU Overlay is proposed on the school site. However, no Project-specific development is proposed at this time. This Draft EIR analyzes potential impacts related to the full buildout of the Specific Plan pursuant to industrial uses. The timing of the school relocation is not known at this time; therefore, it is speculative to assume that the school would be relocated to another site as the school is under the ownership and control of the Val Verde Unified School District. The school district would be required to analyze future relocation and development, and the new school would be required to have capacity for the anticipated students.

The proposed Project would create new non-residential uses that would not directly provide new housing opportunities and new residents in the area. Therefore, the proposed Project would not result in a substantial number of new residents and students. Under State law, development projects are required to pay school impact fees in accordance with SB 50 at the time of building permit issuance. The funding program established by SB 50 allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs and has been found by the legislature to constitute “full and complete mitigation of the impacts of any legislative or adjudicative act...on the provision of adequate school facilities” (Government Code Section 65995[h]). These fees are collected by school districts at the time of issuance of building permits for commercial, industrial, and residential projects. Pursuant to Government Code Section 65995 applicants pay developer fees to the appropriate school districts at the time building permits are issued; and payment of the adopted fees provide full and complete mitigation of school impacts. As a result, potential impacts related to school facilities would be less than significant with the Government Code required fee payments.

IMPACT PS-4: THE PROJECT WOULD NOT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED PARK AND RECREATIONAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED PARK FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS.

Specific Plan Area

Less than Significant Impact. The proposed Project would create new non-residential uses that would not directly provide new housing opportunities or new residents in the area. The nearest parks, Copper Creek Park and Paragon Park, are within 2 roadway miles of the Project site. Although new employees may occasionally use local public 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. Further, employee use of nearby parks would be offset through the provision of onsite recreational amenities. The Project would include the development of an employee recreation area within the 12.91-acre water quality management basin in addition to employee amenity areas including basketball and pickleball courts within MBU buildings exceeding 100,000 square feet (Buildings 1, 2, 3, 6, and 7). The proposed Project would also be subject to the development impact fees established by Perris Municipal Code Chapter 19.68. The City’s Community Services Department would receive a portion of the development impact fees to offset the impact of developing new facilities to support parks and recreation services. Therefore, the potential increased demand resulting from the proposed Project for public parks within the City would be considered a less than significant impact.

IMPACT PS-5: THE PROJECT WOULD NOT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF OTHER NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS.

Specific Plan Area

Less than Significant Impact. The proposed Project involves development of non-residential uses and would not provide new housing opportunities. Thus, the proposed Project is not likely to create a significant increase in new residents and the use of other public facilities such as libraries, community centers, post offices, or animal shelters. However, the Project would be subject to the development impact fees established by Perris Municipal Code Chapter 19.68. The City's Community Services Department would receive a portion of the fees to offset the impact of developing new facilities to support community amenities, government services, and library services.

The proposed Project would result in the development of commercial and industrial uses within the Specific Plan Area, which are estimated to result in approximately 545 truck trips per day for operation of Phase 1 and 2,280 truck trips per day for operation of Phase 2, as demonstrated within Section 5.16, *Transportation*. The increase of truck trips within the vicinity of the Specific Plan Area would result in increased wear on roadways within the vicinity. The City of Perris Public Works Department would be responsible for maintaining roadways within the Specific Plan Area, with the exception of Private Drive A, and within the vicinity of the Specific Plan Area. Buildout of the Specific Plan would result in the increased need for roadway repairs and maintenance provided by the City of Perris Public Works Department. However, this maintenance would be offset through the payment of development impact fees established by Perris Municipal Code Chapter 19.68, City Road and Bridge Benefit District fees, and County of Riverside Transportation Uniform Mitigation Fees (TUMF) as adopted by City of Perris Ordinance Number 1352 (City of Perris, n.d.). Therefore, with payment of all applicable fees, potential impacts would be less than significant.

5.14.7 CUMULATIVE IMPACTS

Fire Protection. The cumulative assessment for fire protection services considers the development of the Project in conjunction with projected growth in the area served by the Riverside County Fire Department fire stations serving the Specific Plan Area. The Project, as with any development within the City of Perris, would incrementally increase the demand for fire protection services. Based on responses from the Riverside County Fire Department, there is an existing deficiency in fire protection services as stations serving the City of Perris area already operating at or exceeding capacity (Appendix V). However, as discussed above in Impact PS-1, the City of Perris has acquired land and funding for the construction of a new fire station at the southern portion of the City. Construction of a station within the southern portion of the City is expected to alleviate the existing service deficiencies. Consequently, the Project and other development projects would require payment of development impact fees pursuant to Perris Municipal Code Chapter 19.68.020, which would provide the necessary funding to offset impacts to fire protection services.

Buildout of the City was analyzed under the General Plan EIR, which stated that a new fire station would be required in order to meet acceptable service ratios with an increase in development. The General Plan EIR determined that buildout of the potential fire station would result in less than significant impacts with compliance to existing policies. Whether the City chooses to construct a new fire station in the future is too speculative to be considered as a Project-related impact. Any potential improvements would be subject to City policies, that are designed to protect environmental resources, as well as environmental review under CEQA, separate from this Project. Related projects in the region would be required to demonstrate their

level of impact on public services and also pay their proportionate development fees in order to provide funding for future construction of a new fire station. Therefore, the Project would not result in a cumulative impact related to the provision of public services.

Police Protection. The cumulative assessment for police protection services considers the development of the Project in conjunction with projected growth in the area served by the Perris Sheriff's Station. As discussed in Section 5.13, *Population and Housing*, buildout of the Project would be within the General Plan's growth projects and the Project does not propose the development of new housing. Therefore, the Project would not result in a substantial number of new residents, requiring the construction of a new sheriff station to maintain acceptable service ratios. As discussed above, the Project applicant would pay the required development impact fees pursuant to Perris Municipal Code Chapter 19.68.020. Related projects in the region would be required to demonstrate their level of impact on public services and also pay their proportionate development fees. Therefore, the past, present, and future projects would not result in a cumulative impact related to the provision of public services.

School Facilities. The cumulative assessment for school facilities considers the development of the Project in conjunction with other development projects within areas served by the Val Verde Unified School District, the Perris Elementary School District, and the Perris Union High School District. As discussed above, the Project applicant would pay the required development impact fees and School Impact Fees. Related projects in the region would be required to demonstrate their level of impact on school services and also pay their proportionate development fees. Therefore, the past, present, and future projects would not result in a cumulative impact related to the provision of school services.

Parks/Other Government Facilities. The cumulative assessment for parks and other government facilities considers the development of the Project in conjunction with other development projects in the City of Perris, as listed in Section 5.0 of this EIR. The Project does not propose the development of new housing. Therefore, the Project would not result in a substantial increase in new residents, which would increase the use of existing recreational facilities such that physical deterioration would occur. Further, the Project would include development of onsite employee amenity areas, which would serve to offset potential impacts related to employees utilizing surrounding existing parks. Thus, the Project would not contribute to the need for new or physically altered facilities and would not result in a cumulative impact to parks and miscellaneous government facilities.

Roadways Facilities. The cumulative assessment for roadway facilities considers the development of the Project in conjunction with other development projects in the City of Perris, as listed in Section 5.0 of this EIR. The proposed Project would result in an increase in truck trips within the Project vicinity, which would result in physical deterioration of roadways within the City. However, the Project, along with cumulative projects, would be required to pay development impact fees and TUMF fees to offset the increased physical deterioration caused by trucks utilizing roadway facilities. Therefore, the Project and cumulative projects would not result in a cumulative impact related to roadway facilities.

5.14.8 EXISTING REGULATIONS

As discussed above, the Project would be required to comply with the following existing regulations and plans, programs, or policies which would help to reduce the potential impacts of the Project.

State

- California Fire Code (CFC; California Code of Regulations, Title 24, Part 9)

Local

- Perris Municipal Code Title 20; Fire Protection Regulations
- Perris Municipal Code Title 19, Chapter 19.68.020 Development Impact Fees

5.1.4.9 PROJECT DESIGN FEATURES

None.

5.1.4.10 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Impacts PS-1 through PS-5 would be less than significant.

5.1.4.11 MITIGATION MEASURES

None.

5.1.4.12 LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant and unavoidable adverse impacts related to public services would occur.

5.1.4.13 REFERENCES

- California Department of Education (CDE). (2024). *Data Quest*. Retrieved October 25, 2024, from <https://dq.cde.ca.gov/dataquest/>
- City of Perris. (2005). *Draft Environmental Impact Report City of Perris General Plan 2030*. Retrieved October 25, 2024 from <https://www.cityofperris.org/home/showpublisheddocument/451/637203139698630000>
- City of Perris. (2021). *Community Services Master Plan*. Retrieved October 25, 2024, from <https://www.cityofperris.org/home/showpublisheddocument/15200/637862376034370000>
- City of Perris. (2024). *Capital Improvement Program*. Retrieved January 20, 2025, from <https://www.cityofperris.org/home/showpublisheddocument/20724/638574538850230000>
- City of Perris. (n.d.). *Developer Impact Fees*. Retrieved March 20, 2025, from <https://www.cityofperris.org/home/showpublisheddocument/15298/638537863111970000>
- Perris Elementary School District. (PESD). (2022). *Approved Trustee Areas*. Retrieved October 25, 2024, from <https://www.perrisd.org/page/trustee-areas>
- Perris Union High School District. (PUHSD). (n.d.) *PUHSD High School Boundaries*. Retrieved October 25, 2024, from <https://www.puhsd.org/parents/find-your-school>
- Riverside County Library System. (2024). *About Us*. Retrieved October 25, 2024, from <https://www.rivlib.net/about/about-us>
- Riverside County Sheriff. (n.d.). *Patrol Stations*. Retrieved January 21, 2024, from <https://www.riversidesheriff.org/168/Patrol-Stations>

Val Verde Unified School District (VVUSD). (2024). *District Infographic*. Retrieved October 25, 2024, from https://drive.google.com/file/d/1gbPRCQH3wy5ZKJL5UFh0Q4FjKWq3sg_C/view

Val Verde Unified School District (VVUSD). (n.d.). *High School Attendance Boundaries*. Retrieved October 26, 2024, from https://drive.google.com/file/d/1hPd-YBUsRZPVx501uZYK9kik33_QNyKt/view

This page intentionally left blank.