

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 Jesse Servín, Letter L9**

This memo contains responses to comments related to the Environmental Impact Report (EIR) that the City of Perris received on December 16, 2025, prior to the City's City Council meeting on February 11, 2026 for which the Project is on the agenda.

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 L9: Jesse Servín (2 pages) Late Comment letter

From: Adam Carrillo <a.car2829@icloud.com>
Sent: Tuesday, December 16, 2025 4:19 PM
To: Albert Armijo <aarmijo@CityofPerris.org>
Subject: Harvest Landing Project

Good afternoon,

My name is Jesse Servín , and I am a resident of Mead Valley. I am writing to express serious concern and frustration with the continued expansion of warehouses in our area while basic community needs continue to be ignored.

L9.1

Mead Valley and Perris sit on beautiful land, yet our community is being overwhelmed by industrial buildings many of which remain empty. Meanwhile, roads are in poor condition, street lighting is inadequate, and residents must travel far for basic services such as a Costco or Sam’s Club. These are necessities that directly affect quality of life and public safety.

L9.2

The unchecked spread of large, white warehouse structures has stripped the area of its character, negatively impacted mental well being, and significantly increased pollution. Air quality in Perris is already unacceptable, and further industrial development only makes it worse.

L9.3

As a union carpenter and a resident, I do not support development that harms the community rather than strengthens it. The residents of Perris deserve investment in infrastructure, safety, and services not more empty warehouses that degrade our environment and living conditions. I urge the City Council to reconsider its priorities and take meaningful action to improve our community. Perris residents deserve better.

L9.4

Thank you.

Sincerely,

Jesse Servín

Mead Valley Resident

Sent from my iPhone

Response to Letter L9: Jesse Servín, dated December 16, 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 L9.1: This comment states that the commenter is resident of Mead Valley and expresses concern and frustration with the expansion of warehouses in the area while community needs are ignored. This comment also states that Mead Valley and Perris are being overwhelmed by empty industrial buildings.

Response L9.1: 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 additional discretionary review and further CEQA analysis. 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 L9.2: This comment states that roads are in poor condition, street lighting is inadequate, and residents have to travel far to access grocery stores, all of which affect residents' quality of life and public safety.

Response L9.2: The comment does not raise a specific issue with the adequacy of the Draft EIR. 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 L9.3: This comment states that the spread of warehouses has stripped the area of its character, negatively impacted mental wellbeing, and increased pollution. This comment also states that the current air quality in Perris is unacceptable and would be worsened by additional industrial development.

Response L9.3: As mentioned by the commenter and 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 additional discretionary review and further CEQA analysis. 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. 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.

Comment L9.4: This comment states that the commenter, a union carpenter and resident, does not support development that is harmful to the community and states that Perris residents deserve investment in infrastructure, safety, and services rather than additional empty warehouses that degrade the environment and living conditions. This comment also urges the City Council to reconsider its priorities and take action to improve the community.

Response L9.4: This comment expresses the commenter's opposition to industrial development at the Project site and their request for investment in infrastructure, safety, and services. 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. 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.