

Date: February 2, 2026
Prepared by: Meaghan Truman, Senior Environmental Planner
To: Albert Armijo, City of Perris
Site: Harvest Landing Retail Center and Business Park Project
Subject: **Responses to Jose Quintero JR, Letter L8**

This memo contains responses to comments related to the Environmental Impact Report (EIR) that the City of Perris received on December 15, 2025, prior to the City’s City Council meeting on February 11, 2026 for which the Project is on the agenda. It should be noted that similar comments have been previously submitted in a comment letter to the Draft EIR, and responded to in the Final EIR, as detailed below.

As further detailed in the individual responses to comments below, none of the comments indicate that there would be a substantial increase in the severity of a previously identified environmental impact that would not be mitigated, or that there would be any of the other circumstances requiring recirculation as described in CEQA Guidelines Section 15088.5. No new significant environmental impact would result from the Project or from a new mitigation measure proposed to be implemented, there is no substantial increase in the severity of an environmental impact, no feasible project alternative or mitigation measure considerably different from others previously analyzed would lessen the environmental impacts of the proposed Project, and the EIR is not fundamentally inadequate and conclusory in nature.

Letter L8: Jose Quintero JR (1 page) Late Comment letter

From: Jose Quintero JR <quintero.jr@hotmail.com>
Sent: Monday, December 15, 2025 11:57 AM
To: Albert Armijo <aarmijo@CityofPerris.org>
Subject: Opposition to Proposed Rezoning / Zoning Amendments- Harvest Landing

Dear Councilmembers and Planning Staff,

My name is Jose , and I am a Perris resident writing to express my strong opposition to any proposed rezoning or special amendments to the existing zoning for Harvest Landing site.

L8.1

I respectfully ask that you consider the following factors as you hear about this proposal:

- There are already numerous vacant warehouses within city limits and in adjacent county areas
- Additional industrial development would create further environmental impacts for nearby neighborhoods
- The site is located in close proximity to an elementary school
- Our community continues to face a significant housing shortage at the local, state, and national levels

L8.2

L8.3

These concerns, along with other long-standing issues related to over-concentration of industrial uses, demonstrate why a rezone would not be beneficial for this location. For these reasons, I am urging you to vote **NO** on any rezoning or zoning amendments for this project.

L8.4

Thank you for your time and consideration.

v/r

Jose

Response to Letter L8: Jose Quintero JR, dated December 15, 2025

This comment letter was received after the Draft EIR public review and comment period ended on July 14, 2025. As stated in Section 15088 of the CEQA Guidelines, Lead Agencies are not required to respond to letters received outside of the noticed comment period. However, the following responses have been prepared to provide clarity regarding the environmental concerns that have been raised and to enhance the administrative record for consideration of the Project by the City of Perris City Council.

Comment L8.1: This comment states that the commenter is a resident of Perris and that the commenter strongly opposes any rezoning or amendments to the existing zoning for the Project site. This comment states that the numerous vacant warehouses within the City and adjacent County areas and asks that this statement be considered by council members and planning staff.

Response L8.1: This comment is introductory in nature and does not raise a specific issue with the adequacy of the Draft EIR. As mentioned on Final EIR page 3-47, the proposed Specific Plan Amendment would not allow warehouse uses. The Draft EIR still analyzes the impacts of potential warehouses being developed onsite in order to provide the most conservative analysis of the development of the Project site. No warehouses would be permitted without a future Specific Plan Amendment, which would trigger further CEQA analysis on any future proposed warehouse projects within the Specific Plan Area. Because the comment does not express any specific concern or question regarding the adequacy of the Draft EIR, no further response is required or provided.

Comment L8.2: This comment states that additional industrial development would create further environmental impacts for nearby neighborhoods and asks that this statement be considered by council members and planning staff.

Response L8.2: The comment does not raise a specific issue with the adequacy of the Draft EIR. This comment does not question the content or conclusions of the Draft EIR or identify any potential environmental impacts that were not evaluated in the Draft EIR. Thus, no further response is warranted.

Comment L8.3: This comment states that the Project site is located in close proximity to an elementary school and asks that this statement be considered by council members and planning staff.

Response L8.3: This comment is informational in nature and does not raise a specific issue with the adequacy of the Draft EIR. While the proposed Project includes an overlay on Val Verde Elementary School, the Draft EIR impact analysis treated the school as a sensitive receptor for impacts of the proposed Project without buildout of the overlay. As such, any potential impacts to Val Verde Elementary School were evaluated and disclosed in the Draft EIR. Thus, no further response is warranted.

Comment L8.4: This comment states that the Perris community faces a significant housing shortage at the local, state, and national levels and asks that this statement be considered by council members and planning staff. This comment also states that, along with the concerns mentioned, the over-concentration of industrial uses demonstrates that rezoning the site would not be beneficial and urges council members to vote against any rezoning or zoning amendments for the Project.

Response L8.4: CEQA is an environmental protection statute that is concerned with physical changes to the environment (CEQA Guidelines Section 15358(b)). The environment includes land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance (CEQA Guidelines Section 15360). The Project's potential economic and social effects are not considered effects on the environment (CEQA Guidelines Sections 15064(e) and 15131(a)). However, the no-net-loss housing mandate aspect of the proposed Project will be considered by the City of Perris City Council when it chooses whether to approve or deny the proposed Project. Therefore, consistent with CEQA, the Draft EIR includes an analysis of the Project's potential physical impacts on the environment and does not include a discussion of the Project's merits or social effects. Further, it is not the purpose of a CEQA document to advocate for or against any

specific project. Instead, environmental impact reports are objective and technical documents, completed for the purpose of identifying and disclosing environmental impacts, to inform both the public and the City's decision makers. It is then up to the City Council to weigh the environmental impacts identified in the environmental impact report, against the Project merits (which includes its economic and social effects), in deciding whether to approve or disapprove a proposed Project. Thus, no further response is warranted. However, the commenter's opinions are included in the Final EIR and will be considered by the City of Perris City Council when it chooses whether to approve or deny the proposed Project.