

4.15 Utilities and Service Systems

This section evaluates the potential for impacts on utilities and service systems resulting from implementation of the Perris Airport Logistics Center Project (Proposed Project or Project) and evaluates existing and planned water (domestic), sewer, drainage/stormwater, and dry utility infrastructure that would serve the Proposed Project. Information presented in this section is primarily based on the following documents:

- Perris Airport Logistics Center – West Preliminary Drainage Study, Albert A. Webb & Associates, June 2023 (Appendix G)
- Perris Airport Logistics Center – East Preliminary Drainage Study, Albert A. Webb & Associates, June 2023 (Appendix G)
- Water Supply Assessment Report for the Perris Airport Logistics Center prepared by Eastern Municipal Water District (EMWD) (2024) and included in Appendix K of this Environmental Impact Report (EIR)

At the Draft EIR public scoping meeting on November 1, 2023, there were no comments regarding utilities and service systems received in response from Planning Commissioners, organizations' representatives, or members of the public.

4.15.1 Environmental Setting

4.15.1.1 Regulatory Setting

This section describes the federal, state, and local regulatory framework adopted to address utilities and service systems.

Federal

No federal regulations apply to utilities and service systems.

State

California Water Code

Sections 13550–13556 of the California Water Code state that local, regional, or state agencies shall not use water from any source of quality suitable for potable domestic use if suitable recycled water is available as provided in Section 13550 of the California Water Code.

Water Conservation in Landscaping Act

The Water Conservation in Landscaping Act was established to ensure adequate water supplies are available for future uses. To promote the conservation and efficient use of water, the Act requires local agencies to adopt a water-efficient landscape ordinance. The City of Perris

implements the model ordinance adopted by the state through regulations contained in Section 19.70, Landscaping, of the City's Municipal Code.

Urban Water Management Planning Act

The Urban Water Management Planning Act (California Water Code, Section 10610 et. seq.) was enacted in 1983 and applies to municipal water suppliers, such as the EMWD, that serve more than 3,000 customers or provide more than 3,000 acre-feet per year (AFY) of water. The Urban Water Management Planning Act requires these suppliers to prepare and update their Urban Water Management Plan every 5 years to demonstrate an appropriate level of reliability in supplying anticipated short-term and long-term water demands during normal, single-dry, and multiple-dry years.

The EMWD's 2020 Urban Water Management Plan and the Metropolitan Water District of Southern California's (MWD's) Urban Water Management Plan, all prepared pursuant to California Water Code, Division 6, Part 2.55, Section 10608 (Sustainable Water Use and Demand Reduction), and California Water Code, Division 6, Part 2.6, Sections 10608–10656 (Urban Water Management Planning), describe future water demands and future availability of the water supply sources used by the EMWD and other retail water agencies operating within the San Jacinto Groundwater Basin. These Urban Water Management Plan documents were used to prepare the Water Supply Assessment for the Proposed Project, which is included in Appendix K of this EIR.

Senate Bill 610

The California Water Code, Sections 10910 through 10915, were amended by the enactment of SB 610 in 2002. Senate Bill (SB) 610 requires an assessment of if available water supplies are sufficient to serve the demand generated by a proposed project, as well as the reasonably foreseeable cumulative demand in the region over the next 20 years under average normal year, single-dry year, and multiple-dry year conditions. Under SB 610, a water supply assessment must be prepared in conjunction with the land use approval process associated with a project and is required for any "project" that is subject to the California Environmental Quality Act (CEQA) and meets certain criteria relative to size. Relevant to the Proposed Project, this includes the construction of two industrial warehouse/distribution buildings (Building 1 would be 795,109 square feet and Building 2 would be 71,961 square feet) on Site 1 (Development Plan Review DPR 22-00005) and a trailer storage lot with a 100-square-foot guard shack on Site 2.

California Integrated Waste Management Act (AB 939)

The California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939), created the Board now known as California Department of Resources Recycling and Recovery (CalRecycle) and accomplished the following: (1) it required each jurisdiction in the state to submit detailed solid waste planning documents for CalRecycle approval; (2) it set diversion requirements of 25

percent in 1995 and 50 percent in 2000; (3) it established a comprehensive statewide system of permitting, inspections, enforcement, and maintenance for solid waste facilities; and (4) it authorized local jurisdictions to impose fees based on the types or amounts of solid waste generated. Jurisdictions select and implement the combination of waste prevention, reuse, recycling, and composting programs that best meet the needs of their community while achieving the diversion requirements.

Solid Waste Disposal Measurement Act of 2008

The purpose of the Solid Waste Disposal Measurement Act of 2008 (SB 1016) is to make the process of goal measurement (as established by AB 939) simpler, timelier, and more accurate. SB 1016 builds on AB 939 compliance requirements by implementing a simplified measure of jurisdictions' performance. SB 1016 accomplishes this by changing to a disposal-based indicator—the per capita disposal rate—which uses only two factors: (1) a jurisdiction's population (or in some cases employment) and (2) its disposal, as reported by disposal facilities. Each year CalRecycle calculates each jurisdiction's per capita (per resident or per employee) disposal rates. If business is the dominant source of a jurisdiction's waste generation, CalRecycle may use the per employee disposal rate. Each year's disposal rate will be compared to that jurisdiction's 50 percent per capita disposal target. As such, jurisdictions will not be compared to other jurisdictions or the statewide average, but they will only be compared to their own 50 percent per capita disposal target. Among other benefits, per capita disposal is an indicator that allows for jurisdiction growth because, as residents or employees increase, report-year disposal tons can increase and still be consistent with the 50 percent per capita disposal target. A comparison of the reported annual per capita disposal rate to the 50 percent per capita disposal target will be useful for indicating progress or other changes over time.

Waste Reuse and Recycling Act (AB 1327)

The Waste Reuse and Recycling Act required the California Integrated Waste Management Board to approve a model ordinance for adoption by any local government for the transfer, receipt, storage, and loading of recyclable materials in development projects by March 1, 1993. The Waste Reuse and Recycling Act also required local agencies to adopt a local ordinance by September 1, 1993, or allow the model ordinance to take effect. The Waste Reuse and Recycling Act requires all development projects that are commercial, industrial, institutional, or marina in nature and where solid waste is collected and loaded, to provide an adequate area for collecting and loading recyclable materials over the lifetime of the project. The area is required to be provided before building permits are issued.

Assembly Bill 341

AB 341 (Chapter 476, Statutes of 2011) directed CalRecycle to develop and adopt regulations for mandatory commercial recycling. The final regulation was approved by the Office of Administrative

Law on May 7, 2012. AB 341 was designed to help meet California’s recycling goal of 75 percent by the year 2020. AB 341 requires all commercial businesses and public entities that generate 4 cubic yards or more of waste per week to have a recycling program in place. In addition, multi-family apartments with five or more units are also required to form a recycling program.

Assembly Bill 1826

AB 1826 requires jurisdictions to implement an organic waste recycling program for businesses, including outreach, education, and monitoring of affected businesses. Additionally, each jurisdiction is to identify a multitude of information, including barriers to siting organic waste recycling facilities, as well as closed or abandoned sites that might be available for new organic waste recycling facilities. AB 1826 defines “organic waste” as food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. It also defines a “business” as a commercial or public entity, including, but not limited to, a firm, partnership, proprietorship, joint stock company, corporation, or association that is organized as a for-profit or nonprofit entity, or a multi-family residential dwelling consisting of five or more units. As of January 1, 2017, businesses that generate 4 cubic yards (cy) or more of organic waste per week are subject to this requirement. Commencing January 1, 2019, businesses that generate 4 cubic yards or more of commercial solid waste per week also are required to arrange for organic waste recycling services.

Senate Bill 1383

SB 1383 (2016) requires a 50 percent reduction in disposal of organic waste from the 2014 level by 2020, and a 75 percent reduction by 2025. The law grants CalRecycle the regulatory authority required to achieve the organic waste disposal reduction targets and establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. Increasing food waste prevention, encouraging edible food rescue, and expanding the composting and in-vessel digestion of organic waste throughout the state will help reduce methane emissions from organic waste disposed in California’s landfills. Additionally, compost has numerous benefits including water conservation, improved soil health, and carbon sequestration.

Local

City of Perris General Plan Policies

The City of Perris General Plan Conservation Element identifies goals and policies related to resource conservation. The goals and policies applicable to the Project and a discussion of the Project’s consistency is provided in Table 4.10-2, City of Perris General Plan Consistency Analysis, in Section 4.10, Land Use and Planning, of this EIR.

Perris Municipal Code

Chapter 7.16, Rubbish Collection and Disposal, and Chapter 7.17, Specific Regulations for Organic Waste Disposal Reduction, Recycling, and Solid Waste Collection, of the Perris Municipal Code, outline requirements for the collection, disposal, and recycling of various types of solid waste, in compliance with applicable state regulations. These regulations apply to commercial and industrial uses in the City, including those identified above. Section 7.17.110 of the Perris Municipal Code requires compliance with the California Green Buildings Standards (CALGreen) Code recycling and diversion requirements during construction.

Chapter 19.70, Landscaping, of the Perris Municipal Code: (1) promotes the values and benefits of landscapes while recognizing the need to use water as efficiently as possible; (2) establishes criteria for designing, installing, and maintaining water-efficient landscapes in new projects; and (3) establishes landscape design criteria for development projects.

4.15.1.2 Existing Conditions

Domestic Water, Wastewater, and Recycled Water

Domestic Water

Under existing conditions, the Project Site is undeveloped and does not support any uses or activities that generate a demand for water.

Domestic water supply to the Project Site is split between the Perris Utility Agency and the EMWD. The City of Perris has determined that its water system is unable to serve the Project Site and, therefore, the EMWD, which is currently the provider of wholesale water service to the City of Perris, is proposed to provide all domestic water service for the Proposed Project.

The EMWD's water system includes 2,421 miles of transmission and distribution water mains, four operating regional water reclamation facilities, and two water filtration facilities. The EMWD serves a population of approximately 900,000 people (EMWD 2021). A 12-inch City of Perris domestic waterline exists within Goetz Road.

Beginning October 15, 2024, the EMWD and the City of Perris finalized the consolidation of the City's water and sewer systems. The consolidation process began in February 2024 with approval of a Memorandum of Understanding by the Perris City Council and the EMWD Board of Directors. Throughout 2024, work by both agencies was performed to advance the process. Over the past few years, the City evaluated options to either transfer or continue operating the two systems. The City ultimately approached the EMWD about a system consolidation, and in September, it was approved by the Perris City Council and EMWD's Board of Directors.

Therefore, the EMWD would provide water and sewer services to the Project Site.

Wastewater

The EMWD is responsible for all wastewater collection and treatment in its service area and would provide sanitary sewer service to the Proposed Project. There are 4 operating regional water reclamation facilities. The EMWD has an existing sewer main line located within Case Road adjacent to Site 2 and existing water lines located at the intersection of Goetz Road and Mountain Avenue.

Wastewater generated within the City of Perris is treated at the Perris Valley Regional Water Reclamation Facility (PVRWRF). Centrally located in the EMWD's service area, the PVRWRF is the largest of four operating plants, which receives 128 million gallons per day of sewage combined. The plant produces tertiary-treated water and can store more than 2 billion gallons of recycled water for use by surrounding agricultural, sports fields, parks and landscape customers. The facility is located on approximately 300 acres just west of I-215 and south of Case Road.

Recycled Water

Recycled water is used extensively in the EMWD's service area in place of potable water. This offset to municipal demand comes from recycled water used to irrigate landscape and for industrial purposes. The majority of the EMWD's agricultural customers also use recycled water, in some cases, in lieu of groundwater production.

The EMWD has a strategic priority of putting 100 percent of its recycled water effluent to beneficial use. The EMWD is generally able to fully use its recycled water, although this can sometimes be limited by the availability of seasonal storage during periods of low recycled water demand and on occasion, may result in discharge.

Recycled water supplies are projected to increase in the future as the EMWD's service area population continues to grow; however, the EMWD anticipates that it would be able to continue maximizing the use of recycled water through initiatives such as the planned recharge of recycled water for indirect potable reuse, a mandatory use policy with a defined Required Reuse Area, along with programs retrofitting existing landscape customers that are currently served potable water.

Water Supply and Demand

The Water Supply Assessment (April 17, 2024) prepared by the EMWD for the Proposed Project is included in Appendix K of this EIR and includes a detailed discussion of the EMWD's water supply and projected water demands (EMWD 2021). In summary, the EMWD's Board of Directors adopted the 2020 Urban Water Management Plan on June 30, 2021 (EMWD 2021a). This plan documents the EMWD's projected supplies and demands in five-year increments through the year 2045, certifies the EMWD's compliance with water use efficiency targets defined in the Water Conservation Act of 2009, and demonstrates the EMWD's supply reliability, even under dry year

hydrologic conditions lasting multiple years. Approximately half of the EMWD's existing and future retail demand would be supplied through local sources such as groundwater, brackish groundwater desalination, and recycled water, with the balance coming from imported water delivered by the MWD. The EMWD's water demand identified in the 2020 Urban Water Management Plan is projected across the EMWD's service area as a whole and is not project specific. The 2020 Urban Water Management Plan relies heavily on information and assurances contained within the MWD's 2020 Urban Water Management Plan when determining supply reliability.

Consistent with the significant percentage of undeveloped land within the EMWD's service area, growth is anticipated to continue throughout the 2020 Urban Water Management Plan's 25-year planning horizon; approximately 40 percent of the EMWD's service area is built out. As population and the associated water demands increase, the EMWD continues to proactively manage its water supply portfolio through the development of local resources in conjunction with additional imported water purchases from the MWD.

Over the past 5 years, the EMWD's retail water supply portfolio averaged approximately 49 percent imported water, 10 percent groundwater, 6 percent desalinated brackish groundwater, and 35 percent recycled water. An annual breakdown of the EMWD's supplies between 2019 and 2023 is shown in Table 2 of the Water Supply Assessment included in Appendix K of this EIR; Table 2 supplements information from the 2020 Urban Water Management Plan (EMWD 2021). Discussion of the EMWD's sources of water supply is provided below.

A 12-inch City of Perris domestic waterline exists within Goetz Road.

Imported Water

The EMWD is a member agency of the MWD and relies on the MWD to provide the majority of its potable water supply and a small percent of its non-potable water supply. The northern portion of the EMWD's service area is supplied by the MWD's Mills Water Filtration Plant, while the southeastern portion of the EMWD's service area is supplied by the MWD's Skinner Water Filtration Plant. Untreated water from the MWD is treated at the EMWD's Perris and Hemet Water Filtration Plants, and is also delivered directly to a number of agricultural and wholesale customers.

The EMWD's water supply reliability is primarily established through the MWD, of which the EMWD is a member agency. As documented in the MWD's 2020 Urban Water Management Planning, the reliability of water delivery through the State Water Project and the Colorado River Aqueduct was assessed by the MWD. The MWD determined that its water sources will continue to provide a reliable supply to its member agencies during normal, single-dry, and multiple-dry years within a 20-year projection.

Groundwater

The EMWD's service area overlies the San Jacinto Groundwater Basin, which is managed under two groundwater management plans. The Hemet/San Jacinto Groundwater Management Plan covers the Hemet South, Canyon, San Jacinto Upper Pressure, and Hemet North portion of the Lakeview/Hemet North Groundwater Management Zones. The West San Jacinto Groundwater Basin Management Plan covers the Perris North, Perris South, San Jacinto Lower Pressure, Menifee, and the Lakeview portion of the Lakeview/Hemet North Management Zones. Protecting the groundwater supply available to the EMWD is an important part of the EMWD's planning efforts. The EMWD is actively working with other agencies and groups to ensure that groundwater will continue to serve as a reliable water resource in the future. This effort includes the replacement of groundwater extracted beyond a given basin's safe yield. The EMWD extracts groundwater within its service area under the Hemet/San Jacinto Groundwater Management Plan and the San Jacinto Groundwater Basin Groundwater Sustainability Plan. Under the Hemet/San Jacinto Groundwater Management Plan, imported water would be recharged in the Hemet/San Jacinto area to support groundwater extractions, while pumping in the Groundwater Sustainability Agency area, where groundwater levels have been rising, is planned to increase in the future as the EMWD constructs new wells as part of the Perris North Groundwater Contamination Prevention and Remediation Program.

The EMWD also operates potable wells in the Moreno Valley/North Perris area as well as brackish wells that feed the EMWD's desalination facilities. These wells are located outside the Hemet/San Jacinto area and would be managed by the EMWD as the Groundwater Sustainability Agency under the San Jacinto Groundwater Basin Groundwater Sustainability Plan. Pumping in the Groundwater Sustainability Agency area is currently not subject to any restrictions.

Stormwater Conveyance Facilities

The Project Site is vacant and undeveloped land with native vegetation. The existing drainage pattern for the Project Site and the general area is characterized by sheet flows that follow the slope. The Project Site straddles Perris Valley Airport, which separates existing flows. Existing elevations across the western portion of the Project Site vary from 1425.5 to 1415.1 (NAVD88 datum). This western area currently slopes down at approximately 0.5 percent grade to the southeast. Existing elevations across the eastern portion of the Project Site vary from 1418.5 to 1413.5 (NAVD88 datum). This eastern area currently slopes down at approximately 0.3 percent grade to the southeast.

The existing storm drain facilities within Goetz Road intercept and treat any runoff trying to encroach on the Project Site.

The western portion of the Project Site is bound to the west by existing improvements along Goetz Road, to the north by Ellis Ave, to the east by Perris Valley Airport, and to the south by largely

vacant land. The improvements in Goetz Road protect the Project Site from off-site flows with existing storm drain and water quality improvements within the street right-of-way.

The eastern portion of the Project Site is bound to the west by Perris Valley Airport, to the north by Ellis Ave, to the east by Case Road, and to the south by vacant land. The existing storm drain channel in Ellis Ave conveys off-site flows around the Project Site to an existing ditch in Case Road. This ditch ultimately outlets into the San Jacinto River, south of the Project Site. This ditch also accepts on-site surface flows, which travel via sheet flow across the Project Site.

Case Road is currently being designed for off-site improvements with PM 35877 (P8-1106D, DPR 08-01-0007). In the Proposed Project frontage, this results in pavement widening and a defined storm drain channel encroaching on the Project Site. The improvements along Case Road also include partial widening of Ellis Avenue along the eastern portion of the Proposed Project. The Project Site is located within the Mead Valley Area Plan and is also within the Santa Ana watershed, San Jacinto subwatershed area. The Project Site is within the San Jacinto River floodplain. The most recent floodplain analysis was conducted as part of the Conditional Letter of Map Revision for Tract 36988 – Green Valley. The Federal Emergency Management Agency (FEMA) Map No. 06065C1440H was revised to reflect the Letter of Map Revision on January 3, 2019. The study shows that a portion of the Project Site will still be within Zone AE designation.

Dry Utilities

Southern California Edison supplies electric power to the Project Site, and Charter Communications supplies communications and data. One pad-mounted electrical transformer is located on site, which is owned by Southern California Edison. There are existing power poles along the Project perimeter that would be protected in place or relocated as part of the Proposed Project. Additionally, the Project Site is located in the natural gas service area of SoCalGas, which maintains local underground service lines in the City of Perris. Existing gas lines adjacent to the Project Site are located within adjacent roadways.

Solid Waste Collection and Disposal

Trash, recycling, and green waste service in the City of Perris is provided by CR&R Environmental Services. In addition to normal trash collection, the County of Riverside also sponsors several hazardous waste collection events throughout the year. Waste is transported to the Perris Transfer Station and Materials Recovery Facility located at 1706 Goetz Road, approximately 0.2 mile southwest of the Project Site. At this facility, recyclable materials are separated from solid wastes. Recyclable materials are sold in bulk and transported for processing and transformation for other uses. Solid waste produced from this facility are transported to either the Badlands Landfill or El Sobrante Landfill.

The Project Site is located approximately 13.9 miles southwest of the Badlands Landfill located at 31125 Ironwood Avenue in the City of Moreno Valley. The landfill is a regional municipal solid waste landfill that is owned and operated by Riverside County. The Badlands Landfill has a total capacity of approximately 82,300,000 cubic yards, is permitted to accept a maximum of 5,000 tons per day, and, as of January 2019, has a remaining capacity of 7,800,000 cubic yards. As of June 2022, the permitted maximum tonnage is 5,000 tons per day. The landfill is expected to close in July 2059 (CalRecycle 2019, 2022).

The Project Site is located approximately 14.5 southeast of the El Sobrante Landfill located at 10910 Dawson Canyon Road in the City of Corona. The landfill is a regional municipal solid waste landfill that is owned and operated by USA Waste Services of California, Inc. The El Sobrante Landfill has a total capacity of 209,910,000 cubic yards, is permitted to accept 16,054 tons per day, and, as of April 2018, has a remaining capacity of 143,977,170 cubic yards. As of February 2020, the El Sobrante Landfill has a maximum permitted tonnage of 16,054 tons per day. The landfill is expected to close in January 2051 (CalRecycle 2019).

4.15.2 Thresholds of Significance

According to Appendix G of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), the Proposed Project would have a significant impact on utilities and service systems if it would:

- **Threshold USS-1:** 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.
- **Threshold USS-2:** Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple-dry years.
- **Threshold USS-3:** 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.
- **Threshold USS-4:** 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.
- **Threshold USS-5:** Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

4.15.3 Regulatory Implementation

No regulatory implementation conditions are applicable to the Proposed Project.

Project Design Features

No Project design features are applicable to the Proposed Project.

The following sections address various potential impacts relating to utilities and service systems that could result from implementation of the Proposed Project.

4.15.4 Environmental Impacts

4.15.4.1 Threshold USS-1: New or Expanded Utilities Facilities

4.15.4.2 Threshold USS-3: Wastewater Treatment Capacity

Impact Analysis

Domestic Water, Wastewater, and Recycled Water

Water demand associated with the Proposed Project would consist of interior plumbing devices (i.e., sinks, toilets, faucets), outdoor landscape irrigation, and various industrial process systems.

Beginning October 15, 2025, the EMWD and the City of Perris have finalized the consolidation of the City's water and sewer systems. The consolidation process began in February 2024 with approval of a Memorandum of Understanding by the Perris City Council and the EMWD Board of Directors. Throughout 2024, work by both agencies was performed to advance the process. Over the past few years, the city evaluated options to either transfer or continue operating the two systems. The City ultimately approached the EMWD about a system consolidation, and in September, it was approved by the Perris City Council and EMWD's Board of Directors.

Therefore, the Proposed Project would receive domestic water from the EMWD. According to the Project-specific Water Supply Assessment and the EMWD's 2020 Urban Water Management Plan, the demand projections for the parcels covering the Project Site were estimated based on business park/light industrial land use, with a total demand of 214.54 AFY. Based on the land use information provided by the Project Proponent/Developer and the lead agency, the total water demand for this Project is estimated to be 214.54 AFY, which is consistent with the limits of estimated demand considered in the 2020 Urban Water Management Plan (EMWD 2021)

As described in Chapter 2, Project Description, of this EIR, with the proposed annexation into the EMWD's service area, the Proposed Project would include the construction of a separate EMWD domestic waterline within Goetz Road and Ellis Avenue. The new domestic water line would connect the existing 12-inch EMWD line at the intersection of Goetz Road and Mountain Avenue to an existing 12-inch EMWD waterline at the intersection of Ellis Avenue and Case Road. These new water distribution lines would connect to existing facilities that are located on the Project Site and within adjacent roadways. The final design and sizing of on-site facilities would accommodate the anticipated water demand (landscaping, potable, and fire flow) based on the proposed land use.

Upon annexation into the EMWD's service area, the Project Site would be subject to the EMWD's recycled water requirements. As a result, the Project Proponent/Developer would be required to construct an 8-inch recycled waterline within the Proposed Project frontage along Goetz Road and Ellis Avenue. Recycled water would be used for the irrigation of public and private landscape areas associated with the Proposed Project.

Wastewater Service

The EMWD has an existing sewer main line located within Case Road adjacent to Site 2 and existing water lines located at the intersection of Goetz Road and Mountain Avenue. The Proposed Project would include construction of a private sewer line that would convey flows from the buildings on Site 1 to the EMWD's existing sewer main within Case Road. The private sewer line would be constructed within existing utility easements that cross the Perris Valley Airport runway and through Site 2, where it connects to the existing EMWD sewer main in Case Road. The stretch of the sewer line traversing Site 2 would provide a private sewer connection for the proposed guard shack. The private sewer line would require a private lift station on Site 1 with a private 4-inch force main to Case Road, where the existing EMWD sewer would be upsized to accept the Proposed Project's sewer flows.

The EMWD owns and maintains the sanitary sewer system serving most of the City of Perris and its Sphere of Influence. The City of Perris Sewer District sewers discharge into EMWD trunk lines. EMWD trunk line sewers convey sewage from both the EMWD and Perris Sewer District systems to the 300-acre PVRWRF. Sewage is processed at the PVRWRF into biosolids that may be used for soil enrichment, and into recycled water.

The PVRWRF produces tertiary-treated water and can store more than 2 billion gallons of recycled water for use. The PVRWRF has an ultimate capacity of 100 million gallons per day and has been designed to meet the current and future demands of the region, as well as help to meet increasing demand for recycled water.

According to the City of Perris General Plan EIR, development under the General Plan is estimated to generate 30.5 million gallons per day of average wastewater flow. The Proposed Project is consistent with the existing General Plan and zoning designations for the Project Site and, therefore, would be consistent with the wastewater generation estimate. Since the PVRWRF has a treatment capacity of 100 million gallons per day, planned growth in the City is not expected to exceed the available capacity at the PVRWRF.

Further, implementation of City of Perris General Plan policies, existing regulations and local programs would ensure that the PVRWRF has sufficient treatment capacity to accommodate planned growth, as well as reduce the potential for future exceedances of the Regional Water Quality Control Board effluent limit. While Project implementation would result in more

wastewater generation than existing conditions, the Proposed Project would be consistent with the maximum build out considered by the City of Perris General Plan and would not increase wastewater generation beyond what was previously analyzed in the City of Perris General Plan EIR. Therefore, the treatment capacity of the PVRWRF would not be exceeded as a result of the Proposed Project or the Project's contribution to existing treatment commitments.

Environmental impacts from the construction of new or expanded facilities would be avoided by utilization of existing facilities, which are currently below capacity and are not expected to exceed capacity due to the demand from projects that are within the maximum build out of the City of Perris General Plan, including the Proposed Project which is consistent with the existing General Plan and zoning designations for the Project Site. The Project would not result in an exceedance of capacity at the PVRWRF. A determination of excess treatment capacity at the PVRWRF takes into account current uses within the City and within the treatment plant's service boundaries. Thus, the treatment capacity of the PVRWRF would be sufficient and would not require relocation or construction of new or expanded wastewater facilities and the potential impact would be less than significant.

Storm Water Conveyance Facilities

The proposed facility finished floor elevation would be elevated above the FEMA's base flood elevation and the Proposed Project would require a Conditional Letter of Map Revision/Letter of Map Revision (CLOMR/LOMR).

The existing storm drain facilities within Goetz Road intercept and treat any runoff trying to encroach on the Project Site. Mini gravel "basin" storm drain facilities would be constructed with Ellis Avenue roadway improvements along the northerly property line. Stormwater on site would be captured through a series of catch basins and inlets located through the Project Site. Captured flows are then directed toward one of two proposed treatment areas. A portion of the site (DMA W1) would be treated by a proposed bioretention basin. The remainder of the on-site area (DMA W2) would be directed toward underground chambers that are sized to hold the water quality storm volume.

All on-site flows generated on Site 2 would be collected by a proposed bioretention basin which would treat the runoff for water quality level storm events and discharge high level storm events, with the help of a lift station, at the existing rate toward the future storm drain channel along Case Road.

Ellis Avenue requires improvements to widen to the ultimate width, which will include expanding and revising the existing storm drain facilities. The on-site surface flows travel via sheet flow across the Project Site, ultimately draining into a storm drain inlet within the Perris Valley Airport property. It is assumed that the existing storm drain inlet drains south to the San Jacinto River.

Each element of the Proposed Project's proposed stormwater drainage system is designed to accommodate anticipated stormwater flows from the Project Site under developed conditions.

The Proposed Project would be required to obtain a Construction General Permit and implement a Water Quality Management Plan. Consistency with these policies is typically determined through the submittal of stormwater control plans and a Water Quality Management Plan to the City prior to issuance of grading permits. With implementation of a stormwater control plan consistent with Regional Water Quality Control Board requirements and compliance with City policies pertaining to stormwater and drainage, the Project would have a less than significant impact.

Dry Utilities

There are existing power poles along the Project perimeter that would be protected in place or relocated as part of the Proposed Project. Existing gas lines adjacent to the Project Site are located within adjacent roadways. Therefore, the Proposed Project would not require or result in the relocation or construction of new or electric power, natural gas, or telecommunications facilities and potential impacts to dry utilities would be less than significant.

Significance of Impact

Less Than Significant Impact.

4.15.4.3 Threshold USS-2: Water Supply Availability

Impact Analysis

In compliance with Sections 10910–10915 of the California Water Code, a Project-specific Water Supply Assessment was prepared by the EMWD and is included in Appendix K of this EIR.

In the EMWD’s 2020 Urban Water Management Plan, the demand projections for the parcels covering the Project Site were estimated based on business park/light industrial land use, with a total demand of 214.54 AFY (refer to Table 11, Project Specific Demand Estimate, of the Water Supply Assessment included in Appendix K of this EIR).

The total water demand for the Proposed Project is estimated to be 214.54 AFY, which is consistent with the estimated demand considered in the 2020 Urban Water Management Plan (refer to Table 10, 2020 Urban Water Management Plan Land Use Demand Estimate, of the Water Supply Assessment included in Appendix K of this EIR). Therefore, the water supply required to serve the Proposed Project’s demands is already accounted for in the EMWD’s water supply planning efforts, while the specific facilities required to serve the Proposed Project would be refined during the design conditions phase of the EMWD’s New Development Process.

Based on information provided by the Project Proponent/Developer and lead agency, the projected demand from the Proposed Project is consistent within the limits of demand accounted for in the EMWD’s 2020 Urban Water Management Plan, which was adopted in June 2021.

Accordingly, the demand for the Proposed Project is within the limits of the projected demand accounted for in the 2020 Urban Water Management Plan. The 2020 Urban Water Management Plan documents the EMWD's projected supplies and demands in five-year increments through the year 2045, certifies the EMWD's compliance with water use efficiency targets defined in the Water Conservation Act of 2009, and demonstrates the EMWD's supply reliability, even under dry year hydrologic conditions lasting multiple years.

The EMWD has determined that it is able to meet water demands within its service area during normal, single-dry and multiple-dry water years through 2045. Refer to Table 4.15-1, Wholesale Supply and Demand Comparison, Multiple Dry Years (AFY). In multiple-dry year periods, the EMWD would use imported water from the MWD to supplement existing supply sources. Planned local supplies would complement imported supplies and improve reliability for the EMWD and the region. In addition to the development of water resources, the EMWD promotes efficient use of water through implementation of local ordinances, conservation programs, and a tiered pricing structure. The Proposed Project would comply with all applicable water conservation measures to promote water efficiency on site.

Table 4.15-1. Wholesale Supply and Demand Comparison, Multiple Dry Years (AFY)

		2025	2030	2035	2040	2045
First Year	Supply Totals	64,770	59,080	61,600	63,600	65,900
	Demand Totals	64,770	59,080	61,600	63,600	65,900
	Difference	0	0	0	0	0
Second Year	Supply Totals	63,200	59,100	61,400	63,400	65,600
	Demand Totals	63,200	59,100	61,400	63,400	65,600
	Difference	0	0	0	0	0
Third Year	Supply Totals	62,100	59,600	61,800	63,900	66,000
	Demand Totals	62,100	59,600	61,800	63,900	66,000
	Difference	0	0	0	0	0
Fourth Year	Supply Totals	61,000	60,100	62,200	64,300	66,400
	Demand Totals	61,000	60,100	62,200	64,300	66,400
	Difference	0	0	0	0	0
Fifth Year	Supply Totals	59,800	60,600	62,600	64,700	66,900
	Demand Totals	59,800	60,600	62,600	64,700	66,900
	Difference	0	0	0	0	0

Source: EMWD 2021.

The EMWD relies on the MWD and local resources to meet the needs of its growing population. The MWD demonstrated in the 2020 MWD Urban Water Management Plan that with the addition of all water supplies, existing and planned, the MWD has the ability to meet all of its member agencies' projected supplemental demand through 2045, even under a repeat of historical multiple-year drought scenarios. The EMWD Project-specific Water Supply Assessment concluded that:

Based on present information and the assurance that Metropolitan is engaged in identifying solutions that, when combined with the rest of its supply portfolio, will ensure a reliable long-term water supply for its member agencies, EMWD has determined that it would be able to provide adequate water supplies to meet the potable water demand for this project as part of its existing and future demands.

The Proposed Project is within the maximum build out of the General Plan considered by the General Plan EIR which serves as the basis for Urban Water Management Plan projections. Therefore, the anticipated Project demand would be within normal growth projections for water demand in the EMWD's service area. Implementation of the General Plan policies, existing regulations and local programs would ensure that build out of the General Plan, which includes implementation of the Proposed Project, would ensure water demand would not exceed water supply. Thus, potential impacts would be less than significant.

Significance of Impact

Less Than Significant Impact.

4.15.4.4 Threshold USS-4: Solid Waste Generation

4.15.4.5 Threshold USS-5: Compliance with Solid Waste Regulations

Impact Analysis

Construction-Related Solid Waste

Construction of the Proposed Project would result in the generation of construction-related waste, primarily consisting of discarded materials and packaging. Based on the U.S. Environmental Protection Agency's new construction waste generation rate of 3.89 pounds per square foot for non-residential uses, construction of the Proposed Project (Building 1 would be 795,109 square feet and Building 2 would be 71,961 square feet) on Site 1 and a trailer storage lot with a 100-square-foot guard shack on Site 2) would generate approximately 1,686.6 tons of solid waste over the construction period. The Proposed Project's building construction is anticipated to occur over a period of approximately 16 months, which corresponds to an average of approximately 3.47 tons of construction waste generated per day from building construction activity. The Badlands Landfill, accepts a maximum of 5,000 tons per day, and the El Sobrante Landfill, is permitted to accept 16,054 tons per day. The Proposed Project's construction-related solid waste represents approximately 0.07 percent of the Badlands Landfill maximum daily capacity and 0.02 percent of the El Sobrante Landfill maximum daily capacity.

However, based on more stringent requirements for waste reduction and diversion from landfills (at least 65 percent per the CALGreen Code), it is anticipated the solid waste generated by the Proposed Project during construction that would be diverted to landfills would be reduced even

further. Therefore, the disposal of construction-related solid waste associated with the Proposed Project would not exceed the permitted capacity of the Badlands or El Sobrante Landfills, and the impact would be less than significant. Therefore, the Proposed Project would result in a less than significant impact related to exceeding landfill capacity during construction.

Operational Solid Waste

As noted above, CR&R transports solid waste from the City to either the El Sobrante Landfill or Badlands Landfill. Future development within the City anticipated at General Plan build out is anticipated to generate an additional 396,963 tons per year of solid waste. The Proposed Project is consistent with the General Plan zoning and land use designations for the Project Site. The General Plan EIR determined that the remaining capacity at both the Badlands Landfill and the El Sobrante Landfill would be sufficient to meet the City's solid waste demands at buildout.

Additionally, the Proposed Project would be required to comply with AB 939 which mandates the reduction of solid waste disposal in landfills. As noted above, Section 5.408.1 of the 2022 California Green Building Standards Code requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Thus, the solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated.

Therefore, compliance with the General Plan policies, existing regulations, and local programs would ensure the Proposed Project would not result in significant impacts to landfill capacities to accommodate the City's increased service population. Therefore, impacts would be less than significant.

Significance of Impact

Less Than Significant Impact.

4.15.5 Cumulative Impacts

The following sections address various potential cumulative impacts relating to utilities and service systems that could result from implementation of the Proposed Project.

4.15.5.1 Cumulative Threshold USS-1: New or Expanded Utilities Facilities

4.15.5.2 Cumulative Threshold USS-3: Wastewater Treatment Capacity

The EMWD will have to increase the capacities of its facilities to serve the City of Perris. The cumulative growth from the Proposed Project and other development in the City has been addressed by the City in the Perris General Plan EIR and by the EMWD in its Urban Water Management Plan process. The General Plan EIR determined that the physical environmental impacts associated with construction of new water and sewer facilities were less than significant.

At such time that the EMWD constructs its own expanded facilities, the EMWD will serve as its own lead agency under CEQA and will make its own CEQA determinations at the time it constructs its planned facilities. As described in the General Plan EIR, there is adequate existing capacity to provide water and sewer service for General Plan buildout with which the Proposed Project is consistent.

As with the Proposed Project, individual cumulative development projects would require the construction of necessary infrastructure (water and wastewater lines, storm drain facilities, pump stations, dry utility infrastructure, and others) to serve the projects. However, the infrastructure needed for the Proposed Project would be limited to relatively small distribution and collection lines, which would occur within the Proposed Project's identified construction impact area. As previously indicated, the Proposed Project would be consistent with land uses planned for the Project Site under the General Plan and considered by the EMWD for wastewater treatment capacity determinations. The Proposed Project would not result in increased demand for wastewater services necessitating increased capacity beyond that already planned and considered for buildout of the General Plan. The environmental impacts associated with the construction of on- and off-site utility infrastructure have been addressed throughout this EIR and would be less than significant. Therefore, the Proposed Project would not have a cumulatively considerable contribution to a significant cumulative impact associated with construction of utility infrastructure.

4.15.5.3 Cumulative Threshold USS-2: Water Supply Availability

Cumulative development in the watershed would result in an increase in impervious surfaces in addition to changes in land use. Increased impervious surface areas would alter hydrologic conditions by increasing stormwater flows. As with the Proposed Project, cumulative development projects that would result in increased stormwater runoff volumes would be required to address potential drainage system effects and to comply with existing regulations related to hydrology (as further described in Section 4.9, Hydrology and Water Quality, of this EIR) to ensure that Project-specific storm drain facility improvements are provided to avoid adverse effects on the existing and planned regional stormwater drainage system. The Proposed Project would not have a cumulatively considerable contribution to a significant cumulative impact associated with storm drain facilities.

The Water Supply Assessment analyzes the availability of EMWD water supplies to serve its customers, with the addition of water demand from the Proposed Project. As discussed above, the Water Supply Assessment indicates that the EMWD would have adequate water supplies to meet the demands of the Proposed Project, which are less than anticipated in the EMWD's 2020 Urban Water Management Plan for the Project Site. Thus, the Proposed Project would not have a cumulatively considerable contribution to a significant cumulative impact associated with water supply.

4.15.5.4 Cumulative Threshold USS-4: Solid Waste Generation**4.15.5.5 Cumulative Threshold USS-5: Compliance with Solid Waste Regulations**

Solid waste generated by the Proposed Project would represent nominal proportions of the daily disposal capacity at the Badlands and El Sobrante landfills. These solid waste facilities are currently projected to remain open and have sufficient excess daily capacity to handle solid waste generated by the Proposed Project and other cumulative developments both during construction and long-term operation. Further, the Proposed Project would adhere to regulations set forth in local and state regulations during both construction and long-term operations. Other cumulative development would also be required to comply with such regulations. Therefore, the Proposed Project would not have a cumulatively considerable contribution to a significant cumulative impact related to solid waste disposal and compliance with regulations addressing the reduction of solid waste generation and disposal. Therefore, the Proposed Project would result in a less than cumulatively considerable impact on statutes and regulations related to solid waste.

4.15.6 Level of Significance Before Mitigation**4.15.6.1 Threshold USS-1: New or Expanded Utilities Facilities**

The Proposed Project would not require new or expanded utilities.

4.15.6.2 Threshold USS-2: Water Supply Availability

Sufficient water supplies would be available to serve the Proposed Project and reasonably foreseeable future development during, normal, dry, and multiple-dry years.

4.15.6.3 Threshold USS-3: Wastewater Treatment Capacity

There is adequate capacity to treat the wastewater generated by the Proposed Project.

4.15.6.4 Threshold USS-4: Solid Waste Generation

The Proposed Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure.

4.15.6.5 Threshold USS-5: Compliance with Solid Waste Regulations

The Proposed Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

4.15.7 Mitigation Measures

No mitigation measures are required because there were no significant impacts identified under the applicable thresholds.

4.15.8 Level of Significance After Mitigation

Not applicable.