

2. Introduction

This Draft Environmental Impact Report (EIR) is an informational document that evaluates the environmental effects that may result from the planning, construction, and operation of the proposed Harvest Landing Retail Center & Business Park Project (Project), which requires approval of a Specific Plan Amendment, General Plan Amendment, Zone Change, Development Plan Review, Tentative Tract Map, Conditional Use Permit, and Development Agreement Amendment(s). The term “Project” includes all discretionary and administrative approvals and permits required for its implementation.

2.1 PURPOSE OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) requires that all State and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority prior to taking action on those projects. The Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) provide the following information regarding the purpose of an EIR:

- **Project Information and Environmental Effects.** An EIR is an informational document that will inform public agency decision makers and the public generally of the potential significant environmental effect(s) of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information that may be presented to the agency (CEQA Guidelines Section 15121(a)).
- **Standards for Adequacy of an EIR.** An EIR should be prepared with a sufficient degree of analysis to enable decision makers to make an intelligent decision that takes into account environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure (CEQA Guidelines Section 15151).

As a public disclosure document, the purpose of an EIR is not to recommend either approval or denial of a project, but to provide information regarding the physical environmental changes that would result from an action being considered by a public agency to aid in the agency’s decision-making process.

2.2 LEGAL AUTHORITY

This Draft EIR has been prepared in accordance with all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

Pursuant to CEQA Section 21067 and CEQA Guidelines Article 4 and Section 15367, the City of Perris is the Lead Agency for the Project under whose authority this Draft EIR has been prepared. “Lead Agency” refers to the public agency that has the principal responsibility for carrying out or approving a project. Serving as the Lead Agency and before taking action on any approvals for the Project, the City of Perris has the obligation to: (1) ensure that this Draft EIR has been completed in accordance with CEQA; (2) review and consider the information contained in this Draft EIR as part of its decision-making process; (3) make a statement that this Draft EIR reflects the City of Perris’ independent judgment; (4) ensure that all significant effects on the environment are eliminated or substantially lessened where feasible; and, if necessary, (5) make written findings for each unavoidable significant environmental effect stating the reasons why mitigation measures or Project alternatives identified in this Draft EIR are infeasible and citing the specific

benefits of the proposed Project that outweigh its unavoidable adverse effects (CEQA Guidelines Sections 15090 through 15093).

Pursuant to CEQA Guidelines Sections 15040 through 15043, and upon completion of the CEQA review process, the City of Perris will have the legal authority to do any of the following:

- Approve the Project;
- Require feasible changes in any or all activities involved in the Project in order to substantially lessen or avoid significant effects on the environment;
- Disapprove the Project, if necessary, in order to avoid one or more significant effects on the environment that would occur if the Project was approved as proposed; or
- Approve the Project even though the Project would cause a significant effect on the environment if the City of Perris makes a fully informed and publicly disclosed decision that: (1) there is no feasible way to lessen the effect or avoid the significant effect; and (2) expected benefits from the Project will outweigh significant environmental impacts of the Project.

2.3 ENVIRONMENTAL IMPACT REPORT PROCESS

There are variations in EIRs as they are tailored to different situations and intended uses. Due to the series of actions required for the Project, this Draft EIR has been prepared as a “Program EIR,” defined by CEQA Guidelines Section 15168. As there is also a development component to the Project, project-level analysis has been provided pursuant to CEQA Guidelines Section 15161. This Draft EIR meets the content requirements discussed in CEQA Guidelines Article 9, beginning with CEQA Guidelines Section 15120.

2.3.1 Notice of Preparation

Pursuant to the requirements of CEQA, the City of Perris issued a Notice of Preparation of a Draft EIR for the Project, which was distributed on August 9, 2024, for a public review period of 30 days through September 9, 2024. The purpose of the Notice of Preparation was to solicit early comments from public agencies with expertise in subjects that are discussed in this Draft EIR and to solicit comments from the public regarding potential Project environmental impacts. As provided in the Notice of Preparation, the City of Perris determined through the initial review process that impacts related to the following topics are potentially significant and required a detailed level of analysis in this Draft EIR.

- | | |
|--------------------------------------|---------------------------------|
| • Aesthetics | • Hydrology and Water Quality |
| • Agriculture and Forestry Resources | • Land Use and Planning |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |

The Notice of Preparation requested members of the public and public agencies to provide input on the scope and content of environmental impacts that should be included in the Draft EIR being prepared. Comments received on the Notice of Preparation are included in EIR Appendix A and are summarized in Table 2-1, which also includes a reference to the Draft EIR sections in which issues raised in the comment letters are addressed.

Table 2-1: Summary of Notice of Preparation Comment Letters

Comment Letter and Comment	Relevant Draft EIR Sections
State and Local Agencies	
California Department of Justice, August 15, 2024	
<p>This letter states that warehouse developments have the potential to result in environmental impacts to the surrounding communities, especially related to air quality, noise, and transportation. The letter provides a warehouse best practices document for reference during air quality, noise, and transportation analyses.</p>	<p>Air Quality, Noise, Transportation</p>
California Native American Heritage Commission, August 16, 2024	
<p>This letter provides details regarding the mission of the Native American Heritage Commission, a background of Assembly Bill (AB) 52 and Senate Bill (SB) 18, and the Native American Heritage Commission’s interest in the Project’s cultural and historical impacts. The letter also details the requirements for CEQA compliance with AB 52 and SB 18, as well as the Native American Heritage Commission’s recommendations for conducting cultural resources assessments.</p>	<p>Cultural Resources, Tribal Cultural Resources</p>
Riverside County Airport Land Use Commission, August 20, 2024	
<p>The letter states that the proposed Project site is located within zone C2 of the 2014 March Air Reserve Base/Inland Port Airport Compatibility Plan. The majority of entitlements are exempt from the airport compatibility plan due to the existence of a prior Statutory Development Agreement. If the existing Development Agreement is amended through the Specific Plan process, the Specific Plan may require Airport Land Use Commission review.</p>	<p>Hazards and Hazardous Materials, Noise</p>
Southern California Association of Governments, August 29, 2024	
<p>The letter states that the Draft EIR should analyze consistency with Connect SoCal 2024 Vision and Goals, Key Elements, and Regional Growth Forecasts. SCAG staff recommends reviewing the Connect SoCal 2024 Program EIR for guidance when drafting the proposed Project Draft EIR.</p>	<p>Air Quality, Land Use and Planning, Population and Housing, Transportation</p>
Riverside County Flood Control and Water Conservation District, August 30, 2024	
<p>This letter states that the Riverside County Flood Control and Water Conservation District has reviewed the Project Notice of Preparation. The District states that the Project site is within the Perris Valley Drainage Plan; thus, applicable fees must be paid if the Project proposes the construction of impervious surface area. In addition, an encroachment permit is required for any construction within the Flood Control District right-of-way or Perris Valley Master Drainage Plan Line J and Interim Placentia Avenue. The letter states that mitigation would be required in the event that the proposed storm drain connect would exceed the capacity of the existing facilities. The Flood Control District also provided general information related to project approvals that are not specifically directed at the Project. The Flood Control District states that projects that impact a natural watercourse or floodplain would be required to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife, a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, and/or Clean Water Act Section 401 Water Quality Certification from the local California Regional Water Quality Control Board. The letter states that the Project may require a National Pollutant Discharge Elimination System (NPDES) permit prior to the issuance of grading permits. In addition, projects within a Federal Emergency Management Agency mapped floodplain would require additional</p>	<p>Project Description, Biological Resources, Hydrology and Water Quality, Utilities and Service Systems</p>

Comment Letter and Comment	Relevant Draft EIR Sections
<p>approvals, such as a Conditional Letter of Map Revision and a Letter of Map Revision.</p>	
<p>Riverside County Transportation and Land Management Agency, September 5, 2024</p>	
<p>The letter states that the County Transportation Department requests to be included in the transmittal of the Draft EIR when it becomes available. The letter requests that the Draft EIR analyze the potential impacts and mitigation measures on any County roadways and intersections using the Transportation Analysis Guidelines found on the County website.</p>	<p>Transportation</p>
<p>CAL FIRE, September 5, 2024</p>	
<p>The letter states that implementation of the proposed Project is expected to impact the fire department’s ability to provide an acceptable level of service by adding to the workload of the nearest fire stations. Cal Fire requests that the Draft EIR address any impacts to the fire departments levels of service and provide mitigation for any impacts found.</p>	<p>Public Services</p>
<p>Perris Elementary School District, September 6, 2024</p>	
<p>The letter expresses concern over the increased diesel fuel emissions that students and parents would be exposed to, in addition to the increase in traffic and safety concerns.</p>	<p>Air Quality, Greenhouse Gases, Transportation</p>
<p>South Coast Air Quality Management District, September 9, 2024</p>	
<p>This letter requests that the South Coast Air Quality Management District (AQMD) receive a copy of the Draft EIR upon its completion, including all technical appendices related to air quality, health risk, and greenhouse gas emissions and electronic versions of all emission calculation spreadsheets, air quality modeling, and health risk assessment input and output files. The South Coast AQMD recommends that the Lead Agency use the South Coast AQMD’s CEQA Air Quality Handbook and website as guidance when preparing air quality and greenhouse gas analyses and use the California Emissions Estimator Model for emissions modeling. The South Coast AQMD recommends all emissions be calculated and compared to the South Coast AQMD’s regional pollutant thresholds and localized significance thresholds. The letter states that the South Coast AQMD should be identified as a Responsible Agency if the Project requires a permit from the South Coast AQMD. The South Coast AQMD is concerned about potential health risk impacts of siting warehouses within close proximity of sensitive land uses and the area surrounding the Project site has an estimated cancer risk of over 308 in one million based on the MATES V Carcinogenic Risk interactive map.</p> <p>The letter states that if the Project results in significant air quality impacts, the Draft EIR should analyze mitigation measures and lists the following possible measures for consideration:</p> <ul style="list-style-type: none"> • Requiring zero-emissions or near-zero emissions on-road haul trucks • Limit the daily number of trucks allowed to numbers levels analyzed in the EIR • Provide EV charging stations or electrical infrastructure for future EV charging stations • Maximize use of solar energy by installing solar arrays • Use light colored roofing and paving materials • Utilize only Energy Star appliances • Use of water based or low VOC cleaning products that go beyond requirements of South Coast AQMD Rule 1113 • Clearly mark truck routes with signs so trucks will not travel next to or near sensitive land uses 	<p>Project Description, Air Quality, Energy, Greenhouse Gas Emissions</p>

Comment Letter and Comment	Relevant Draft EIR Sections
<ul style="list-style-type: none"> • Design the Project so that truck entrances and exits are not facing sensitive receptors • Design the Project so that any check-in point for trucks is inside project boundaries to ensure no trucks are queuing outside • Design the Project so that any truck traffic inside the Project is located as far away from sensitive receptors as possible • Provide overnight truck parking inside the Project <p>The letter states that the South Coast AQMD has adopted Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program, and Rule 316 – Fees for Rule 2305, which will reduce regional and local emissions of nitrogen oxides and particulate matter, including diesel particulate matter. The South Coast AQMD recommends that the Lead Agency review Rule 2305 to determine the potential WAIRE Points Compliance Obligation for future operators and explore whether additional project requirements and CEQA mitigation measures can be identified and implemented at the proposed Project that may help future warehouse operators meet their compliance obligation.</p>	
Organization Comments	
Center for Community Action and Environmental Justice, August 13, 2024	
<p>This letter expresses concern over the development of industrial uses in Phase 2 near sensitive receptors and any issues regarding sensitive receptors should be addressed and mitigated in the Draft EIR. The letter states that the Draft EIR should identify how the Project would meet both VMT and multimodal methods of LOS including bicyclists, pedestrians, and transit users. The letter states the Project should proposed truck traffic to be prohibited from Barrett Avenue, Perris Boulevard, or any other road east of Indian Avenue.</p>	<p>Project Description, Air Quality, Transportation</p>
Inland Valley Alliance for Environmental Justice, August 21, 2024	
<p>This letter states that the Draft EIR should take into consideration the cumulative effects the Project would have related to air quality, noise, light pollution, traffic, and housing.</p>	<p>Project Description, Aesthetics, Air Quality, Noise, Transportation</p>
IDS Real Estate Group, September 6, 2024	
<p>The letter states that IDS Real Estate Group owns the approximately 28.5-acre site located directly north of the Project site across Placentia Avenue. The letter states that the Draft EIR should consider impacts related to the potential sensitive receptors that would be allowed in the Phase 2 development under the MBU designation. The letter states that the Draft EIR carefully consider the location of the replacement housing sites that are required pursuant to the Housing Crisis Act of 2019. The letter requests the Draft EIR to discuss the status and scope of the Mid-County Parkway within the Project area and the potential environmental impacts of the Project and the proposed Mid-County Parkway.</p>	<p>Project Description, Air Quality, Noise, Transportation</p>
CARE CA, September 9, 2024	
<p>This letter provides a summary of the Project description and the purpose of an EIR. The letter states that CARE CA requests a complete analysis of all identified impacts, imposition of all feasible mitigation, and a study of a reasonable range of alternatives. The letter states that the Draft EIR should clearly discuss assumptions regarding the type of warehouse use to ensure that impacts are comprehensively evaluated. The letter states the Project would bring in truck traffic which would result in health impacts and the City should ensure that air quality impacts are properly disclosed. The letter states that the City should incorporate modern</p>	<p>Project Description, Air Quality</p>

Comment Letter and Comment	Relevant Draft EIR Sections
<p>technology in the mitigation measures to ensure they are effective and enforceable. The letter states that CARE CA looks forward to reviewing future environmental documents.</p>	
<p>Perris Neighbors in Action, September 9, 2024</p>	
<p>This letter states that the City should require the proposed Project to have net zero emissions and the Draft EIR should address the impact of excluding the maximum alternative energy capabilities compared to full scale use of clean electricity. The letter states that Draft EIR should utilize Project specific truck trips, taking into consideration the distance from the Project site to the Port of Los Angeles. The letter states that the EIR should analyze a worst-case scenario of the maximum allowed high-cube warehouse cold storage uses given that the warehouse are speculative and include mitigation for trucks with Transport Refrigeration Units (TRUs). The Draft EIR should include an assessment of the cancer and health risks associated with the construction of the proposed Project. The Draft EIR must explore rigorous emissions mitigation, beyond the bare minimum, in order to comply with AB 617 and to ensure that the Project does not disproportionately impact the already disadvantaged communities and analyze the direct impact on the low-income Val Verde Elementary School the Project would have on the health and development of the children cumulatively with the other nearby warehouses. The Draft EIR should take into consideration the onsite soils potential contamination due to the historical agricultural uses onsite. The Draft EIR should also provide a comparative analysis between the original Harvest Landing Specific Plan and the proposed Project. The Draft EIR should analyze compliance with SB 330 and the relocation of housing units due to implementation of the proposed Project. The Draft EIR should analyze the potential noise effects on nearby sensitive receptors and provide mitigation to prevent noise impacts from affecting those residing in the area. The Draft EIR should identify the potential uses within the Phase 2 MBU area. The Draft EIR should accurately present the potential job generation form the proposed Project with updated sources and analyze the loss of potentially higher paying jobs associated with the original Specific Plan as well as the impacts on warehouse employees not having air conditioning.</p>	<p>Project Description, Air Quality, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Transportation</p>
<p style="text-align: center;">Individuals</p>	
<p>Dietra Carter, August 15, 2024</p>	
<p>This letter states that the Draft EIR should analyze potential health impacts from development of warehouses.</p>	<p>Air Quality</p>
<p>Gray, August 18, 2024</p>	
<p>This letter states the proposed Project would result in increased traffic, air pollution, and result in the displacement of housing and school aged children.</p>	<p>Air Quality, Population and Housing, Public Services, Transportation</p>
<p>Ramon Espinoza, August 19, 2024</p>	
<p>The letter states that the Draft EIR should analyze the potential effects of construction of the proposed Project as well as the loss of residential zoning on the Project site.</p>	<p>Air Quality, Land Use and Planning</p>
<p>Erick Felix, August 20, 2024</p>	
<p>This letter states that the City of Perris does not need any more warehouses and the Project should be built according to the original Specific Plan.</p>	<p>Alternatives</p>
<p>Elissa Curiel, August 21, 2024</p>	

Comment Letter and Comment	Relevant Draft EIR Sections
This letter states that the City of Perris does not need any more warehouses that would result in health impacts and increased traffic and the Project should be built according to the original Specific Plan.	Air Quality, Transportation
Jose Quintero Jr., August 21, 2024	
This letter states that the City should limit further development of warehouses.	Project Description
Susana Sanchez-Valenzuela, August 21, 2024	
This letter states that the proposed Project would result in increased respiratory illness, increased traffic, and displacement of elementary school children. The City does not need more box warehouses and the City Council should focus on building libraries, gardens, and theaters.	Air Quality, Population and Housing, Public Services, Transportation

2.3.2 Public Scoping Meeting

Pursuant to Section 15082(c)(1) of the CEQA Guidelines, the City of Perris hosted a Draft EIR public scoping meeting for members of the public and public agencies to provide input as to the scope and content of the environmental information and analysis to be included in the Draft EIR for the Project. A Draft EIR scoping meeting was held on August 21, 2024, at 6:00 p.m. at 135 North D Street, Perris, CA 92570.

Table 2-2: Public Scoping Meeting Comments

Comment	Section
Dwayne Hammond, Perris Planning Commission	
The Planning Commission Chairman requests that the Draft EIR analyzes compliance with SB 330 and the loss of residential zoning. The Chairman requested the Draft EIR to include a comparative analysis for air quality and GHG impacts between the proposed Project and the original Specific Plan. The Chairman also requested clarity on what uses would be proposed in the Phase 2 development and an analysis of the increased use of heavier vehicles on nearby roadways.	Population and Housing, Recreation, Utilities and Service Systems, Alternatives
Jack Shively, Perris Planning Commission	
The Planning Commission Vice-Chairman asked for the Draft EIR to analyze using the proposed WQMP area as a recreational/cultural enrichment area. The Vice-Chairman requested the analysis of the aesthetic impacts from the proposed Project on views from the I-215, the Project's strain on public utilities, and the loss of recreational spaces compared to the original Specific Plan.	Recreation, Utilities and Service Systems
Guadalupe Gomez, Perris Planning Commissioner	
The Planning Commissioner requests that the Applicant team complete additional community outreach meetings. The Planning Commissioner requested that the Draft EIR analyze the heat effects of the large increase of cement structures on site. The Planning Commissioner also stated that the Draft EIR should include an analysis of the buildout of the existing Specific Plan as well as a no buildout option, the Project's impacts on the City of Perris	Project Description, Air Quality, Greenhouse Gas Emissions, Population and Housing, Public Services, Alternatives

Comment	Section
General Plan Housing Element, and the potential impacts to road surfaces due to the increase in trucks onsite.	
Elizabeth Jimenez, Perris Planning Commission	
The Planning Commissioner requests that the Draft EIR includes an alternative that only includes commercial development with no MBU area. The Planning Commissioner requested the analysis of worst-case scenario idling at all Project trailer stalls, and an alternative that includes buildout of the existing Specific Plan. The Planning Commissioner also requested Phase 2 to be analyzed as if the elementary school would remain in place including the cumulative GHG, Transportation, Air Quality, Noise, and heat island effect, and aesthetic impacts on the school. The Planning Commissioner requested that the Draft EIR include an analysis of the impacts on access to recreational spaces, the VMT associated with relocating the school, and including GHG emissions from trucks accessing the site that are not following the California Emissions Standards.	Project Description, Air Quality, Greenhouse Gas Emissions, Population and Housing, Transportation, Alternatives
Isaac Lopez, Perris Planning Commission	
The Planning Commissioner requests that the Draft EIR analyze the impacts of closing and relocating Val Verde Elementary School.	Project Description, Air Quality, Greenhouse Gas Emissions, Public Services, Transportation
Michelle Buenrostro	
This commenter stated that the Draft EIR should analyze the loss of potential affordable housing onsite as well as the loss of recreational facilities.	Population and Housing, Recreation
Nanette Plascencia	
This commenter stated that the Draft EIR should analyze social and economic impacts of the proposed Project, the loss of recreational space, noise impacts on nearby residences, the loss of housing in the City, a Project alternative with no proposed warehouses, safety impacts due to the increased traffic, and the aesthetic impacts from the proposed warehouses.	Aesthetics, Noise, Population and Housing, Transportation, Alternatives
Emily Munoz	
This commenter stated that the Draft EIR should analyze Project impacts on Val Verde Elementary School as a sensitive receptor, the loss of housing onsite, and the Projects impact on the area's infrastructure.	Air Quality, Noise, Population and Housing, Utilities and Service Systems
Joaquin Castilletos	
This commenter stated that the Draft EIR should analyze the Project's transportation and GHG impacts from Project construction and operation, cumulative impacts to the surrounding Project area, air quality impacts, the increase in truck trips, the removal of the elementary school, and the loss of green/recreation space.	Project Description, Air Quality, Greenhouse Gas Emissions, Recreation, Transportation
Alfonzo Gonzales Toribio	

Comment	Section
This commenter stated that the proposed Project would result in the loss of Mexican Ranching Culture.	Cultural Resources
Guadalupe Lara	
This commenter stated that the Draft EIR should analyze the Project's air quality impacts, the Project's impacts to the local schools, and a comparison between the existing Specific Plan and the proposed Project.	Air Quality, Public Services, Alternatives
Hiram Carabajo	
This commenter stated that the Draft EIR should analyze an alternative that is exclusively commercial with no warehouses and analyze the nearby sensitive residences.	Air Quality, Noise, Alternatives
Victoria Camarena	
This commenter stated that the Applicant team should do additional outreach with the community. This commenter stated that the Draft EIR should analyze the potential impacts to staff and students at Val Verde Elementary School, air quality impacts on nearby residences, traffic impacts on nearby roadways, and the impacts on property value to the existing housing in the area. The commenter also stated the Project should utilize native plants in its landscaping.	Project Description, Air Quality, Transportation, Public Services
Luella Sanchez	
This commenter stated that the Draft EIR should analyze impacts to the unhoused residents in the City.	Population and Housing

2.3.3 Draft EIR

Topics requiring a detailed level of analysis that are evaluated in this Draft EIR have been identified based upon the responses to both the Notice of Preparation and a review of the Project by the City of Perris. Pursuant to CEQA Guidelines Section 15125.5(a) which states, "An EIR shall identify and focus on the significant effects on the environment," the City of Perris determined that Project impacts on the below topics would not be significant. Consequently, these topics are not analyzed in this Draft EIR, but are further discussed in Section 7.0, *Effects Found Not Significant*.

- Mineral Resources
- Wildfire

The City of Perris has filed a Notice of Completion with the Governor's Office of Land Use and Climate Innovation State Clearinghouse, indicating that this Draft EIR has been completed and is available for public review and comment. The Project requires a General Plan Amendment; thus, the Project meets the definition of a project of statewide, regional, or areawide significance pursuant to Section 15206 of the CEQA Guidelines and is subject to noticing requirements accordingly. A Notice of Availability of the Draft EIR was published concurrently with distribution of this Draft EIR. The 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 CEQA Guidelines Sections 15087 and 15105. During the 45-day review period, the Draft EIR is available for public review digitally on the City of Perris' website at (<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>) and physically at the following location:

City of Perris Planning Division
135 North D Street
Perris, CA 92570

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

Albert Armijo, Project Planner
City of Perris Planning Division
135 North D Street
Perris, CA 92570
Email: aarmijo@cityofperris.org

2.3.4 Final EIR

Upon completion of the 45-day review period, written responses to all comments related to the environmental issues in the Draft EIR will be prepared and incorporated into a Final EIR. The written responses to comments will be made available at least 10 days prior to the public hearing at which the certification of the Final EIR will be considered by the City of Perris City Council. These comments, and their responses, will be included in the Final EIR for consideration by the City of Perris, as well as other responsible and trustee agencies per CEQA. The Final EIR may also contain corrections and additions to the Draft EIR and other information relevant to the environmental issues associated with the Project. The Final EIR will be available for public review prior to its certification by the City of Perris. Notice of the availability of the Final EIR will be sent to all who comment on the Draft EIR.

2.4 ORGANIZATION OF THIS DRAFT EIR

This Draft EIR is organized into the following sections. To help the reader locate information of interest, a brief summary of the contents of each chapter is provided.

- **Section 1, Executive Summary:** This section provides a brief summary of the Project area, the Project, and alternatives. This section also provides a summary of the potential environmental impacts and mitigation measures, proposed project design features, applicable regulatory requirements, and the level of significance after implementation of the mitigation measure. The level of significance after implementation of the proposed mitigation measure(s) will be characterized as either *less than significant* or *significant and unavoidable*.
- **Section 2, Introduction:** This section provides an overview of the purpose and use of the EIR, the scope of this Draft EIR, a summary of the legal authority for the Draft EIR, a summary of the environmental review process, and the general format of this document.
- **Section 3, Project Description:** This section provides a detailed description of the Project, its objectives, and a list of Project-related discretionary actions.
- **Section 4, Environmental Setting:** This section provides a discussion of the existing conditions within the Project area.
- **Section 5, Environmental Impact Analysis:** This section is divided into sub-sections for each environmental impact area. Each section includes a summary of the existing statutes, ordinances, and regulations that apply to the environmental impact area being discussed; the analysis of the Project's direct and indirect environmental impacts on the environment, including potential cumulative impacts that could result from the Project; applicable existing regulations or proposed project design features that could reduce potential impacts; and feasible mitigation measures that would reduce or eliminate the significant adverse impacts identified. Impacts that cannot be mitigated to *less than significant* levels are identified as *significant and unavoidable*.

- **Section 6, Other CEQA Considerations:** This section summarizes the significant and unavoidable impacts that would occur from implementation of the Project. Additionally, this section provides a discussion of various CEQA-mandated considerations including growth-inducing impacts and the identification of significant irreversible changes that would occur from implementation of the Project. In addition, this section provides a discussion of impacts found not to be significant.
- **Section 7, Effects Found Not Significant:** This section summarizes the potential environmental effects related to the Project that were determined not to be significant during preparation of this Draft EIR.
- **Section 8, Alternatives:** This section describes and analyzes a reasonable range of alternatives to the Project. The CEQA-mandated No Project Alternative is included along with alternatives that would reduce one or more significant effects of the proposed Project. As required by the CEQA Guidelines, the environmentally superior alternative is also identified.
- **Section 9, EIR Preparers and Persons Contacted:** This section lists authors of the Draft EIR and City staff that assisted with the preparation and review of this document. This section also lists other individuals and/or organizations that were contacted for information that is included in this Draft EIR document.

2.5 INCORPORATION BY REFERENCE

CEQA Guidelines Section 15150 allows for the incorporation “by reference all or portions of another document... most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of a problem at hand.” The purpose of incorporation by reference is to assist the Lead Agency in limiting the length of this Draft EIR. Where this Draft EIR incorporates a document by reference, the document is identified in the body of the Draft EIR, citing the appropriate section(s) of the incorporated document and describing the relationship between the incorporated part of the referenced document and this Draft EIR.

The Project site is within the geographical limits of the City of Perris and is covered by the City of Perris General Plan. The City of Perris General Plan was approved by the City on April 26, 2005, and provides the fundamental basis for the City’s land use and development policies. The City of Perris General Plan was the subject of an environmental review under CEQA, and a Program EIR for the General Plan was certified by the City in 2005 (State Clearinghouse Number 2004031135). The Program EIR contains information relevant to the Project. The City of Perris General Plan and General Plan Program EIR is available for public review digitally on the City of Perris’ website at <https://www.cityofperris.org/departments/development-services/general-plan>.

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