1. Executive Summary

This Draft Environmental Impact Report (EIR) evaluates the environmental effects that may result from the construction and operation of the Harvest Landing Retail Center and Business Park Project (proposed Project). This EIR has been prepared in conformance with State and City of Perris environmental policy guidelines for the implementation of the California Environmental Quality Act (CEQA).

This Draft EIR is being circulated for review and comment by the public and other interested parties, agencies, and organizations for 45 days in accordance with Section 15087 and Section 15105 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines). During the 45-day review period, the Draft EIR will be available for public review at the City of Perris website:

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

Written comments related to environmental issues in the Draft EIR should be addressed to:

> City of Perris
> Development Services Department
> 135 North D Street
> Perris, CA 92570
> Attn: Albert Armijo
>
> Email: aarmijo@CityofPerris.org

A Notice of Availability of the Draft EIR was published concurrently with distribution of this document.

1.1 PROJECT LOCATION

The Project site is located within the central portion of the City of Perris. The City of Perris is located within Riverside County, approximately 24 miles south of Downtown San Bernardino, 35 miles east of Irvine, and 62 miles southeast of downtown Los Angeles. Regional access to the site is provided via Interstate 215 (I-215) and State Route 74 (SR-74). Figure 3-1, *Regional Location*, and Figure 3-2, *Local Vicinity*, show the site from regional and local perspectives.

The Project site includes approximately 358.28 acres and is generally bounded by I-215 to the west, Perris Boulevard to the east, Nuevo Road to the south, and Placentia Avenue to the north. The Project site includes the current Harvest Landing Specific Plan area and parcels proposed to be annexed into the Specific Plan. The proposed amended Specific Plan area consists of two phase areas and an overlay area.

1.2 PROJECT DESCRIPTION SUMMARY

The currently adopted Harvest Landing Specific Plan is a land-use guiding document providing for residential, business, commercial, and open space uses for an area of 341.1 gross acres. The Project includes a Specific Plan Amendment to annex three parcels to the Specific Plan Area and designating them as MBU (APNs 305-060-042, 305-060-036, and 305-060-037) and add a Multiple Business Use (MBU) Overlay to APN 305-060-038, increasing the total Specific Plan area to 358.28 acres. In addition, the Specific Plan Amendment is proposed to change the existing land use plan of the Specific Plan area to replace residential uses with Multiple Business and Commercial uses.

The Specific Plan Amendment is proposed to increase the maximum allowed floor area ratio within the Commercial designation from 0.35 to 0.75, which would be consistent with the City of Perris Commercial Community General Plan land use designation. In addition, the Specific Plan Amendment would increase the maximum allowed floor area ratio within the Multiple Business designation from 0.35 to 0.75, which would be consistent with the City of Perris Light Industrial General Plan land use designation. The proposed Phase 1 development would include a 139.89-acre business park with one parcel hub, three high cube warehouses, and three light industrial buildings totaling 1,727,579 square feet; a 22.16-acre community shopping center with a major retail building and eight retail pads totaling 250,457 square feet; and a 24.33-acre commercial big box retail site with a new 167,050-square-foot, free-standing big box discount store with a 12-pump gas station and two approximately 5,500 square foot fast food restaurants. The maximum feasible buildout of the entire Specific Plan, based on the submitted development applications for commercial and industrial uses within the Phase I sites, would be 5,735,535 square feet of MBU uses and 428,507 square feet of commercial uses.

1.3 PROJECT OBJECTIVES

The Harvest Landing Specific Plan Amendment has been designed to meet a series of Project-specific objectives that have been carefully crafted in order to aid decision makers in their review of the Project and its associated environmental impacts. The Project objectives are designed to ensure the Project develops a quality industrial and commercial development. The Project objectives have been refined throughout the planning and design process for the Project, and are listed below:

- Amend the Harvest Landing Specific Plan to provide a comprehensive master plan for the Specific Plan Area to provide a mix of commercial and business park uses with supporting infrastructure facilities.
- Provide economic opportunities and job growth within the City of Perris by enhancing the community's available range of employment generating uses.
- Provide additional retail and dining opportunities for residents and visitors within the City of Perris.
- Develop an underutilized property located in vicinity to the I-215 and has access to available infrastructure, including roads and utilities to accommodate the growing need for goods movement within Southern California.
- Allow for the accommodation of industrial, light manufacturing and assembly, warehouse distribution, and logistics buildings that are designed to attract a range of users and are economically competitive with other buildings of these types in the region.
- Identify and provide for the installation and ongoing maintenance of water, sewer, drainage, and road facility infrastructure to adequately serve the Specific Plan Area.
- Provide guidelines and standards for building and site development aesthetics that provide a well-defined identity for the Specific Plan development.
- Provide guidelines for sustainable development design that reduces potable water use, energy use, and fossil fuel consumption.

1.4 SUMMARY OF ALTERNATIVES

Section 6.0, *Alternatives*, of this EIR analyzes a range of reasonable alternatives to the proposed Project. The alternatives that are analyzed in detail in Section 6.0 are summarized below.

Alternative 1, No Project/No Development: This alternative consists of the Project not being approved, and the Project site would remain in the conditions that existed at the time the Notice of Preparation was published (August 9, 2024).

Alternative 2, No Project/Buildout of the Existing Harvest Landing Specific Plan: This alternative consists of the Project not being approved, and the existing Harvest Landing Specific Plan land use designations being developed. This Alternative would include development of approximately 1,860 residential units, 1,306,582 square feet of MBU development, and approximately 43.6 acres of recreation and open space uses. Areas outside of the existing Specific Plan would maintain their existing General Plan land use designations and zoning designations but would not be developed as part of this Alternative. This Alternative would not include a Specific Plan Amendment, General Plan Amendment, or Zone Change.

Alternative 3, Reduced Project Alternative: This alternative consists of development of the Project site in a manner similar to the Project, but with a reduction in square footage developed. Based on a reasonable reduction in development intensity, this alternative assumes a 50 percent reduction in all building square footages in Phase 1 and no development within the Phase 2 area. Therefore, this alternative would develop the 187.43-acre Phase 1 area with approximately 863,789 square feet of MBU uses and approximately 214,253 square feet of commercial retail uses. The 122.68-acre Phase 2 area would remain undeveloped and vacant. No MBU overlay would be added to Val Verde Elementary School. This alternative would include a reduced amount of parking compared to what is needed by the Project. This alternative would still require a Specific Plan Amendment, General Plan Amendment, and Zone Change, but would not annex any parcels into the Harvest Landing Specific Plan.

Alternative 4, Phase 2 Residential Alternative: Based on comments received on the Notice of Preparation and during the Scoping Meeting, it was inferred that Planning Commissioners and City residents wanted an EIR alternative that included a portion of the Specific Plan Area as residential. This alternative consists of development of Phase 1 in a manner consistent with the proposed Project. However, a portion of the Phase 2 area would not be subject to the Specific Plan Amendment so Phase 2 buildout would include development of Phase 2 west of Indian Avenue with MBU uses and development of the area east of Indian Avenue with approximately 615 dwelling units pursuant to the existing Harvest Landing Specific Plan designations. Therefore, this alternative would include development of approximately 3,403,877 square feet of MBU uses, 428,507 square feet of commercial retail uses, 615 dwelling units, and a 16.5-acre sports park. As with the Project, the entire 358.28-acre developable portion of the site would be developed. Areas planned for physical impact on and offsite would be identical to those required for development of the proposed Project. This alternative would still require a Specific Plan Amendment, General Plan Amendment, and Zone Change.

1.5 SUMMARY OF IMPACTS

Table 1-1 summarizes the conclusions of the environmental analysis contained in this Draft EIR. The level of significance of impacts after the proposed mitigation measures are applied are identified as significant and unavoidable, less than significant, and no impact. Section 7.0, *Effects Not Found Significant,* establishes that the proposed Project would not result in impacts related to certain thresholds from Appendix G of the CEQA Guidelines including Mineral Resources and Wildfire. Thus, no further assessment of those impacts was required in the Draft EIR. Therefore, the numbering of impacts shown in Table 1-1 reflects the omission of further evaluation for certain thresholds.

Relevant standard conditions of approval and regulatory requirements are identified, and mitigation measures are provided for all potentially significant impacts.

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Table 1-1: Summary of Impacts

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 Aesthetics				
Impact AES-1: Would the Project have a substantial adverse effect on a scenic vista?		Less than significant	None required	Less than significant
Impact AES-2: Would the Project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway?		No impact	None required	No impact
Impact AES-3: Would the Project, in a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point), or in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality?		Less than significant	None required	Less than significant
Impact AES-4: Would the Project create a new source of substantial light or glare which would adversely affect day and nighttime views in the area?		Potentially significant	**Mitigation Measure AES-1: Construction Lighting.** Prior to issuance of grading permits, the Project developer(s) shall provide evidence to the City that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.	Less than significant
Cumulative		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.2 Agriculture and Forestry Resources				
Impact AG-1: Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?		No impact	None required	No impact
Impact AG-2: Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?		No impact	None required	No impact
Impact AG-3: Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?		No impact	None required	No impact
Impact AG-4: Would the Project result in the loss of forest land or conversion of forest land to non-forest use?		No impact	None required	No impact
Impact AG-5: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?		No impact	None required	No impact
Cumulative		No impact	None required	No impact

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.3 Air Quality				
Impact AQ-1: Would the Project conflict with or obstruct implementation of the applicable air quality plan?		Potentially significant	**Mitigation Measure AQ-1: Super-Compliant Low VOC.** Project construction plans and specifications shall state that the Project shall utilize "Super-Compliant" low VOC paints for nonresidential interior and exterior surfaces and low VOC paint for parking lot surfaces. Super-Compliant low VOC and low VOC paints have been reformulated to exceed the regulatory VOC limits put forth by South Coast AQMD's Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC and low VOC paints shall be no more than 50 g/L of VOC. **Mitigation Measure AQ-2: Tier 4 Final.** The construction plans and specifications shall state that off-road diesel construction equipment rated at 50 horsepower (hp) or greater, complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 Final off-road emissions standards or equivalent and shall keep all equipment maintenance records and data sheets, including design specifications and emission control tier classifications, onsite or at the contractor's office and shall furnish documents to the Lead Agency or	Significant and unavoidable

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			other regulators, upon request. The Lead Agency shall conduct an on-site inspection to verify compliance with construction mitigation and to identify other opportunities to further reduce particulate emissions. **Mitigation Measure AQ-3:** The Project Applicant/Developer/Owner shall identify a person to act as a community liaison concerning onsite construction activities and operations and provide contact information for the community liaison to the surrounding community. The contact of the community liaison shall be provided to the Lead Agency and posted on the construction site prior to issuance of a demolition permit. **Mitigation Measure AQ-4:** Project construction plans and specifications shall require that during Project grading operations, Project contractors shall limit the amount of daily grading disturbance area to not exceed the assumptions specified in the Draft EIR Air Quality Impact Analysis. Additionally, the Project Applicant/Developer/Contractor shall include a note on grading plans that prohibits grading on days with an Air Quality Index forecast of greater than 100 for	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			particulates or ozone in the Project area. Daily Air Quality Index forecasts for the next day of grading shall be checked via the airnow.gov system the day prior by the Project Contractor. **Mitigation Measure AQ-5:** Project construction plans and specifications shall require on-road heavy-duty haul trucks to be model year 2014 or newer if diesel-fueled, if such equipment is widely available and economically feasible, pursuant to CARB's particulate matter filter requirements. **Mitigation Measure AQ-6:** The Project construction plans and specifications shall require the Project Applicant/Developer/Contractor provide information on transit and ridesharing programs and services to construction employees. **Mitigation Measure AQ-7:** The Project construction plans and specifications shall require that the Project Applicant/Developer shall provide meal options onsite or shuttles between the construction site and nearby meal destinations for construction employees. **Mitigation Measure AQ-8: Idling Regulations.** The Project plans	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			and specifications shall include signs at loading dock facilities that include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for trucks drivers to restrict idling to no more than 5 minutes once the vehicle is stopped, the transmission is set to "neutral" or "park", and the parking brake is engaged pursuant to Title 13 of the California Code of Regulations, Section 2485; and 3) telephone numbers of the building facilities manager, South Coast AQMD and CARB to report violations. Signs shall be installed prior to receipt of an occupancy permit. **Mitigation Measure AQ-9: Electric Vehicle Charging Stations and Carpool Parking.** The Project plans and specifications for the industrial buildings shall include electric vehicle charging stations and a minimum of 5 percent carpool parking spaces at each building for employees and the public to use. **Mitigation Measure AQ-10: Electric Interior Vehicles.** The Project plans and specifications for all of the industrial buildings shall include infrastructure to support use of electric-powered forklifts and/or other interior vehicles. The requirement that all on-site yard	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			hostlers, yard equipment, forklifts, and pallet jacks shall be zero-emissions equipment, or equivalent language, shall be incorporated in all Project facility lease documents. Prior to issuance of a Certificate of Occupancy, facility owners or tenants shall provide documentation to the City of Perris Planning Division verifying that signed lease documents incorporate the requirement that all on-site yard trucks/hostlers shall be zero-emissions equipment. **Mitigation Measure AQ-11: Transportation Management.** The Project plans and specifications for the industrial buildings shall require that a Transportation Management Association (TMA) or similar mechanism shall be established by the Project to encourage and coordinate carpooling. The TMA shall advertise its services to the building occupants. The TMA shall offer transit incentives to employees and shall provide shuttle service to and from public transit, should a minimum of 5 employees request and use such service from a transit stop at the same drop-off and/or pickup time. The TMA shall distribute public transportation information to its employees. The TMA shall provide	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			electronic message board space for coordination rides. **Mitigation Measure AQ-12:** The City occupancy permitting shall require that all facility-owned and operated fleet equipment with a gross vehicle weight rating greater than 14,000 pounds accessing the site meet or exceed 2014 model-year emissions equivalent engine standards as currently defined in California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. Facility operators which own vehicles subject to Section 2025 shall maintain records on-site demonstrating compliance with this requirement and shall make records available for inspection by the local jurisdiction, air district, and state upon request. **Mitigation Measure AQ-13:** The Project plan and specifications shall include that the Project Applicant/Developer shall construct electric truck charging infrastructure within truck parking areas consisting of infrastructure (i.e., conduit) to support future installation of charging stations when such trucks are commercially available, as reasonably determined by the City of Perris Planning Division. Conduit shall be provided proportional to parking	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			spaces at a ratio of conduit for one charging station for every 10 truck parking spaces for all buildings developed within the MBU designation. Additionally, the Project Applicant/Developer shall construct electric light- duty truck charging infrastructure consisting of infrastructure (i.e., conduit) proportional, i.e., conduit for one charging station for every five light-duty truck parking spaces at the Project for all buildings developed within the MBU designation. **Mitigation Measure AQ-14:** The Project plans and specifications shall require that the Project install all necessary infrastructure (i.e., wiring, reinforced roofs) to allow solar photovoltaic systems on the Project site to be installed in the future, with a specified electrical generation capacity in order to meet California Green Building Code Standards. The entire roof of the office section of each industrial building shall be designed to support solar installations, generating enough energy to meet 100% of the office's energy needs. **Mitigation Measure AQ-15:** Prior to the issuance of certificate of occupancy, the City Planning Manager, or designee, shall ensure	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			all Project lease agreements require facility operators to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks. **Mitigation Measure AQ-16:** Prior to the issuance of certificate of occupancy, the City Planning Manager, or designee, shall ensure all Project lease agreements require operators to establish and promote a rideshare program that discourages single-occupancy vehicle trips and provides financial incentives for alternate modes of transportation, including carpooling, public transit, and biking. **Mitigation Measure AQ-17:** Prior to the issuance of certificate of occupancy, the City Planning Manager, or designee, shall ensure all Project lease agreements require that all landscape equipment used to maintain the landscaping within the Project site shall be electric, and that Project plans support use of electrical landscaping equipment. **Mitigation Measure AQ-18:** Prior to certificate of occupancy, the Project Applicant shall post signs at every truck exit driveway	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			providing directional information to the truck route. **Mitigation Measure AQ-19:** Prior to the issuance of certificate of occupancy, the City Planning Manager, or designee, shall ensure leasing agreements for each industrial building require that every tenant train its staff in charge of keeping vehicle records in diesel technologies and compliance with CARB regulations, by attending CARB- approved courses. Also, if the tenant/facility operator owns its own fleet of vehicles, subject to 13 California Code of Regulations section 2025, require such tenants/facility operators to maintain records on-site demonstrating compliance and make records available for inspection by the local jurisdiction, air district, and state upon request. **Mitigation Measure AQ-20:** Prior to the issuance of certificate of occupancy, the City Planning Manager, or designee, shall ensure leasing agreements for each industrial building require that Project Applicant/Developer/Owner provide tenants with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets, prior to issuance of each certificate of occupancy.	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact AQ-2: Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or State ambient air quality standard?		Potentially significant	**Mitigation Measures AQ-1 through AQ-20.** As listed previously.	Significant and unavoidable
Impact AQ-3: Would the Project expose sensitive receptors to substantial pollutant concentrations?		Potentially significant	**Mitigation Measures AQ-8 through AQ-20.** As listed previously. **Mitigation Measure AQ-21:** The Project shall incorporate at least one of the following measures, applicable to the Phase 2 parcel located east of Indian Avenue and west of Barrett Avenue: • The Phase 2 parcel located east of Indian Avenue and west of Barrett Avenue shall be developed such that a minimum 1,000-foot setback between building loading docks and the residential development east of Barrett Avenue is incorporated. If the Specific Plan Overlay is not being redeveloped as part of Phase 2 development, a 1,000-foot setback shall be incorporated between building loading docks and Val Verde Elementary School as well. • Diesel-powered trucks shall be restricted from accessing the Phase 2 parcel located	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			east of Indian Avenue and west of Barrett Avenue. Trucks accessing this parcel shall be electric-, hydrogen-, or natural gas-powered. • Once site plans are available for Phase 2, a site specific HRA shall be prepared demonstrating that the Phase 2 development would not exceed South Coast AQMD significance thresholds. If the site-specific HRA determines that the Phase 2 development would not exceed South Coast AQMD significance thresholds, the first two measures of this Mitigation Measure shall not apply.	
Impact AQ-4: Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		Less than significant	None required	Less than significant
Cumulative		Potentially significant	**Mitigation Measures AQ-1 through AQ-21**. As listed previously	Significant and unavoidable

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.4 Biological Resources				
Impact BIO-1: Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		Potentially significant	**Mitigation Measure BIO-1: Nesting Bird Survey.** Site preparation activities (such as ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the Project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species (generally February 1 to September 15 although the nesting season may be extended due to weather and drought conditions). If site preparation activities are proposed during the nesting/breeding season, the Project proponent shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the Project to determine if active nests of species protected by the Migratory Bird Treaty Act or the California Fish and Game Code are present in the construction zone. The Project biologist shall be experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures. The pre-activity field surveys shall include the Project site and adjacent areas where Project activities have the potential to cause nest failure. The surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than three (3) days prior to the initiation of Project site preparation activities. The surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. The survey duration shall take into consideration the size of the Project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. If active nests are not located within the Project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. If active nests are located during the pre-activity field survey, the Project biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The Project biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Project biologist determines that such Project activities may be causing an adverse reaction, the Project biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers shall be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The Project biologist shall review and verify compliance with these nesting avoidance buffers and shall verify the nesting	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City of Perris Planning Division for mitigation monitoring compliance record keeping. **Mitigation Measure BIO-2: Preconstruction Burrowing Owl Survey & Burrowing Owl Plan.** The Project proponent shall retain a qualified biologist to conduct a pre-construction survey for burrowing owls within 30 days prior to commencement of construction activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering). The survey shall include the Project site and all suitable burrowing owl habitat within a 500-foot buffer. The results of the survey shall be submitted to the City of Perris Planning Division prior to obtaining a grading permit. In addition, if burrowing owls are observed during the nesting bird survey (Mitigation Measure BIO-1), to be conducted within three days prior to ground disturbance or vegetation clearance, the observation shall be reported to	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			the Riverside Conservation Authority (RCA), United States Fish and Wildlife Service (FWS), and California Department of Fish and Wildlife (CDFW). If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. An additional preconstruction survey for resident burrowing owls within three days prior to commencement of construction shall also be conducted. The pre-construction survey and any relocation activity shall be conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside MSHCP. If burrowing owl are detected, the CDFW shall be sent written notification by the City within three days of detection of burrowing owls. If active nests are identified during the pre-construction survey, the nests shall be avoided and the Project biologist and Project proponent shall coordinate with the City of Perris Planning Division, the FWS, and the CDFW to develop a Burrowing Owl Plan to be approved by the City in	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			consultation with the CDFW and the FWS prior to commencing Project activities. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and the Western Riverside County MSHCP. The Burrowing Owl Plan shall describe proposed avoidance, minimization, relocation, and monitoring as applicable. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls and/or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls may also be required in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW and FWS review and concurrence. A final letter report shall be prepared by the Project biologist documenting the results of the Burrowing Owl Plan. The letter shall be submitted to the CDFW	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			prior to the start of Project activities. When the Project biologist determines that burrowing owls are no longer occupying the Project site per the criteria in the Burrowing Owl Plan, Project activities may begin. If burrowing owls occupy the Project site after Project activities have started, then construction activities shall be halted immediately within a 500-foot radius. The Project proponent shall notify the City of Perris Planning Division and the City shall notify the CDFW and the FWS within 48 hours of detection. A Burrowing Owl Plan, as detailed above, shall be implemented.	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact BIO-2: Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		Potentially significant	**Mitigation Measure BIO-3: Establishment of Onsite Drainage Feature.** Prior to issuance of grading permits within the Phase 1 area, the Applicant shall obtain required permits from the California Department of Fish and Wildlife (1601-1603 Streambed Alternation Permits) and Santa Ana Regional Water Quality Control Board (401 Permit). In response to the requirements associated with these permits, a Mitigation Plan shall be developed by a qualified biologist and submitted to these agencies. The Mitigation Plan shall require mitigation at a ratio of 2:1 (0.5-acre) through onsite establishment of herbaceous riparian habitat within the Phase 2 development area, or, if such credits become available, purchase of mitigation credits at a ratio of 2:1.	Less than significant
Impact BIO-3: Would the Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		No impact	None required	No impact

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact BIO-4: Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		Potentially significant	**Mitigation Measure BIO-1: Nesting Bird Survey.** As listed previously.	Less than significant
Impact BIO-5: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		No impact	None required	No impact
Impact BIO-6: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?		Potentially significant	**Mitigation Measure BIO-2: Preconstruction Burrowing Owl Survey & Burrowing Owl Plan.** As listed previously. **Mitigation Measure BIO-3: Establishment of Onsite Drainage Feature.** As listed previously	Less than significant
Cumulative		Potentially significant	**Mitigation Measure BIO-1: Nesting Bird Survey.** As listed previously. **Mitigation Measure BIO-2: Preconstruction Burrowing Owl Survey & Burrowing Owl Plan.** As listed previously. **Mitigation Measure BIO-3: Establishment of Onsite Drainage Feature.** As listed previously	Less than significant
5.5 Cultural Resources				
Impact CUL-1: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact CUL-2: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		Potentially significant	**Mitigation Measure CUL-1:** Prior to the issuance of grading permits, the Project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the Project archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the Project site or within the off-site Project improvement areas until the Project archaeologist has been approved by the City. The Project archaeologist shall be responsible for monitoring ground-disturbing activities, maintaining daily field notes and a photographic record, and for reporting all finds to the Project	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			proponent/developer, property owner, and the City of Perris in a timely manner. The Project archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources. The Project proponent/developer shall also enter into an agreement with either the Pechanga Band of Indians, the Soboba Band of Luiseño Indians, the Rincon Band of Luiseño Indians, or the Agua Caliente Band of Cahuilla Indians for a tribal representative (observer/monitor) to work along with the Project archaeologist. This tribal representative will assist in the identification of Native American resources and will act as a representative between the City, the Project proponent/developer, and Native American Tribal Cultural Resources Department. The tribal representative shall be on-site during all ground-disturbing of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, etc. The tribal	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			representative should be on-site any time the Project archaeologist is required to be on-site. Working with the Project archaeologist, the tribal representative shall have the authority to halt, redirect, or divert any activities in areas where the identification, recording, or recovery of Native American resources are on-going. The agreement between the proponent/developer and the tribe shall include, but not be limited to: • An agreement that artifacts will be reburied on-site and in an area of permanent protection; • Reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist; • Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study; and	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			• The Project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation. The Project proponent/developer shall submit a fully executed copy of the agreement to the City of Perris Planning Division to ensure compliance with this condition of approval. Upon verification, the City of Perris Planning Division shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure. In the event that archaeological resources are discovered at the Project site or within the off-site Project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the Project archaeologist. If any Native American artifacts are identified when the tribal representative is not present, all reasonable measures will be taken to protect the resource(s) in situ and the City Planning Division and tribal representative will be notified. The designated tribal representative will be given ample time to examine the find. If the find is determined to be of sacred or religious value, the tribal representative will work with the City and Project archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaking in a manner that avoids destruction or other adverse impacts. Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner. Once grading activities have ceased and/or the Project archaeologist, in consultation with the designated tribal representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division. A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the South Coastal Information Center, and the tribe(s) involved with the Project.	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact CUL-3: Would the Project disturb any human remains, including those interred outside of formal cemeteries?		Potentially Significant	**Mitigation Measure CUL-2: Human Remains.** In the event that human remains (or remains that may be human) are discovered at the Project site or within the off-site Project improvement areas during ground-disturbing activities, the construction contractors, Project archaeologist, and/or designated tribal representative shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendent" (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the Project proponent means for treatment or	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the Project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law will apply and median with the NAHC will make the applicable determination (see Public Resources Code Section 5097.98(e) and 5097.94(k)). The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the Project archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the South Coastal Information Center.	
Cumulative		Potentially significant	**Mitigation Measure CUL-1:** As listed previously. **Mitigation Measure CUL-2: Human Remains.** As listed previously.	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.6 Energy				
Impact ENE-1: Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		Less than significant	None required	Less than significant
Impact ENE-2: Would the Project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?		Less than significant	None required	Less than significant
Cumulative		Less than significant	None required	Less than significant
5.7 Geology and Soils				
Impact GEO-1i: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?		No impact	None required	No impact
Impact GEO-1ii: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?		Less than significant	None required	Less than significant
Impact GEO-1iii: Would the Project directly or indirectly cause potential substantial adverse effects, including seismic-related ground failure, including liquefaction?		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact GEO-1iv: Would the Project directly or indirectly cause potential substantial adverse effects, including landslides?		No impact	None required	No impact
Impact GEO-2: Would the Project result in substantial soil erosion or the loss of topsoil?		Less than significant	None required	Less than significant
Impact GEO-3: Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		Less than significant	None required	Less than significant
Impact GEO-4: Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		Less than significant	None required	Less than significant
Impact GEO-5: Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?		No impact	None required	No impact

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact GEO-6: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		Potentially significant	**Mitigation Measure PAL-1: Paleontological Monitoring.** Prior to the issuance of grading permits, the Project proponent/developer shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site for any project-related excavations. Selection of the Project paleontologist shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the project site or within the off-site project improvement areas until the Project paleontologist has been approved by the City. Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium. The Project paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The Project paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The Project	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens. Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage. A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.	
Cumulative		Potentially significant	**Mitigation Measure PAL-1: Paleontological Monitoring.** As listed previously.	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.8 Greenhouse Gas Emissions				
Impact GHG-1: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		Potentially significant	**Mitigation Measures AQ-1 through AQ-20**. As listed previously. **Mitigation Measure GHG-1:** The Project plans and specifications shall require that, prior to receipt of occupancy permits, separate recycling bins shall be provided within each commercial/industrial building and large external recycling collection bins shall be provided at central locations in the commercial and industrial land uses for collection truck pickup. In addition, the Project shall provide a commercial recycling/ composting program that provides a minimum 50 percent diversion of waste for the commercial land uses. In addition, the Project shall provide an industrial recycling program that provides a minimum 60 percent diversion of waste for the industrial land uses. **Mitigation Measure GHG-2:** The Project landscape plans and specifications shall require that drought tolerant low-water landscaping and trees be installed throughout the Project site and use recycled (purple pipe) irrigation water with drip irrigation and weather based smart irrigation controllers.	Significant and unavoidable

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			Mitigation Measure GHG-3: The Project plans and specifications shall require that the Project shall implement a Water Conservation Strategy and demonstrate a minimum 20 percent reduction in indoor and outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Prior to the issuance of building permits for the Project, the Project applicant shall provide building plans that could include the following water conservation measures: • Install low-water use appliances and fixtures • Restrict the use of water for cleaning outdoor surfaces and prohibit systems that apply water to non-vegetated surfaces • Implement water-sensitive urban design practices in new construction • Install rainwater collection systems **Mitigation Measure GHG-4:** The Project plans and specifications shall require that all development within the MBU areas shall achieve certification of compliance or demonstrate equivalency with	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			LEED Silver building standards. Prior to the issuance of building permits, the Project Applicant or successor in interest shall provide documentation to the City of Perris demonstrating that each development is designed to achieve energy efficient buildings equivalent to LEED Silver building standards with the following design criteria options: • Five percent of all parking spaces shall have Level 2 or Level 3 charging capacity. • Ten percent of all parking spaces shall have EV-ready conduit. • Building envelops insulation of conditioned space within all commercial and industrial buildings shall be R15 or greater for walls and R30 or greater for attics/roofs. • Windows of commercial and industrial buildings shall have an insulation factor of 0.28 or less U-factor and 0.22 or less SHGC. • All roofing material for commercial buildings shall be CRRC Rated 0.15 aged solar reflectance or greater and 0.75 thermal emittance. • All heating/cooling ducting within the commercial and industrial buildings shall be	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			insulated with R6 or greater insulation. • All heating and cooling equipment shall be ERR 14/78 percent AFUE, or 7.7 HSPF levels of efficiency or greater. • All water heaters in the commercial and industrial buildings shall be high efficiency electric water heaters with a minimum 0 .72 Energy Factor or greater. • Lighting within the commercial and industrial buildings shall be high efficiency LED lighting with a minimum of 40 lumens/watt for 15 watt or less fixtures, 50 lumens/watt for 15–40-watt fixtures, and 60 lumens/watt for fixtures greater than 40 watts. • All appliances within the commercial and industrial land uses shall be energy star rated appliances. All water fixtures shall be water efficient (toilets/urinals [1.5 GPM or less], showerheads [2.0 GPM or less], and faucets [1.28 GMM or less]). **Mitigation Measure GHG-5:** The Project Applicant/Developer shall install all necessary infrastructure (i.e., wiring, reinforced roofs) to allow solar photovoltaic systems on	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			the project site to be installed in the future, with a specified electrical generation capacity in order to meet California Green Building Code Standards. The entire roof of the office section of each industrial building shall be designed to support solar installations; and, once the building tenant has been identified, solar panels shall be installed in order to generate enough energy to meet 100% of the building office's energy needs.	
Impact GHG-2: Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		Potentially significant	**Mitigation Measures AQ-1 through AQ-20.** As listed previously. **Mitigation Measures GHG-1 through GHG-5.** As listed previously.	Significant and unavoidable
Cumulative		Potentially significant	**Mitigation Measures AQ-1 through AQ-20.** As listed previously. **Mitigation Measures GHG-1 through GHG-5.** As listed previously.	Significant and unavoidable
5.9 Hazards and Hazardous Materials				
Impact HAZ-1: Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact HAZ-2: Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		Less than significant	None required	Less than significant
Impact HAZ-3: Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		Potentially significant	**Mitigation Measures AQ-8 through AQ-21.** As listed previously.	Less than significant
Impact HAZ-4: Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, create a significant hazard to the public or the environment?		Less than significant	None required	Less than significant
Impact HAZ-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?		Less than significant	None required	Less than significant
Impact HAZ-6: Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact HAZ-7: Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?		Less than significant	None required	Less than significant
Cumulative		Less than significant	None required	Less than significant
5.10 Hydrology and Water Quality				
Impact HYD-1: Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?		Less than significant	None required	Less than significant
Impact HYD-2: Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?		Less than significant	None required	Less than significant
Impact HYD-3i: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in a substantial erosion or siltation on- or off-site?		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact HYD-3ii: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		Less than significant	None required	Less than significant
Impact HYD-3iii: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		Less than significant	None required	Less than significant
Impact HYD-3iv: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?		Less than significant	None required	Less than significant
Impact HYD-4: In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to Project inundation?		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact HYD-5: Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		Less than significant	None required	Less than significant
Cumulative		Less than significant	None required	Less than significant
5.11 Land Use and Planning				
Impact LU-1: Would the Project physically divide an established community?		No impact	None required	No impact
Impact LU-2: Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		Less than significant	None required	Less than significant
Cumulative		Less than significant	None required	Less than significant
5.12 Noise				
Impact NOI-1: Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		Potentially significant	None feasible	Significant and unavoidable
Impact NOI-2: Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact NOI-3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?		Less than significant	None required	Less than significant
Cumulative		Potentially significant	None feasible	Significant and unavoidable
5.13 Population and Housing				
Impact POP-1: Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		Less than significant	None required	Less than significant
Impact POP-2: Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?		Less than significant	None required	Less than significant
Cumulative		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.14 Public Services				
Impact PS-1: Would the Project 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?		Less than significant	None required	Less than significant
Impact PS-2: Would the Project 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?		Less than significant	None required	Less than significant
Impact PS-3: Would the Project 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?		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact PS-4: Would the Project 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?		Less than significant	None required	Less than significant
Impact PS-5: Would the Project 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?		Less than significant	None required	Less than significant
Cumulative		Less than significant	None required	Less than significant
5.15 Recreation				
Impact REC-1: Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		Less than significant	None required	Less than significant
Impact REC-2: Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		Less than significant	None required	Less than significant
Cumulative		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.16 Transportation				
Impact TRA-1: Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?		Less than significant	None required	Less than significant
Impact TRA-2: Would the Project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	**Sidewalks.** The Project applicant includes sidewalks along Indian Avenue, Orange Avenue, Frontage Road, Perris Boulevard, Barrett Avenue, Daniela Way, and Private Drive A, as specified in Section 3.0, *Project Description*. **Bicycle Facilities.** The Project includes bicycle lanes along Indian Avenue, Orange Avenue, and Barrett Avenue, as specified in Section 3.0, *Project Description*. **Bus Facilities.** The Project includes the construction of a bus stop along the Commercial component of the Specific Plan along Perris Boulevard. Bus stop plans shall be submitted to the RTA and City Planning Division for review and approval.	Potentially significant	**Mitigation Measure TR-1: Voluntary Commute Trip Reduction Program.** For tenants with less than 250 employees, the tenant shall implement a Voluntary Commute Trip Reduction Program, which shall encourage alternative modes of transportation, such as carpooling. The Voluntary Commute Trip Reduction Program would encourage employers to track and report employee commute data and provide resources to support participation in commute reduction efforts, without mandatory compliance or penalties. The Voluntary Commute Trip Reduction Program would be fulfilled through implementation of one or more of the following measures: • **Implement Commute Trip Reduction Marketing.** This measure would ensure that employees are informed about available transportation options, thereby maximizing participation in the Voluntary	Significant and unavoidable

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			Commute Trip Reduction programs and contributing to the reduction of traffic congestion. • **Provide Ridership Program.** This measure would provide transit passes or other incentives to employees, encouraging the use of public transportation. Given the scale of employment in the Business Park phases, this program is expected to reduce vehicle use and lower VMT. • **Implement Subsidized or Discounted Transit Program.** This measure involves offering subsidized or discounted transit passes to employees. By reducing the cost of public transportation, it aims to increase its use among employees, thereby decreasing single-occupancy vehicle trips and contributing to a reduction in vehicle miles traveled (VMT). • **Provide End-of-Trip Bicycle Facilities.** End-of-trip facilities, including bike racks, lockers, and showers, shall be provided to support employees who choose to bike to work. These facilities are necessary to facilitate and increase bicycle commuting.	

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			• **Provide Employer-Sponsored Vanpool.** This measure would support a vanpool program, reducing single-occupancy vehicle use. The vanpool program is particularly applicable to the large workforce anticipated in the Business Park phases. **Mitigation Measure AQ-11.** As listed previously.	
Impact TRA-3: Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		Less than significant	None required	Less than significant
Impact TRA-4: Would the Project result in inadequate emergency access?		Less than significant	None required	Less than significant
Cumulative		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.17 Tribal Cultural Resources				
Impact TCR-1: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?		Potentially significant	**Mitigation Measure CUL-1:** As listed previously. **Mitigation Measure CUL-2: Human Remains.** As listed previously.	Less than significant
Impact TCR-2: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		Potentially significant	**Mitigation Measure CUL-1:** As listed previously. **Mitigation Measure CUL-2: Human Remains.** As listed previously.	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Cumulative		Potentially significant	**Mitigation Measure CUL-1:** As listed previously. **Mitigation Measure CUL-2: Human Remains.** As listed previously.	Less than significant
5.18 Utilities and Service Systems				
Impact UT-1: Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		Less than significant	None required	Less than significant
Impact UT-2: Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?		Less than significant	None required	Less than significant
Impact UT-3: Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions or Project Design Features	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact UT-4: Would the Project 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	None required	Less than significant
Impact UT-5: Would the Project comply with federal, State, and local management and reduction statutes and regulations related to solid waste?		Less than significant	None required	Less than significant
Cumulative		Less than significant	None required	Less than significant