5.18 Utilities and Service Systems

5.18.1 INTRODUCTION

This section of the Draft EIR evaluates the potential effects on utilities and service systems from implementation of the proposed Project by identifying anticipated demand and existing and planned utility availability. This includes water supply and infrastructure, wastewater, drainage, and solid waste, electric power, natural gas, and telecommunications. Information 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*
- *Final Water Supply Assessment*, Prepared by the Eastern Municipal Water District (EIR Appendix U)
- *2020 Eastern Municipal Water District Urban Water Management Plan*, Water Systems Consulting, Inc. July 2021

Because CEQA focuses on physical environmental effects, this section analyzes whether increases in demand for utilities as a result of implementation of the Project would result in significant adverse physical environmental effects. For example, an increase in wastewater generation, by itself, would not 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 wastewater facilities could constitute a significant impact under CEQA.

5.18.2 WATER

5.18.2.1 Water Regulatory Setting

State Water Regulatory Setting

California Urban Water Management Planning Act

Section 10610 of the California Water Code established the California Urban Water Management Planning Act, requires urban water suppliers to initiate planning strategies to ensure an appropriate level of reliability in its water service. The California Urban Water Management Planning Act states that every urban water supplier that provides water to 3,000 or more customers, or that annually provides more than 3,000 acre-feet of water service, should make every effort to ensure the appropriate level of reliability in its water service to meet the needs of its various categories of customers during normal, dry, and multiple-dry years. The California Urban Water Management Planning Act describes the contents of Urban Water Management Plans (UWMPs) as well as methods for urban water suppliers to adopt and implement the plans.

Water Conservation Act of 2009, Senate Bill X7-7

The Water Conservation Act of 2009 (Senate Bill [SB] X7-7) was enacted in November 2009 and requires that all water suppliers increase their water use efficiency. The Water Conservation Act set the goal of achieving a 20 percent reduction in urban per capita water use statewide by 2020. Retail water agencies were required to set targets and track progress toward decreasing daily per capita urban water use in their service areas, in order to assist the State in meeting its 20 percent reduction goal by 2020. The Eastern

Municipal Water District (EMWD) is responsible for preparing a UWMP in compliance with the Water Conservation Act.

Senate Bill 610

SB 610 requires public urban water suppliers with 3,000 or more service connections to identify existing and planned sources of water for planned developments of a certain size. It further requires the public water system to prepare a specified water supply assessment for projects that meet the following criteria:

a) A proposed residential development of more than 500 dwelling units;
b) A proposed shopping center employing more than 1,000 persons or having more than 500,000 square feet of floor space;
c) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
d) A hotel or motel, or both, with more than 500 rooms;
e) An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area; and
f) A mixed-use project that includes one or more of the projects above.

The components of a water supply assessment include existing water demand, future water demand by the project, and must ensure that water is available for the project during normal years, a single dry year, and multiple dry years during a 20-year future projection period. The water supply assessment must also describe whether the project's water demand is accounted for in the water supplier's UWMP. Supplies of water for future water supply must be documented in the water supply assessment.

California Green Building Standards Code (CALGreen)

California Code of Regulations Title 24, Part 11, establishes the California Green Building Standards Code, or CALGreen. The CALGreen Code is updated every three years. It was recently updated in 2022 and is effective January 1, 2023. The CALGreen Code sets forth water efficiency standards (i.e., maximum flow rates) for all new plumbing and irrigation fittings and fixtures.

Local Water Regulatory Setting

City of Perris General Plan 2030

The City of Perris General Plan Conservation Element contains the following policies related to water resources that are applicable to the Project:

Policy V.A.1 Work with Eastern Municipal Water District to ensure that development does not outpace projections consistent with the Water Districts Urban Water Management Plan.

Policy V.A.2 Require use of new technologies and water conserving plant materials for landscaping.

Policy VI.A.3 Participate with the Eastern Municipal Water District to develop and implement water conservation programs and to encourage use of water conserving technologies.

City of Perris Good Neighbor Guidelines

The City of Perris Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities were adopted in September 2022. The purpose of the Good Neighbor Guidelines is to protect residential areas in the City while allowing for the planned development of new or modified industrial facilities. The Guidelines apply to all new warehouse, logistics, and distribution facilities with applications submitted after September

2022. The Good Neighbor Guidelines contain the following policies related to water service systems that are applicable to future industrial developments within Phase 2 of the Specific Plan:

Policy 2.12 Require low energy use features, low water use features, all-electric vehicles (EV) parking spaces and charging facility, carpool/vanpool parking spaces, and short- and long-term bicycle parking facilities (Title 24 of the California Code of Regulations – CALGreen).

Policy 5.10 Applicant and City staff should look beyond the immediate development footprint and look for opportunities to enhance the surrounding community through upgrades such as street paving, walls, bicycle lanes, bus turnouts, landscaping and other types of infrastructure improvements.

5.18.2.2 Water Environmental Setting

The Specific Plan Area is located within the water service area of the EMWD, which provides potable water, recycled water, and wastewater services to an area of approximately 555 square miles in western Riverside County. The EMWD's water system includes 2,500 miles of transmission and distribution water mains, four operating regional water reclamation facilities, three groundwater desalters, and two freshwater filtration facilities (EMWD, 2021a).

The EMWD UWMP is a tool that provides a summary of anticipated water supplies and demands for the next 20 years for the region that the EMWD services including most of the City of Perris, other cities, and unincorporated areas in Riverside County.

Water Supply

The EMWD has four sources of water supply: imported water from the Metropolitan Water District of Southern California (MWD), local groundwater, desalinated groundwater, and recycled water (EMWD 2021a). The EMWD's water supply is a combination of purchased or imported water, groundwater, and recycled water. Table 5.18-1 summarizes the EMWD's current retail and wholesale water supplies. As shown on Table 5.18-1, in 2022 the EMWD obtained the majority of its potable water supply from purchased or imported water from the MWD.

Table 5.18-2 summarizes the EMWD's projected retail and wholesale water supplies. As shown in Table 5.18-2, the EMWD estimates that water supplies in the future are anticipated to be obtained through a similar mix of purchased or imported water, groundwater, and recycled water. The 2020 UWMP anticipates that the EMWD's water supply will increase from 204,800 acre-feet in 2025 to 239,200 acre-feet in 2045 (increase of 42,600 acre-feet per year) to meet the EMWD's anticipated growth in water demands.

Table 5.18-1: EMWD Water Supply 2023

Water Supply	Source	Volume (acre-feet)
RETAIL		
Imported – Treated	Metropolitan Water District	31,582
Imported – EMWD Treated	Metropolitan Water District	23,585
Imported - Raw	Metropolitan Water District	418
Groundwater	San Jacinto Groundwater Basin	7,347
Desalination	San Jacinto Groundwater Basin	13,532
Recycled Water	Regional Water Reclamation Facilities	45,322
	Retail Total	**121,786**
WHOLESALE		
Imported – Treated	Metropolitan Water District	7,857
Imported - Raw	Metropolitan Water District	21,299
Imported – Recharge (Raw)	Metropolitan Water District	16,287
Recycled Water	Regional Water Reclamation Facilities	712
	Wholesale Total	**46,155**
	Combined Total	**167,941**

Source: EIR Appendix U

Table 5.18-2: EMWD Projected Water Supply (acre-feet)

Water Supply	Source	2025	2030	2035	2040	2045
RETAIL						
Imported	Metropolitan Water District	66,447	72,147	70,247	74,747	78,847
Groundwater	San Jacinto Groundwater Basin	18,753	18,753	18,753	18,753	18,753
Desalination	San Jacinto Groundwater Basin	13,400	13,400	13,400	13,400	13,400
Other	Purified Water Replenishment (IPR)	4,000	4,000	12,000	12,000	12,000
Recycled Water	Regional Water Reclamation Facilities	39,230	44,920	42,200	47,500	51,800
	Retail Total	**141,830**	**153,220**	**156,600**	**166,400**	**174,800**
WHOLESALE						
Imported	Metropolitan Water District	50,700	44,900	46,900	49,200	51,300
Imported	Soboba Settlement Water	7,500	7,500	7,500	7,500	7,500
Recycled Water	Regional Water Reclamation Facilities	4,770	5,180	5,600	5,600	5,600
	Wholesale Total	**62,970**	**57,580**	**60,000**	**62,300**	**64,400**
	Combined Total	**204,800**	**210,800**	**216,600**	**228,700**	**239,200**

Source: EMWD, 2021a

The 2045 projections anticipate that approximately 58 percent of supply would be from imported water, approximately 8 percent would be from groundwater, approximately 24 percent from recycled water, approximately 6 percent from desalination, and approximately 4 percent from other sources. Additionally, according to the UWMP, the EMWD has adequate supplies to serve 100 percent of its customers during normal, dry, and multiple dry year demand through 2045 with projected population increases and accompanying increases in water demand (EMWD, 2021a).

Groundwater: The EMWD produces potable groundwater from two groundwater management plan areas within the San Jacinto Groundwater Basin. Both management plan areas are part of the San Jacinto Groundwater Basin (DWR Bulletin 118 Groundwater Basin Number 8-05). The areas are the West San Jacinto Groundwater Sustainability Agency Plan Area (West San Jacinto Basin) and the Hemet/San Jacinto Water Management Plan area (Hemet/San Jacinto Basin). The EMWD also owns and operates two desalination plants that convert brackish groundwater from the West San Jacinto Basin into potable water. These plants not only provide a reliable source of potable water, but they also protect potable sources of groundwater and support the EMWD's groundwater salinity management program.

Imported Water: The EMWD is a member agency of the MWD and relies on the MWD to provide the majority of its potable water supply and a small percent of its non-potable water supply. The northern portion of the EMWD's service area is supplied by the MWD's Mills Water Filtration Plant, while the southeastern portion of the EMWD's service area is supplied by the MWD's Skinner Water Filtration Plant. Untreated water from the MWD is treated at the EMWD's Perris and Hemet Water Filtration Plants and is also delivered directly to a number of agricultural and wholesale customers.

The EMWD's water supply reliability is primarily established through the MWD. In the 2020 MWD UWMP, the reliability of water deliveries from the State Water Project and the Colorado River Aqueduct were assessed by the MWD. The MWD determined that its water sources will continue to provide a reliable supply to its member agencies during normal, single dry, and multiple dry years during the UWMP planning horizon. Unprecedented shortages are addressed in the Water Shortage Contingency Analysis and Catastrophic Supply Interruption Planning portions of the MWD UWMP.

Recycled Water: Recycled water is used extensively within the EMWD's service area in place of potable water. This offset to municipal demand comes from recycled water use to irrigate landscape and for industrial purposes. The majority of the EMWD's agricultural customers also use recycled water, in some cases, in lieu of groundwater production. The EMWD's recycled water supply will expand as the population within the EMWD's service area continues to grow. The EMWD currently uses all of its recycled water and is limited only by the amount available to serve during peak demands and by system losses. The EMWD stores recycled water during low demand periods and does not discharge recycled water. The EMWD anticipates that this will continue even as the supply grows via programs to retrofit additional landscape customers currently using potable water and future indirect potable recharge (EMWD, 2021a).

Surface Water: The 2020 UWMP states that EMWD currently has the right to divert up to 5,760 acre-feet per year of San Jacinto River flows for recharge and subsequent use from September 1st through June 30th each year. The EMWD's diverted water is recharged into the groundwater aquifer of the Canyon Groundwater Management Zone and is not used for direct use or sale. The San Jacinto River is an ephemeral river and, consequently, river flows may be insufficient for any diversion at all in some years (EMWD, 2021a).

Water Demand

The EMWD delivers water to both retail customers and to wholesale customer agencies. The EMWD's primary retail customers can be divided into residential, commercial, industrial, institutional, landscape and agricultural irrigation sectors with the residential sector being the EMWD's largest customer segment. Actual

2020 water demand and projected water demand are shown in Table 5.18-3. As shown, the demand for water is projected by EMWD to increase by 21,000 between 2025 and 2045.

Projected demands for the 2020 UWMP were developed using information about planned development and land use. To track new developments, the EMWD updates a Geographic Information System database that tracks proposed development quarterly. Growth rates were based on a forecast of future population prepared by the Southern California Association of Governments. The EMWD's growth forecasts include both the retail and wholesale service areas. The EMWD's retail demand projections include the water savings needed to meet the Water Conservation Act of 2009 requirements. Wholesale demand projections are based on communications with sub agencies and respective growth projections for those agencies.

Table 5.18-3: Demands for Potable and Raw Water (acre-feet)

Use Type	Actual 2020	Projected 2025	Projected 2030	Projected 2035	Projected 2040	Projected 2045
RETAIL						
Single-Family	52,162	66,900	71,700	76,700	80,500	84,000
Multi-Family	6,535	8,500	9,100	9,700	10,200	10,600
Commercial	4,267	6,100	6,500	7,000	7,300	7,600
Industrial	571	600	600	700	700	700
Institutional	1,629	2,700	2,900	3,100	3,200	3,400
Landscape	8,155	8,400	7,600	6,800	6,200	5,500
Agricultural	1,560	2,000	2,000	2,000	2,000	2,000
Other	1,287	0	0	0	0	0
Losses	8,507	7,400	7,900	8,400	8,800	9,200
Total	**84,673**	**102,600**	**108,300**	**114,400**	**118,900**	**123,000**
WHOLESALE						
Groundwater Recharge	6,467	7,500	7,500	7,500	7,500	7,500
City of Perris Water System	1,685	1,800	1,900	2,100	2,200	2,300
Western Municipal Water District (Murrieta)	1,809	1,000	1,300	1,600	2,000	2,300
Nuevo Water Company	409	500	1,000	1,100	1,200	1,200
Rancho California Water District	25,028	42,300	35,200	36,200	37,500	38,800
Lake Hemet Municipal Water District	986	5,100	5,500	5,900	6,300	6,700
City of Hemet	0	0	0	0	0	0
City of San Jacinto	0	0	0	0	0	0
Total	**36,384**	**58,200**	**52,400**	**54,400**	**56,700**	**58,800**
COMBINED TOTAL	**121,057**	**160,800**	**160,700**	**168,800**	**175,600**	**181,800**

Source: EMWD, 2021a

Water Infrastructure

Within the immediate vicinity of the Specific Plan Area, Indian Avenue contains a 24-inch water line, Placentia Avenue contains a 12-inch water line, North Perris Boulevard contains an 18-inch water line, Orange Avene west of Indian Avenue contains an 8-inch water line, and Orange Avenue east of Barrett Avenue contains a 12-inch water line.

5.18.2.3 Water Thresholds of Significance

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

UT-1 Require or result in the construction of new water facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects; or

UT-2 Have sufficient water supplies available to serve the project and reasonably foreseeable development during normal, dry, and multiple dry years.

5.18.2.4 Water Methodology

The evaluation of water supply required to service buildout of the Specific Plan is based on the Water Supply Assessment prepared for the Project by the EMWD. The assessment quantifies the amount of water that would be required to support operation of the Project and compares the demand to the EMWD's available water supply to identify if sufficient water supplies available to serve the Project and reasonably foreseeable development during normal, dry, and multiple dry years. Additionally, the existing water supply infrastructure that serves the Specific Plan Area was identified and evaluated to ensure design capacity would be adequate to supply the Specific Plan Area, or to identify if expansions beyond those proposed would be required to serve the proposed development.

5.18.2.5 Water 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 (MBU) 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 MBU 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.

For water supply, this section provides a project-level analysis of buildout of the Specific Plan based on the Water Supply Assessment prepared by EMWD.

IMPACT UT-1: THE PROJECT WOULD NOT REQUIRE OR RESULT IN THE RELOCATION OR CONSTRUCTION OF NEW WATER FACILITIES, OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS.

Specific Plan Area

Less than Significant Impact. The Specific Plan would redevelop the 358.28-acre Specific Plan Area with industrial, office, and business park uses, which is currently served by the EMWD's water infrastructure. As discussed above, the Specific Plan Area contains a 24-inch water line in Indian Avenue, a 12-inch water line in Placentia Avenue, an 18-inch water line in North Perris Boulevard, an 8-inch water line in Orange Avenue west of Indian Avenue, and a 12-inch water line in Orange Avenue east of Barrett Avenue. These water pipelines currently provide water supplies to the Specific Plan and surrounding adjacent areas.

However, the Specific Plan's projected water demand increase of 561.68 acre-feet per year, as calculated in Impact UT-2, would require upgrades to some of the existing water mains in the Specific Plan Area due to insufficient transmission capacity for the Project's water demands. To accommodate the increase in capacity, the Project would include construction of a new 8-inch diameter waterline along Barrett Avenue and an 8-inch waterline in Orange Avenue. In addition, the Project would include construction of an 8-inch waterline in Frontage Road which would connect to a new 8-inch waterline in Walmart Supercenter Drive. The Project would abandon the existing water well southeast of the Perris Boulevard and Orange Avenue intersection and the existing water well at the 2364 Indian Avenue property in the Specific Plan Area and would drill a new well within the WQMP area. Water from the new well would be pumped and used for irrigation of proposed landscaping.

The new on-site water system would convey water supplies to the proposed business park, community shopping center, commercial big box retail, and landscaping through plumbing/landscaping fixtures that would be compliant with the CALGreen Code for efficient use of water.

The construction activities related to the new water infrastructure that would be needed to serve the proposed industrial and commercial uses under Specific Plan buildout is included as part of the Project and would not result in any physical environmental effects beyond those identified throughout this Draft EIR. For example, construction emissions for excavation and installation of the water infrastructure is included in Sections 5.3, *Air Quality*, and 5.8, *Greenhouse Gas Emissions*. Further, construction noise levels related to the new water infrastructure are discussed in Section 5.12, *Noise*. Therefore, the proposed Project would not result in the construction of additional new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and potential impacts would be less than significant.

[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.

IMPACT UT-2: THE PROJECT WOULD HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT AND REASONABLY FORESEEABLE DEVELOPMENT DURING NORMAL, DRY, AND MULTIPLE DRY YEARS.

Specific Plan Area

Less than Significant Impact. The Project would redevelop the Specific Plan Area with approximately 358.28 acres of business park, warehouse, and commercial uses. The Water Supply Assessment prepared for the Specific Plan estimated the proposed Project's water demands using the developed acreage attributed to each use type in comparison to the demands estimated for the Specific Plan Area based on the 2020 UWMP. In the EMWD 2020 UWMP, demand projections for the Specific Plan were estimated based on agriculture, warehouse, business park/light industrial, commercial retail, public facilities elementary school, and medium, medium-high, high and very-high density residential land uses according to the existing Harvest Landing Specific Plan land uses and the existing General Plan land use designations. Based on demand projections for each use type, the 2020 UWMP estimated that the Project site would have a total water demand of 739.23 acre-feet per year (EIR Appendix U). The proposed Specific Plan Amendment land uses and demand projections for each use type, buildout of the Specific Plan would result in a total water demand of 561.68 acre-feet per year, as shown in Table 5.18-4. Therefore, the Project's water demand is within the projected estimate and accounted for in the EMWD's 2020 UWMP.

Table 5.18-4: Specific Plan Buildout Water Demand

Land Use Category	Average Day Demand (gallons per day)	Annual Demand (acre-feet per year)
Business Park/Light Industrial	337,920	378.78
Warehouse	60,385	67.69
Commercial Retail	102,784	115.21
Total	**501,089**	**561.68**

Source: EIR Appendix U

The UWMP assessed the projected water demand and supply in the EMWD service area and concluded that the EMWD has an adequate water supply to meet demands under all climatic conditions (normal, single-dry, and multiple-dry years) through 2045. Further, the EMWD anticipates an increase in industrial demand from 571 acre-feet per year in 2020 to 700 acre-feet per year in 2045, in commercial demand from 4,267 acre-feet per year in 2020 to 7,600 acre-feet per year in 2045, and in total demand from 84,673 acre-feet per year in 2020 to 123,000 acre-feet per year in 2045 within the service area (see Table 5.18-3). The 2020 EMWD UWMP anticipates that the EMWD's water supply will increase from 204,800 acre-feet in 2025 to 239,200 acre-feet in 2045 (increase of 34,400 acre-feet) to meet the EMWD's anticipated growth in water demands (See Table 5.18-2).

Based on the above, it is anticipated that existing and future water entitlements from groundwater, surface water, and purchased or imported water sources, plus recycling and conservation, would be sufficient to meet the Project's demand at buildout, in addition to forecast demand for the EMWD's entire service area. Thus, potential impacts related to the need for new or expanded water supplies and entitlements would be less than significant.

5.18.2.6 Water Cumulative Impacts

Cumulative water supply impacts are considered on a water purveyor basis based on growth projections and are associated with the capacity of the infrastructure system and the adequacy of the water purveyor's

infrastructure and primary sources of water that include groundwater, surface water, and purchased or imported water.

As described previously, the Project site would connect to the existing and proposed water infrastructure in surrounding roadways. The construction activities related to the proposed off-site water infrastructure are included as part of the Project and would not result in any physical environmental effects beyond those identified throughout this Draft EIR. For example, analysis of construction emissions for excavation and installation of the water infrastructure is included in Sections 5.3, *Air Quality*, and 5.8, *Greenhouse Gas Emissions* and was determined to result in less-than-significant impacts. Thus, potential cumulative impacts from off-site water system expansions would not be generated by the Project.

As discussed above, the Project would result in an annual water demand of 561.68 acre-feet per year, which is within the projected demand calculated for the Project site by the EMWD 2020 UWMP. As determined by the EMWD 2020 UWMP, it is anticipated that existing and future water entitlements from groundwater, surface water, and purchased or imported water sources, plus recycling and conservation, would be sufficient to meet the Project's demand in addition to forecast demand for the EMWD's entire service area. As a result, the Project would not result in a cumulatively considerable increase in water supply demands that would require new or expanded entitlements, and cumulative impacts would be less than significant.

5.18.2.7 Water Existing Regulations

The following standard regulations and plans, programs, or policies would reduce potential impacts related to water supplies:

- California Code of Regulations Title 24, Part 11, the California Green Building Standards Code

5.18.2.8 Water Project Design Features

None.

5.18.2.9 Water Level of Significance Before Mitigation

Impacts UT-1 and UT-2 would be less than significant.

5.18.2.10 Water Mitigation Measures

No mitigation measures are required.

5.18.2.11 Water Level of Significance After Mitigation

No significant and unavoidable adverse impacts related to water supplies or water infrastructure would occur.

5.18.3 WASTEWATER

5.18.3.1 Wastewater Regulatory Setting

Local Wastewater Regulatory Setting

The City of Perris General Plan 2030 does not contain policies related to wastewater treatment that are applicable to the Project.

5.18.3.2 Wastewater Environmental Setting

Wastewater Treatment

The EMWD provides wastewater collection, treatment, and recycled water services throughout its service area, including the Project site. The EMWD operates four regional water reclamation facilities within its service area: the San Jacinto Valley Regional Water Reclamation Facility, the Moreno Valley Regional Water Reclamation Facility, the Temecula Valley Regional Water Reclamation Facility, and the Perris Valley Regional Water Reclamation Facility. The four regional water reclamation facilities have a combined capacity of 84,010 acre-feet per year (EMWD, n.d.). The Perris Valley Regional Water Reclamation Facility is closest to the Specific Plan and has a treatment capacity of 22 million gallons per day or 24,643 acre-feet per year. The typical daily flows to the Perris Valley Regional Water Reclamation Facility are 15.5 million gallons per day of wastewater and the facility has an ultimate capacity of 100 million gallons per day (EMWD, 2021b).

Wastewater Infrastructure

Within the immediate vicinity of the Specific Plan Area, Orange Avenue contains a 12-inch sewer line, Barrett Avenue contains a 10-inch sewer line, and Indian Avenue contains an 8-inch sewer line north of Orange Avenue. A portion of Perris Boulevard, directly south of Orange Avenue, contains an 8-inch sewer line.

5.18.3.3 Wastewater Thresholds of Significance

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

UT-3 Require or result in the construction of new wastewater facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects; or

UT-4 Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

5.18.3.4 Wastewater Service Methodology

The evaluation of wastewater infrastructure identifies if expansions beyond those proposed would be required to serve the proposed Project, and if those expansions have the potential to result in an environmental impact.

5.18.3.5 Wastewater 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 MBU 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 MBU designation. Total development within the Phase 2 area, including the overlay area, would include up to 4,007,955 square feet of building area.[2] 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 UT-3: THE PROJECT WOULD NOT REQUIRE OR RESULT IN THE RELOCATION OR CONSTRUCTION OF NEW WASTEWATER FACILITIES, OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS.

Specific Plan Area

Less than Significant Impact. The Project area is currently served by EMWD wastewater service, which provides 12-inch sewer line in Orange Avenue, a 10-inch sewer line in Barrett Avenue, and an 8-inch sewer line in Indian Avenue north of Orange Avenue. A portion of Perris Boulevard, directly south of Orange Avenue, contains an 8-inch sewer line.

[2] 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.

The Project would install a new on-site and off-site sewer system that includes a new 15-inch sewer main in Perris Boulevard The new 15-inch sewer main in Perris Boulevard would connect to the existing 15-inch sewer in Perris Boulevard and would travel south on Perris Boulevard and east on Nuevo Road to Murrieta Road for approximately 8,344 linear feet, as shown on Figure 3-27, *Sewer Infrastructure Improvements*.

As previously described, the construction activities related to the on-site sewer infrastructure that would be needed to serve the Project is included as part of the Project as a whole and would not result in any physical environmental effects beyond those identified throughout this Draft EIR. Construction emissions for excavation and installation of the on-site sewer infrastructure are included in Sections 5.3, *Air Quality*, and 5.8, *Greenhouse Gas Emissions*, and were determined to result in less-than-significant impacts. Further, the sewer improvements would be consistent with EMWD sewer plans and no unplanned extensions or expansions to existing sewer or wastewater treatment systems serving the region would be required. Therefore, the Project would not result in the construction of sewer water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and potential impacts would be less than significant.

IMPACT UT-4: THE PROJECT WOULD NOT RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER THAT WOULD SERVE THE PROJECT THAT IT DOES NOT ADEQUATE CAPACITY TO SERVE THE PROJECT'S PROJECTED DEMAND IN ADDITION TO THE PROVIDER'S EXISTING COMMITMENTS.

Specific Plan Area

Less than Significant Impact. As described previously, the Perris Valley Regional Water Reclamation Facility is closest to the Specific Plan and has a treatment capacity of 22 million gallons per day or 24,643 acre-feet per year. The typical daily flows to the Perris Valley Regional Water Reclamation Facility are 15.5 million gallons per day of (EMWD, 2021b). Therefore, the facility has a remaining capacity of approximately 6.5 million gallons per day. As shown in Table 5.18-5, based on sewer generation factors provided in the City of Perris General Plan EIR, the Project would result in 2.98 million gallons per day of wastewater.

Table 5.18-5: Specific Plan Buildout Wastewater Generation

Land Use Category	Generation Factor[1]	Wastewater Generation (gpd)	Wastewater Generation (mgpd)
Business Park and Phase 2	500 gpd/1,000 SF	2,867,767.5	2.87
Commercial Retail	300 gpd/1,000 SF	128,552.1	0.11
Total	**-**	**2,996,319.6**	**2.98**

Notes: SF (square feet); gpd (gallons per day); mgpd (million gallons per day)
[1] City of Perris General Plan EIR Table 4.10.2-1

Full buildout of the Specific Plan would utilize approximately 46 percent of the Perris Valley Regional Water Reclamation Facility's current daily excess treatment capacity. As such, the Project's wastewater demand would be within the Perris Valley Regional Water Reclamation Facility's current and ultimate daily excess treatment capacity and buildout of the Specific Plan would not result in a capacity constraint related to serving the Project in addition to EMWD's existing commitments. Therefore, the proposed Project would result in less-than-significant impacts related to wastewater treatment capacity.

5.18.3.6 Wastewater Cumulative Impacts

Cumulative wastewater infrastructure impacts are considered on a systemwide basis based on projected growth and are associated with the overall capacity of existing and planned infrastructure. The cumulative system evaluated includes the sewer system that serves the Project site and conveys wastewater to the Perris

Valley Regional Water Reclamation Facility. As shown in Table 5-1 and Figure 5-1, there are multiple cumulative projects within the vicinity of the proposed Project that would be served by the Perris Valley Regional Water Reclamation Facilities. Each cumulative project would be required to undergo review by EMWD and CEQA review to ensure that the Perris Valley Regional Water Reclamation Facility has adequate capacity.

As described previously, the existing and proposed sewer system and existing wastewater treatment plant would have sufficient capacity to handle the increased flows resulting from implementation of the Project. The continued regular assessment, maintenance, and upgrades of the sewer system by EMWD would reduce the potential of cumulative development projects to result in a cumulatively substantial increase in wastewater such that new or expanded facilities would be required. Thus, increases in wastewater in the sewer system would result in a less-than-significant cumulative impact.

5.18.3.7 Wastewater Existing Regulations

The following standard regulations and plans, programs, or policies would reduce potential impacts related to wastewater:

- California Code of Regulations Title 24, Part 11, the California Green Building Standards Code

5.18.3.8 Wastewater Project Design Features

None.

5.18.3.9 Wastewater Level of Significance Before Mitigation

Impacts UT-3 and UT-4 would be less than significant.

5.18.3.10 Wastewater Mitigation Measures

No mitigation measures are required.

5.18.3.11 Wastewater Level of Significance After Mitigation

No significant unavoidable adverse impacts related to wastewater infrastructure would occur.

5.18.4 STORMWATER DRAINAGE

5.18.4.1 Stormwater Regulatory Setting

Local Stormwater Regulatory Setting

Perris Municipal Code

Chapter 14.22 (Storm Water/Urban Runoff Management and Discharge Control): This chapter sets forth the requirements for preparation of project-specific Water Quality Management Plans (WQMP). A site specific WQMP shall identify best management practices (BMPs) to ensure that water quality of receiving waters is not degrading following a development project. New projects are required to submit a project specific WQMP prior to the first discretionary project approval or permit.

5.18.4.2 Stormwater Environmental Setting

The Specific Plan is partially developed and contains approximately 30,000 square feet of impervious area. Topographically, the site is relatively flat with elevations ranging from 1,435 to 1,480 feet above mean sea level. Existing on-site runoff sheet-flows eastward until reaching Perris Boulevard where it is collected by City and County storm drain facilities and discharged into the Perris Valley Channel (see EIR Appendix P). In addition, two ephemeral drainage features occur on-site. Drainage 1 enters the site from the lower western boundary of the Project site (in the Phase 1 area) through a 60-inch box culvert originating from underneath Frontage Road. The drainage runs from west to east within the Project site, extending from Frontage Road and terminating within the Project site. Additionally, Drainage 2 is a roadside ditch which extends from the western boundary of the site at the northeast corner of Orange Avenue and Frontage Road to the northwest corner of Orange Avenue and Barrett Avenue (see EIR Appendix F). Drainage 2 is located within the Phase 1 roadway improvement area for Orange Avenue.

5.18.4.3 Stormwater Thresholds of Significance

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

UT-5 Require or result in the construction of new stormwater drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects.

5.18.4.4 Stormwater Methodology

The evaluation of stormwater drainage infrastructure quantifies the amount of impervious surfaces and stormwater runoff that would be generated from the proposed Project and identifies if runoff from the Project would be accommodated by the existing and proposed stormwater drainage infrastructure. The evaluation identifies if expansions beyond those proposed would be required to serve the proposed development, and if those expansions have the potential to result in an environmental impact.

5.18.4.5 Stormwater 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 MBU 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 MBU designation. Total development within the Phase 2 area, including the overlay area, would include up to 4,007,955 square feet of building area.[3] 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 UT-5: THE PROJECT WOULD NOT REQUIRE OR RESULT IN THE RELOCATION OR CONSTRUCTION OF NEW DRAINAGE FACILITIES, OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS.

Less than Significant Impact.

Phase 1 Development

The Project would remove all existing drainage facilities, including onsite culverts and street gutters as part of Project construction. After completion of Project construction, the Specific Plan Area would have a greater amount of impermeable surfaces than currently exist. New stormwater drainage facilities that would be developed as part of Phase 1 would include a 12.91-acre water quality management basin, which would include a shared bioretention basin for flows from the Community Shopping Center and Commercial Big Box Retail sites, an underground detention system to store treatment flows, and lift station. The bioretention basin would have a bottom surface area totaling 76,615 square feet and a design treatment capacity of 137,907 cubic feet. The basin would be surrounded by walking paths. In addition, new stormwater drainage facilities would include a 10-foot by 7-foot reinforced concrete box storm drain line in Perris Boulevard to Daniela Way, which would continue north on Barrett Avenue and connect to the proposed storm drain line within Orange Avenue. The Project would construct an 84-inch diameter storm drain line heading west on Orange Avenue, which would transition to a 60-inch diameter storm drain line west of Indian Avenue. South of Daniela Way, the Project would include construction of a new 60-inch diameter storm drain line. The Project would install a 48-inch storm drain line in the proposed 12-foot-wide EMWD maintenance road in the vacated portion of Indian Avenue and a 24-inch storm drain line in Private Drive A. In addition, the Project would include improvements to approximately 1,400 linear feet of off-site flood control channel Perris Valley Master Drainage Plan Line K, as shown on Figure 3-26, *Stormwater Infrastructure Improvements*.

The proposed improvements would be installed pursuant to the Perris Valley Master Drainage Plan. Impacts associated with the Project's proposed off-site stormwater drainage infrastructure are included as part of the construction of the Project and would not result in any physical environmental effects beyond those identified throughout this EIR. As previously described, there are no environmental impacts that would occur specifically related to the Project's proposed stormwater drainage infrastructure. Therefore, potential Phase 1 impacts related to stormwater drainage infrastructure would be less than significant.

[3] 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.

Phase 2 Buildout

Operation of Phase 2 at buildout would be mostly consistent with impacts described under Phase 1. Developments within the Phase 2 area would be required to prepare project-specific WQMPs. Nevertheless, the Preliminary WQMP, included as EIR Appendix O, analyzed stormwater flows from the Phase 2 area in order to ensure that proposed drainage infrastructure would accommodate flows anticipated to result from future development within the Phase 2 area. Future development within Phase 2 would be required to submit a project-specific WQMP pursuant to Section 14.22.090 of the Perris Municipal Code. The WQMP would require that the drainage facilities proposed within the Phase 2 area be sized to be consistent with the MS4 permit requirements, the Perris Municipal Code, and the Riverside County Drainage Area Management Plan, and would be verified during the City's development permitting process. Therefore, the buildout of Phase 2 of the Specific Plan would not result in the construction of new or expanded unplanned storm water drainage facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant.

5.18.4.6 Stormwater Cumulative Impacts

The geographic scope for cumulative impacts related to stormwater drainage includes the geographic area served by the existing stormwater infrastructure for the Project area, from capture of runoff through final discharge points. As described above, the Specific Plan would include installation of a surface and subsurface storm drain system that would be constructed pursuant to the Riverside County Drainage Area Management Plans. In addition, two bioretention basins would be installed on-site for additional stormwater capacity. Unless a project is within a hydromodification exemption area, State and regional regulations require development projects to maintain pre-project hydrology, such that no net increase of off-site stormwater flows would occur. Regional Water Quality Control Board permit conditions require a hydrology/drainage study to demonstrate that all runoff would be appropriately conveyed and not leave the Project site at rates exceeding pre-project conditions, prior to receipt of necessary permits. Development within exemption areas, such as the Specific Plan, would still require the review and approval of a WQMP to ensure post-development conditions have the capacity to retain at minimum, an 85th percentile, 24-hour storm event. As a result, increases of runoff from cumulative projects that could cumulatively combine to impact stormwater drainage capacity would not occur, and cumulative impacts related to drainage infrastructure would be less than significant.

5.18.4.7 Stormwater Existing Regulations

None.

5.18.4.8 Stormwater Project Design Features

None.

5.18.4.9 Stormwater Level of Significance Before Mitigation

Impact UT-5 would be less than significant.

5.18.4.10 Stormwater Mitigation Measures

No mitigation measures are required.

5.18.4.11 Stormwater Level of Significance After Mitigation

No significant and unavoidable adverse impacts related to drainage would occur.

5.18.5 SOLID WASTE

5.18.5.1 Solid Waste Regulatory Setting

State Solid Waste Regulatory Setting

California Assembly Bill 341

On October 6, 2011, Governor Brown signed AB 341 establishing a State policy goal that no less than 75 percent of solid waste generated be source reduced, recycled, or composted by 2020, and requiring CalRecycle to provide a report to the Legislature that recommends strategies to achieve the policy goal.

California Green Building Standards Code (CALGreen)

Section 5.408.1 Construction waste diversion. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.

Section 5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

5.18.5.2 Solid Waste Environmental Setting

The City of Perris contracts with a waste disposal company, CR&R Environmental Services, to collect and transport trash, recyclables, and green waste. In addition to normal trash collection, the County of Riverside also sponsors several hazardous waste collection events throughout the year. Waste is transported to the Perris Transfer Station and Materials Recovery Facility located at 1706 Goetz Road. At this facility, recyclable materials are separated from solid wastes. Recyclable materials are sold in bulk and transported for processing and transformation for other uses. Solid waste produced from the Perris Transfer Station is transported to the El Sobrante Landfill, located approximately 25 roadway miles southwest of the Specific Plan Area, and the Badlands Landfill, located approximately 15 roadway miles northeast of the Specific Plan Area. Table 5.18-6 lists the maximum capacity, maximum permitted capacity, and remaining capacity of each landfill. El Sobrante Landfill is expected to reach capacity by 2051 and Badlands Landfill is expected to reach capacity by 2059 (CalRecycle, 2024a).

Table 5.18-6: Specific Plan Buildout Wastewater Generation

Landfill	Maximum Capacity (tons per day)	Average Daily Tonnage (tons per day)[1]	Available Daily Disposal (tons per day)
El Sobrante	16,054	12,505.4	3,548.6
Badlands	5,000	3,394.84	1,605.16

[1]Based on the total annual disposal for 2023. Calculations do not include the days the landfills are closed.
Source: CalRecycle, 2024a

5.18.5.3 Solid Waste Thresholds of Significance

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

UT-6 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.

UT-7 Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

5.18.5.4 Solid Waste Methodology

Solid waste generation from operation of the Project was estimated using the City's General Plan EIR solid waste generation factors derived for industrial uses. Solid waste volumes were then compared with recent estimates of remaining disposal capacity of the landfill serving the City. In addition, potential impacts related to compliance with solid waste regulations was evaluated by identifying how the proposed Project would be implement the relevant requirements.

5.18.5.5 Solid Waste 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 MBU 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 MBU designation. Total development within the Phase 2 area, including the

overlay area, would include up to 4,007,955 square feet of building area.[4] 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 UT-6: THE PROJECT WOULD NOT GENERATE SOLID WASTE IN EXCESS OF STATE OR LOCAL STANDARDS, OR IN EXCESS OF THE CAPACITY OF LOCAL INFRASTRUCTURE, OR OTHERWISE IMPAIR THE ATTAINMENT OF SOLID WASTE REDUCTION GOALS.

Less than Significant Impact. The proposed Project would result in new development that would generate an increased amount of solid waste. All solid waste-generating activities within the City are subject to the requirements set forth in the 2022 California Green Building Standards Code, which requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, as well as AB 341, which requires diversion of a minimum of 75 percent of operational solid waste. Implementation of the proposed Project would be consistent with all State regulations, as ensured through the City's development permitting process.

As discussed above, solid waste generated by the Project would be disposed at the El Sobrante Landfill and/or the Badlands Sanitary Landfill. Both of the landfills are Class III municipal solid waste landfills. Badlands Landfill has the potential to expand their facilities and capacity.

Phase 1 Development

Construction

Construction of Phase 1 would involve the demolition of two existing residences, which would result in approximately 2,779 tons of material being demolished and disposed of in landfills. In addition, Project construction would generate solid waste for landfill disposal from construction packaging and discarded materials. Utilizing a construction waste factor of 3.89 pounds per square foot (EPA, 1998), construction of the Project would generate approximately 4,194 tons of waste during construction from packaging and discarded materials. However, the 2022 CALGreen Code requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Thus, the demolition and construction solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated. Therefore, construction activities would generate approximately 2,441 tons of solid waste to be disposed of at the landfill. As shown in Section 3.0, *Project Description*, construction activities is assumed to occur over a 12-month period. This equates to approximately 6.68 tons of debris per day.

As described above, El Sobrante Landfill is permitted to accept 16,054 tons per day and Badlands Sanitary Landfill is permitted to accept 5,000 tons per day. Based on disposal rates in 2023, the El Sobrante Landfill had an average disposal of 12,505.4 tons per day with an average remaining capacity of 3,548.6 tons per day, and the Badlands Landfill had an average disposal of 3,394.84 tons per day with an average remaining capacity of 1,605.16 tons per day (CalRecycle, 2024a). Thus, the facilities' average daily remaining capacities would be able to accommodate the addition of 6.68 tons of waste per day during construction of the Phase 1 developments.

[4] 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.

Operation

Operation of the Phase 1 developments would operate approximately 1,727,579 square feet of industrial, business park, and warehouse uses and approximately 428,507 square feet of commercial retail uses. The Perris General Plan EIR uses a solid waste generation factor of 0.0108 tons per square foot per year for industrial uses and 0.0024 tons per square foot per year for commercial uses. As shown on Table 5.18-7, based on these generation factors, operation of the Phase 1 developments would generate approximately 19,686 tons of solid waste per year. However, Mitigation Measure GHG-1 requires 50 percent diversion of waste for the commercial land uses and 60 percent diversion of waste for the industrial land uses, which would reduce the volume of landfilled solid waste to approximately 7,977 tons per year of 21.9 tons per day.

Table 5.18-7: Phase 1 Developments Solid Waste Generation

Land Use Category	Generation Factor[1]	Solid Waste Generation (tons per year)	With MM GHG-4 Reduction
Business Park (1,727,579 square feet)	0.0108 tons/square foot/year	18,658	7,463
Commercial Retail (428,507 square feet)	0.0024 tons/square foot/year	1,028	514
Total	**-**	**19,686**	**7,977**

[1] City of Perris General Plan EIR Table 4.10.3-1

As shown in Table 5.18-6, El Sobrante Landfill had an average disposal of 12,505.4 tons per day and an average remaining capacity of 3,548.6 tons per day and Badlands Landfill had an average disposal of 3,394.84 tons per day and an average remaining capacity of 1,605.16 tons per day (CalRecycle, 2024a). The Project's solid waste (7,977 tons per year, or approximately 21.9 tons per day), would represent approximately 0.6 percent of El Sobrante Landfill's daily remaining permitted capacity and approximately 1.3 percent of Badlands Landfill daily remaining permitted capacity. The El Sobrante Landfill has a permitted capacity until 2051 and Badlands Landfill has a permitted capacity until 2059. Thus, the proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and the Project would not impair the attainment of solid waste reduction goals. Impacts related to landfill capacity from operation of Phase 1 would be less than significant.

Phase 2 Buildout

Construction

Construction within Phase 2 would generate solid waste for landfill disposal in the form of demolition debris from the existing buildings and infrastructure that would be removed from the site. Demolition waste would be properly characterized as required by law and recycled or disposed of at an appropriate type of landfill for such materials. Construction waste in the form of packaging and discarded materials would also be generated by the proposed Project. Utilizing a construction waste factor of 3.89 pounds per square foot (EPA, 1998), maximum feasible development within Phase 2, including redevelopment of the MBU Overlay area, would generate approximately 7,795 tons of waste during demolition and additional waste during construction. However, 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, the demolition and construction solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated. Therefore, construction activities would generate the most solid waste would generate approximately 2,728 tons of solid waste over the Phase 2 construction period.

As described above, El Sobrante Landfill has an average remaining capacity of 3,548.6 tons per day and Badlands Landfill has an average remaining capacity of 1,605.16 tons per day. Therefore, El Sobrante Landfill and Badlands Landfill would be able to accommodate the additional tonnage of waste per day during construction of Phase 2, including overlapping tonnage from operation of Phase 1, and impacts would be less than significant.

Operation

Operation of the Phase 2 developments would operate approximately 4,007,956 square feet of industrial, business park, and warehouse uses. As shown on Table 5.18-8, based on the City General Plan EIR generation factors, operation of the future development in Phase 2 would generate approximately 43,286 tons of solid waste per year. However, Mitigation Measure GHG-1 requires 60 percent diversion of waste for the industrial land uses, which would reduce the volume of landfilled solid waste to approximately 17,314 tons per year or 47.4 tons per day.

Table 5.18-8: Phase 2 Solid Waste Generation

Land Use Category	Generation Factor[1]	Solid Waste Generation (tons per year)	With MM GHG-4 Reduction
Business Park (4,007,956 square feet)	0.0108 tons/square foot/year	43,286	17,314
Total	**-**	**43,286**	**17,314**

[1] City of Perris General Plan EIR Table 4.10.3-1

Buildout of the Specific Plan would result in approximately 69.3 tons per day of solid waste, between both Phase 1 development and Phase 2 buildout. Based on El Sobrante Landfill's and Badlands Landfill's average daily remaining capacity, the landfills would be able to accommodate the additional tonnage of waste per day from operation of the Specific Plan at buildout. The Project's solid waste would represent approximately 2.0 percent of El Sobrante Landfill's daily remaining permitted capacity and approximately 4.3 percent of Badlands Landfill daily remaining permitted capacity. Thus, the proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and the Project would not impair the attainment of solid waste reduction goals. Impacts related to landfill capacity from operation of the Specific Plan at buildout would be less than significant.

IMPACT UT-7: THE PROJECT WOULD COMPLY WITH FEDERAL, STATE, AND LOCAL MANAGEMENT AND REDUCTION STATUTES AND REGULATIONS RELATED TO SOLID WASTES.

Specific Plan Area

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. Further, Mitigation Measure GHG-1 requires 50 percent diversion of waste for the

commercial land uses and 60 percent diversion of waste for the industrial land uses. Because the Project would be required by the City and Mitigation Measure GHG-1 to recycle, the Project would not have a significant impact to any federal, State, or local statues or regulations related to solid waste. Therefore, impacts would be less than significant.

5.18.5.6 Solid Waste Cumulative Impacts

The geographic scope of cumulative analysis for landfill capacity is the service area for the El Sobrante Landfill and Badlands Landfill, which serve the Project site. The projections of future landfill capacity based on the entire projected waste stream going to these landfills is used for cumulative impact analysis. El Sobrante Landfill has a maximum permitted capacity of 16,054 tons per day and as of 2023 had an average disposal of 12,505.4 tons per day and an average remaining capacity of 3,548.6 tons per day (CalRecycle, 2024a). Badlands Landfill has a maximum permitted capacity of 5,000 tons per day and as of 2023 had an average disposal of 3,394.84 tons per day and an average remaining capacity of 1,605.16 tons per day (CalRecycle, 2024a). The 69.3 tons of solid waste per day from full buildout of the Specific Plan would represent approximately 2.0 percent of El Sobrante Landfill's daily remaining permitted capacity and approximately 4.3 percent of Badlands Landfill daily remaining permitted capacity. Therefore, the landfills would have sufficient capacity to serve the Project and the increase in solid waste from full buildout of the Specific Plan. Cumulative impacts would be less than significant.

5.18.5.7 Solid Waste Existing Regulations

The following existing regulations would reduce potential impacts related to solid waste:

- Assembly Bill 347 (Chapter 476, Statues of 2011)
- California Code of Regulations Title 24, Part 11, the California Green Building Standards Code

5.18.5.8 Solid Waste Project Design Features

None.

5.18.5.9 Solid Waste Level of Significance Before Mitigation

Impacts UT-6 and UT-7 would be less than significant.

5.18.5.10 Solid Waste Mitigation Measures

No mitigation measures are required.

5.18.5.11 Solid Waste Level of Significance After Mitigation

No significant and unavoidable adverse impacts related to solid waste would occur.

5.18.6 DRY UTILITIES

5.18.6.1 Dry Utilities Regulatory Setting

State Dry Utilities Regulatory Setting

California Public Utilities Commission

The California Public Utilities Commission (CPUC) regulates privately owned electric, natural gas, telecommunications, water, railroad, rail transit, and passenger transportation companies, in addition to authorizing video franchises. The CPUC is responsible for regulating electric utility rates, electric power procurement and generation, some electric infrastructure, ratepayer-funded energy efficiency programs, and other areas. The CPUC evaluates the necessity for additional power generation by the regulated utilities in California in both the long and short term, accomplished using public input, data provided by the utilities, the California Energy Commission, the California Independent System Operator, and following the regulations of the Commission, the Public Utilities Code, and the Federal Energy Regulation Commission. The CPUC has primary ratemaking jurisdiction over the funding of distribution related expenditures generally for power lines of 66 kV (kilovolts) or less.

The CPUC regulates natural gas rates and natural gas services, including in-state transportation over the utilities' transmission and distribution pipeline systems, storage, procurement, metering, and billing. Additionally, the CPUC regulates telecommunications and broadband operations and infrastructure in the State, being responsible for licensing, registration, and the processing of tariffs on local exchange carriers, competitive local carriers, and non-dominant interexchange carriers. It is also responsible for registration of wireless service providers and franchising of video service providers, among other duties.

Title 24 Energy Efficiency Standards and California Green Building Standards

California Code of Regulations Title 24, Part 11, The California Green Building Standards Code (CALGreen) is updated every three years. The most recent update is the 2022 CALGreen Code Standards that became effective January 1, 2023.

The 2022 CALGreen standards that are applicable to the proposed Project include, but are not limited to, the following:

- Electric vehicle charging stations. Facilitate the future installation of electric vehicle supply equipment. The compliance requires empty raceways for future conduit and documentation that the electrical system has adequate capacity for the future load.
- Outdoor light pollution reduction. Outdoor lighting systems shall be designed to meet the backlight, uplight and glare ratings per Title 24 Part 6 Table 5.106.8.

5.18.6.2 Dry Utilities Environmental Setting

Electricity

Electricity is provided to the City of Perris by Southern California Edison (SCE). SCE provides electric power to more than 15 million persons within its 50,000 square mile service area. Based on SCE's 2021 Power Content Label Mix, SCE derives electricity from varied energy resources including: natural gas, solar power generation, wind farms, nuclear power plants, hydroelectric generators, and geothermal power plants. SCE also purchases power from open market transactions, which do not have identifiable sources (SCE, 2022). Existing electricity utilities exists throughout the Specific Plan Area.

Natural Gas

The City of Perris is within the service area of the Southern California Gas Company (SoCal Gas). Existing natural gas lines exist throughout the Specific Plan Area.

5.18.6.3 Dry Utilities Thresholds of Significance

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

UT-8 Require or result in the relocation or construction of a new or expanded electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects.

5.18.6.4 Dry Utilities Methodology

The evaluation of utilities identifies if utility demand from the Project would be accommodated via existing and proposed utility infrastructure available to the Project. The evaluation identifies if expansions beyond those proposed would be required to serve the proposed Project, and if those expansions have the potential to result in an environmental impact.

5.18.6.5 Dry Utilities Environmental Impacts

IMPACT UT-8: THE PROJECT WOULD NOT REQUIRE OR RESULT IN THE RELOCATION OR CONSTRUCTION OF A NEW OR EXPANDED ELECTRIC POWER, NATURAL GAS, OR TELECOMMUNICATIONS FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS.

Specific Plan Area

Less than Significant Impact. The Specific Plan Area is currently developed with three single-family residences, an elementary school, and vacant land. Therefore, the site generates a limited demand for electricity, natural gas, and other dry utilities. Buildout of the Specific Plan would generate an increased demand for electricity, communication systems, street lighting, and maintenance of public facilities.

Electricity would be provided to the Specific Plan Area by SCE. The Project would connect to the existing electricity powerlines within roadways. The Project would not require or result in the construction of new facilities or the expansion of existing facilities beyond those included with the Project to be installed with each proposed development. Adequate commercial electricity supplies are presently available to meet the incremental increase in demand attributed to the Project. Furthermore, buildings would be constructed in compliance with Title 24 requirements, which would require the installation of rooftop solar photovoltaic panels which would offset a portion of the Project's electricity demand on the grid. Potential impacts related to the provision of electricity would be less than significant.

As described in the setting, natural gas service is provided to this service area by SoCal Gas. The commercial components of the Specific Plan would connect to existing natural gas lines in Perris Boulevard and Orange Avenue. The Project would not require or result in the construction of new facilities or expansion of existing facilities; adequate commercial natural gas supplies are presently available to meet the incremental increase in demand attributed to the Project. Potential impacts related to the provisions of natural gas would be less than significant.

The Project Applicant would be responsible for coordinating with each utility company to ensure the connection of utilities occurs according to standard construction and operation procedures administered by the California Public Utilities Commission. Each of the utility systems is available within roadways, and on-site lines would be constructed to connect the existing off-site lines to each development. The construction activities related to dry utility connections are included as a part of the Project, and therefore have been addressed throughout this EIR. Construction emissions resulting from excavation activities are analyzed in

Sections 5.3, *Air Quality*, and 5.8, *Greenhouse Gas Emissions*. Therefore, potential impacts associated with utilities, including electricity, natural gas and other dry utilities would be less than significant.

5.18.6.6 Dry Utilities Cumulative Impacts

Cumulative dry utilities assessment considers development of the Project in combination with the other development projects within the vicinity of the Project area, as listed in Section 5.0 of this EIR. Cumulative impacts related to the provision of facilities for dry utility systems have been evaluated throughout this EIR, primarily associated with the emissions resulting from construction. The Project would not result in significant impacts from construction of utility infrastructure. Therefore, cumulatively considerable impacts associated with the provision of utility facilities to serve the Project would be less than significant.

5.18.6.7 Dry Utilities Existing Regulations

The following standard regulations and plans, programs, or policies would reduce potential impacts related to dry utilities:

- California Code of Regulations Title 24, Part 11, the California Green Building Standards Code

5.18.6.8 Dry Utilities Project Design Features

None.

5.18.6.9 Dry Utilities Level of Significance Before Mitigation

Impact UT-8 would be less than significant.

5.18.6.10 Dry Utilities Mitigation Measures

No mitigation measures are required.

5.18.6.11 Dry Utilities Level of Significance After Mitigation

No significant unavoidable adverse impacts related to solid waste would occur.

5.18.7 REFERENCES

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