

Chapter 1 Introduction

1.1 Purpose of the Environmental Impact Report

1.1.1 California Environmental Quality Act Compliance

This Draft Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental impacts associated with the proposed Perris Airport Logistics Center (referred to in this Draft EIR as the Proposed Project or Project), as required under the California Environmental Quality Act (CEQA), as amended (California Public Resources Code, Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) (Title 14, California Code of Regulations, Chapter 3, Sections 15000 et seq.).

CEQA requires that all state and local governmental agencies consider the potential environmental consequences of projects over which they have discretionary authority before acting on those projects. This Draft EIR has been prepared to satisfy CEQA, including but not limited to, the CEQA Guidelines. The Draft EIR is the public document designed to provide decision-makers and the public with an analysis of the potential environmental effects of the Proposed Project, to indicate possible ways to reduce or avoid significant environmental impacts, and to identify alternatives to reduce or avoid significant environmental impacts of the Proposed Project. The Draft EIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects found to not be significant; and significant cumulative impacts of all past, present and reasonably foreseeable future projects.

The intent of the EIR is to provide sufficient information on the potential environmental impacts of the Proposed Project, to allow the City to consider environmental consequences and make an informed decision about approving, modifying, or denying approval of the Proposed Project. The Draft EIR also serves to inform the public and responsible, and other public agencies on the Proposed Project. Specific discretionary actions to be considered by the City and other agencies are described in Section 2.7, Required Permits and Actions.

This Draft EIR addresses the potential environmental effects of the Proposed Project, including effects that may be significant and adverse; evaluates a range of alternatives to the Proposed Project; and identifies mitigation measures to reduce or avoid significant adverse effects.

1.1.2 Lead Agency and Responsible Agencies

Pursuant to CEQA in Public Resources Code, Section 21067, and CEQA Guidelines Section 15051, the lead agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.” Since the City of Perris has approval authority over the Proposed Project, it is the lead agency under CEQA and is responsible for complying with CEQA, including the requisite environmental

review process for the Proposed Project. The City will be reviewing and considering the determinations of the Final EIR prior exercising its independent judgment to approve, modify, or reject recommendations related to implementing the Proposed Project.

A “responsible agency” is a public agency which proposes to carry out or approve a project for which a lead agency is preparing or has prepared an environmental document. For the purposes of CEQA, the term “responsible agency” includes all public agencies other than the lead agency which have discretionary approval power over the Proposed Project.

1.2 Environmental Procedures

This Draft EIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the Proposed Project, as well as anticipated future discretionary actions and approvals. The six main purposes of this document as established by CEQA are listed below:

1. To disclose to decision makers and the public the significant environmental effects of proposed activities.
2. To identify ways to avoid or reduce significant environmental effects.
3. To prevent or reduce significant environmental effects by requiring implementation of feasible mitigation measures or alternatives.
4. To foster interagency coordination in the review of projects.
5. To enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation identified in CEQA and the CEQA Guidelines to provide the information needed to assess the environmental consequences of a proposed project. EIRs are intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project with the potential to result in significant adverse environmental impacts.

An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed project, the lead agency must consider the information in the EIR; determine if the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the proposed project’s significant environmental impacts and alternatives; and adopt a Statement of Overriding Considerations if the proposed project would result in significant environmental impacts even after incorporation of feasible mitigation measures, but there are, on balance, overriding benefits which outweigh the remaining adverse impacts.

1.2.1 EIR Format

This Draft EIR is organized into two volumes. Volume I addresses the potential environmental impacts of the physical development of the Proposed Project. Associated technical appendices are

contained in Volume II. The Draft EIR will be published for a 45-day public review period. When the EIR is finalized after the 45-day public review period, Volume III will contain the public, organization, and public agency comments received by the City of Perris on the Draft EIR, the City's responses to those comments, a summary of EIR revisions or enhancements, and the Mitigation Monitoring and Reporting Program for the Proposed Project.

Volume I of this Draft EIR includes the following:

Chapter ES, Executive Summary. Summarizes the background and description of the Proposed Project, significant environmental impacts, Project alternatives, areas of controversy known to the City and those raised by the public or by other agencies, any issues remaining to be resolved including the choice among alternatives, and the potential environmental impacts and mitigation measures identified for any significant effects of the Proposed Project.

Chapter 1, Introduction. Describes the purpose of this EIR, background on the Proposed Project, the format of this EIR, the Notice of Preparation, and Final EIR certification.

Chapter 2, Project Description. A description of the Proposed Project, the objectives and purpose of the Proposed Project, the Project Site and location, approvals anticipated to be included as part of the Proposed Project, the necessary environmental clearances for the Proposed Project, and the intended uses of this EIR.

Chapter 3, Environmental Setting. A description of the physical environmental conditions in the vicinity of the Proposed Project as they existed at the time the Notice of Preparation was published, from both a local and regional perspective. The environmental setting provides baseline physical conditions from which the lead agency determines the significance of environmental impacts resulting from the Proposed Project.

Chapter 4, Environmental Analysis. For each environmental topic analyzed, provides a description of the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the Proposed Project; the existing environmental setting; Project Design Features; Regulatory Requirements; the potential adverse and beneficial effects of the Proposed Project; the level of impact significance before mitigation; the mitigation measures for the Proposed Project; the level of significance of the adverse impacts of the Proposed Project after mitigation is incorporated; and the potential cumulative impacts associated with the Proposed Project and other existing, approved, and proposed development in the area.

Chapter 5, Alternatives. Describes a reasonable range of alternatives to the Proposed Project, and the impacts of the alternatives compared to the Proposed Project, including the Alternatives Considered and Rejected, No Project Alternative, Reduced Intensity Alternative, and an Alternative Site Plan.

Chapter 6, Other CEQA Considerations. Provides information required by CEQA regarding potential impacts that would result from the Proposed Project, including the significant unavoidable adverse impacts, impacts found not to be significant, significant, irreversible changes to the environment, and potential impacts resulting from growth inducement.

Chapter 7, List of Preparers and Agencies Consulted. Lists the lead agency and consultants who provided technical assistance and the agencies consulted in the preparation and review of this EIR.

Chapter 8, References. Provides a list of references used in preparation of the analysis presented in this EIR.

Appendices. Includes various documents and data that support the analysis presented in this EIR.

1.2.2 Type and Purpose of This EIR

This EIR has been prepared as a “Project EIR” as defined by CEQA Guidelines Section 15161. This type of EIR examines the environmental impacts of a specific development project and should focus primarily on the changes in the environment that would result from the development project. The EIR examines all phases of the Proposed Project, including planning, construction, and operation.

1.3 Scoping Process

1.3.1 Notice of Preparation

The City complied with CEQA Guidelines Sections 15082 and 15083 by providing opportunities for early responsible and trustee agency participation in the environmental review process, as well as opportunity for early public consultation with interested organizations and individuals. Specifically, a Notice of Preparation of a Draft EIR providing notice of a public scoping meeting was distributed on October 20, 2023, to federal, state, regional, and local government agencies and interested parties. The Notice of Preparation was distributed to solicit comments and to inform agencies and the public of the Proposed Project during a 30-day public review period that extended from October 20, 2023, to November 20, 2023. The purpose of the Notice of Preparation is to provide notification that a Draft EIR for the Proposed Project is being prepared and to solicit guidance on the scope and content of the document.

Table 1-1, Notice of Preparation Written Comments Summary, provides a summary of the Notice of Preparation responses and issues raised. A copy of the Notice of Preparation and responses received are included in Appendix A to this EIR.

Table 1-1. Notice of Preparation Written Comments Summary

| Commenting Agency/Person | Letter Dated | Summary of Comments | Issue Addressed In: |
|---|-------------------|---|---|
| State Agencies | | | |
| California Department of Fish and Wildlife (CDFW) | November 20, 2023 | The CDFW states that the EIR should address the following: Assessment of various habitats with associated maps; Biological inventories; Inventory of rare, threatened, endangered, and other sensitive species; Species specific/MSHCP surveys; Floristic-based assessment of special status plants and natural communities; Regional setting information; Full account of all open space and mitigation/conservation lands within and adjacent to the Proposed Project; Discussion of direct, indirect, and cumulative impacts with regard to biological resources; Analysis of a reasonable range of alternatives; Outlining of objectives and mitigation measures applicable to the Proposed Project | Section 4.3, Biological Resources; Chapter 5, Alternatives |
| Native American Heritage Commission (NAHC) | October 24, 2023 | The NAHC summarizes requirements for Native American consultation pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52 and provides standard guidance on the scope of the analysis of potential impacts to Native American resources and recommendations for mitigation. | Section 4.14, Tribal Cultural Resources |
| State of California Department of Justice | October 26, 2023 | The Department of Justice mentioned that land use conflicts between warehouses and sensitive receptors should be avoided. They asked that the Proposed Project consider measures to reduce emissions associated with the Proposed Project to help the state reach its goals. Impacts of trucks passing sensitive receptors should be analyzed. They also attached Warehouse Projects Best Management Practices and Mitigation Measures. | Section 4.2, Air Quality; Section 4.7, Greenhouse Gas Emissions |

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| Commenting Agency/Person | Letter Dated | Summary of Comments | Issue Addressed In: |
|--|---------------------|---|--|
| Regional Agencies | | | |
| South Coast Air Quality Management District (AQMD) | November 16, 2023 | The South Coast AQMD included recommendations on the analysis of potential air quality impacts to be included in the EIR. Suggested mitigation in the event of significant impacts was provided. Design consideration and health risk reduction strategies to further reduce air quality impacts were also included. | Section 4.2, Air Quality |
| Riverside County Flood Control and Water Conservation District (RCFlood) | November 1, 2023 | RCFlood stated that the Proposed Project could require a NPDES permit. The Proposed Project site is in the San Jacinto River limits. If the Proposed Project involves a FEMA mapped floodplain, the City should follow proper requirements under FEMA, and should require CLOMR and LOMR. Proper mitigation should be implemented as needed. If a natural watercourse or mapped floodplain is impacted, the City should require the Property Owner/Developer obtain a Section 1602 Agreement from the CDFW and a Section 404 Permit from the US Army Corps of Engineers. A Section 401 Water Quality Certification may be required prior to issuance of the Corps 404 permit. | Section 4.9, Hydrology and Water Quality |
| City of Menifee | November 20, 2023 | The City of Menifee commented primarily on traffic impacts and cumulative impacts to the City of Menifee's Fire Department as a result of the Proposed Project. | Section 4.13, Transportation |

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| Commenting Agency/Person | Letter Dated | Summary of Comments | Issue Addressed In: |
|---|---------------------|--|--|
| Organizations | | | |
| Californians Allied for a Responsible Economy (CARE CA) | November 20, 2023 | CARE CA commented that the EIR should avoid narrow project objectives that exclude alternatives. They also stated that the EIR should clearly indicate the type and mix of warehouse uses. The City must ensure that the EIR is not deficient in informational air quality impacts as they connect to adverse human health effects resulting from diesel emitting trucks. They also noted that a Health Risk Assessment should also be included. | Chapter 2, Project Description; Section 4.2, Air Quality; Chapter 5, Alternatives |
| Local Native American Tribes | | | |
| Agua Caliente Band of Cahuilla Indians | November 9, 2023 | The Agua Caliente Band of Cahuilla Indians requested the presence of a monitor on site and mentioned that the Project Site is near several archaeological sites from the southeast, they have also requested a copy of the EIR. | Section 4.4, Cultural Resources, Section 4.14, Tribal Cultural Resources |
| Interested Parties | | | |
| Members of the public | Various | Disinterest in additional warehouses in the area; conflict with surrounding land uses (i.e., Perris Airport); safety impacts with regard to the Perris Airport and their patrons; economic impacts; runoff issues; environmental justice; bird nesting sites; design features need to be considered for safety of skydivers; concern with the accuracy of the reflection of the easement on the map; compliance with FAA standards; impacts to recreational facilities; air quality impacts; traffic impacts | Chapter 2, Project Description; Section 4.2, Air Quality; Section 4.3, Biological Resources; Section 4.8; Hazards and Hazardous Materials; Section 4.9, Hydrology and Water Quality; Section 4.10, Land Use and Planning; Section 4.12, Recreation; Section 4.13, Transportation |

Table 1-1. Notice of Preparation Written Comments Summary

| Commenting Agency/Person | Letter Dated | Summary of Comments | Issue Addressed In: |
|--|-------------------------|---|---|
| The People's Petition to City of Perris: Petition for a Fair. Accurate and Thorough Evaluation of the Safety and Environmental Impact of Proposed Project to Perris Valley Airport | Signed on various dates | This petition focused on ensuring fair and transparent public hearings to start. It also expressed a necessary extensive review of the wind study analysis. The petition also expresses a desire for the Initial Study and Notice of Preparation to be corrected with accurate information. | Section 4.8, Hazards and Hazardous Materials |
| The People's Petition to City of Perris: Concerns RE ALUCP & FAA | Signed on various dates | This petition focused on the ALUC determination and how the ALUCP and its alleged inconsistent nature with the Proposed Project be thoroughly considered, and the Proposed Project redesigned to ensure compliance with the ALUCP. It also references the building height restriction by the FAA. | Section 4.10, Land Use and Planning; Section 4.8, Hazards and Hazardous Materials |

Notes: ALUC = Airport Land Use Compatibility; ALUCP = Airport Land Use Compatibility Plan; CLOMR = Conditional Letter of Map Revision; FAA = Federal Aviation Administration; FEMA = Federal Emergency Management Agency; LOMR = Letter of Map Revision

Pursuant to CEQA Guidelines Section 15082, the City of Perris Planning Commission held a public Draft EIR scoping meeting on November 1, 2023. Public agencies and members of the public were invited to attend and provide input on the scope of the Draft EIR. City staff described the Proposed Project to the Planning Commissioners and provided a conceptual site plan for the Proposed Project and proposed architectural renderings. Following a brief explanation of the environmental review process by the EIR consultant, comments from the Planning Commissioners and the public were solicited. In summary, the Planning Commissioners, organizations' representatives, and members of the public brought up the following environmental topics:

- **Impacts to Perris Valley Airport.** There was ongoing concern that the Proposed Project would result in safety impacts that could lead to the closure of Perris Valley Airport. Commenters voiced that if the airport were to close it would lead to the loss of jobs, negatively impact tourism revenue, and eliminate military training capabilities that currently occur at Perris Valley Airport.
- **Concern with the Proposed Project Name.** Multiple people raised concern about the Proposed Project name and its implied association and approval with and from the owners of Perris Valley Airport. Commenters advised that the Proposed Project name be changed so as to avoid confusion and avoid misleading city officials or the general public.

- **Concerns with the Airport Land Use Plans and the Accuracy of These Current Plans.** Commenters were concerned that the Proposed Project lacks compatibility with FAA Part 77 and the airport master plan. Current airport land use plans were called into question due to them being allegedly outdated. Commenters also suggested that the Proposed Project’s proposed uses would be an incompatible land use with surrounding uses including Perris Valley Airport. There was a concern raised about the compatibility plan consultant Johnson Aviation working for the Property Owner/Developer and there being a potential conflict of interest.
- **Aesthetics.** Commenters voiced that the scale, height, and potential reflective materials of the buildings could worsen wind impacts. Commenters suggested studying alternative sizes, heights, and non-reflective exterior finishes and roofing materials to minimize issues. Concerns about glare impacts and its impact on night vision for military jumpers at the airport was raised.
- **Air Quality.** Commenters voiced concern with adding fleets of idling diesel trucks and the air quality impacts to the runway and sensitive receptors proximate to the Proposed Project.
- **Biological Resources.** There were requests to study burrowing owls as a result of the proposed water detention basins and landscape areas that could attract bird species.
- **Cultural Resources.** Commenters mentioned that Perris Valley Airport should be recognized as a historic resource as it has been in operation for over 90 years. It was also voiced that closure of the airport would severely impact the cultural heritage of the City.
- **Public Services.** Concerns about an increase in public service needs resulting from fire impacts were voiced.
- **Recreation.** Commenters voiced that the Initial Study did not accurately study recreation and argued that Perris Valley Airport is a public recreation amenity and has been mislabeled as a private airport.
- **Hazards and Safety.** People voiced concern that the reflective finishes and roofing materials could blind pilots and skydivers. Commenters voiced concern that the warehouse buildings in immediate proximity to Perris Valley Airport would introduce unmanageable safety risks. Multiple comments about turbulence issues and crash hazards into the warehouse buildings were voiced. It was stated that as it currently exists, the trees provide safety barriers to the airplanes as a signal of where electrical lines currently exist and that removal of these trees along Ellis Avenue would create a safety impact. A wind analysis study was repeatedly requested.
- **Transportation.** Traffic impacts as a result of this Project and cumulative traffic impacts are a concern of many commenters. Specific intersections recognized as potentially problematic included:
 - Case Road/Ellis Avenue
 - Case Road/Goetz Road

- **Wildfires.** Concerns with wildfires as a result of crashing planes was voiced.
- **Alternatives.** There were multiple requests to analyze different alternatives for the Proposed Project that will not negatively impact Perris Valley Airport.
- **Initial Study Concerns.** G10 Law voiced concerns about the integrity of the Initial Study prepared for the Proposed Project.

1.4 Scope of the Environmental Impact Report

A Notice of Preparation (included as Appendix A of this EIR) supported by an Initial Study was prepared in accordance with CEQA Guidelines Section 15063(c) during the environmental scoping process and determined that five environmental impact categories would not be significantly affected by or did not affect the Proposed Project. These categories are not discussed in detail in this Draft EIR. Refer to Chapter 5, Other CEQA Considerations for Impacts Found Not to Be Significant.

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Public Services
- Wildfire

1.4.1 Potentially Significant Adverse Impacts

Based on a review of the Proposed Project and comments received during the Notice of Preparation public review period and preparation of an Initial Study (Appendix A), the City determined that an EIR that addresses the following environmental issue areas should be prepared:

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

The specific topics evaluated are detailed in Chapter 4, Environmental Analysis, of this Draft EIR.

This Draft EIR evaluates direct impacts, reasonably foreseeable indirect impacts, and cumulative impacts resulting from planning, construction, and operation of the Proposed Project using the most current information available and in accordance with the provisions set forth in CEQA and the CEQA Guidelines. In addition, this Draft EIR recommends potentially feasible mitigation measures, where

possible, and project alternatives that would reduce or eliminate significant, adverse environmental effects.

1.5 Public Review of the Draft EIR/Final EIR

This Draft EIR is being circulated for public review and comment for a period of 45 days. During this period, the public and public agencies can submit comments on the Draft EIR’s accuracy and completeness to the lead agency. Release of the Draft EIR marks the beginning of the 45-day public review period pursuant to CEQA Guidelines Section 15105. The 45-day public review period for this Draft EIR will be from June 13, 2025, through July 28, 2025. The public can review this Draft EIR at the following address during normal business hours (Monday through Friday, 8:00 a.m. to 5:00 p.m.) or on the City’s website at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-forpublic-review>.

Public Service Counter
City of Perris Planning Division
135 North D Street
Perris, California 92570

The City encourages all comments on this Draft EIR to be submitted in writing. Comments or questions regarding this Draft EIR should be addressed to the following:

Nathan Perez, Senior Planner
City of Perris Planning Division
135 North D Street
Perris, California 92570
(951) 943-5003
nperez@cityofperris.org

1.5.1 Final Environmental Impact Report and Certification

Upon completion of the Draft EIR public review period, a Final EIR that will include written comments on the Draft EIR received during the public review period and the City’s responses to those comments will be prepared. The Final EIR will also include a Mitigation Monitoring and Reporting Program prepared in accordance with CEQA (California Public Resources Code, Section 21081.6). The Final EIR will address any revisions to the Draft EIR made in response to public, organization, or public agency comments. The Draft EIR and Final EIR together will compose the EIR for the Proposed Project. Before the City can review the Proposed Project for approval, it must first certify that the EIR has been completed in compliance with CEQA, that it has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the City. The City will also be required to adopt Findings of Fact and a Statement of Overriding Considerations (if any significant, unavoidable impacts are identified). If no significant, unavoidable impacts (assuming the City finds the proposed mitigation measures to be feasible) are identified, the

City will not be required to adopt a Statement of Overriding Considerations if it approves the Proposed Project (California Public Resources Code, Section 21081).

1.6 Documents Incorporated by Reference

CEQA Guidelines Section 15150 allows for incorporation by reference of “all or portions of another document which is a matter of public record or is generally available to the public.” Incorporation by reference is used principally as a means of reducing the size of EIRs. This Draft EIR relies in part on data, environmental evaluations, mitigation measures, and other components of EIRs and plans prepared by the City of Perris for areas in the Proposed Project vicinity. These documents are listed here and used as source documents for this EIR. These documents are available for public review during normal business hours (Monday through Friday, 8:30 a.m. to 5:00 p.m.) at the Public Service Counter for the City of Perris Planning Division at 135 North D Street, Perris, California 92570, and on the City’s website at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-forpublic-review>:

- Perris Comprehensive General Plan 2030, City of Perris, originally approved on April 26, 2005 (GP). (Available at <https://www.cityofperris.org/departments/development-services/general-plan>)
- Perris General Plan 2030 Draft Environmental Impact Report (SCH No. 2004031135), certified April 26, 2005. (Available at <https://www.cityofperris.org/home/show/publisheddocument/451/637203139698630000>)