Chapter 5 Alternatives

Section 15126.6 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) requires that an Environmental Impact Report (EIR) describe a reasonable range of alternatives to the proposed project that could feasibly attain most of the project objectives while avoiding or considerably reducing any of the significant impacts of the proposed project. In addition, a “No Project” Alternative must be analyzed in the document. The California Environmental Quality Act (CEQA) also requires that an environmentally superior alternative be identified from among the alternatives. The environmentally superior alternative is the alternative with the fewest or least severe adverse environmental impacts. When the No Project Alternative is the environmentally superior alternative, the EIR must also identify an environmentally superior alternative from among the other alternatives (CEQA Guidelines Section 15126.6(e)(2)).

The CEQA Guidelines emphasize a common sense approach. The alternatives shall be reasonable, “foster informed decision making and public participation,” and focus on alternatives that avoid or substantially lessen the significant impacts (CEQA Guidelines Section 15126.6(a)). CEQA does not require that an EIR present the alternatives analysis in the same level of detail as the assessment of the Proposed Project and does not require that every conceivable alternative to a project be considered.

To develop a reasonable range of alternatives to the project, the (lead agency) considered:

- Project objectives
- Significant impacts of the Proposed Project
- Alternatives suggested during the scoping process
- Other alternatives considered

Through this process, the City of Perris identified five possible alternatives. Of these, two were dismissed from further consideration because they did not meet most project objectives or were not considered even potentially feasible, and three were identified as project alternatives to be evaluated, in addition to the No Project/No Development Alternative required by CEQA.

This chapter includes a description of how the project alternatives were developed, an evaluation of the alternatives in comparison to the Proposed Project, and identification of the environmentally superior alternative.

5.1 Summary of the Proposed Project

The process of identifying potential alternatives involves consideration of the objectives for the Proposed Project, which are described in Section 2.3, Project Objectives, in Chapter 2, Project Description, and restated below.

5.2 Project Objectives

The process of identifying potential alternatives involves consideration of the objectives for the Proposed Project, which are described in Section 2.2, Project Objectives, in Chapter 2, Project Description, and restated below:

1. Allow for the development of a professional, well-maintained and attractive light industrial warehousing complex that is compatible with nearby residential neighborhoods.
2. Develop industrial land uses at the Project Site consistent with the Perris Valley Commerce Center Specific Plan (PVCCSP) policies and objectives.
3. Provide additional employment opportunities for area residents consistent with SCAG's Connect SoCal 2024 Plan which promotes a balance of job and housing opportunities in local areas to reduce long commutes from home to work.
4. Provide additional industrial warehousing opportunities adjacent to designated truck routes within the City of Perris.
5. Expand economic development and facilitate job creation in the City of Perris by establishing a new industrial development area adjacent to an already-established industrial area.
6. Revitalize the Project Site by transitioning from vacant, undeveloped land to a modern-day commerce center.

5.3 Significant and Unavoidable Impacts

Pursuant to CEQA Guidelines Section 15126.6(b), alternatives to the Proposed Project include those that avoid or substantially lessen any significant effects of the Proposed Project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly. Based on the analysis contained in Chapter 4, Environmental Analysis, the Proposed Project would not result in any significant and unavoidable adverse impacts.

5.4 Alternatives Considered But Rejected

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the Proposed Project. The two alternatives listed below were considered but rejected during the scoping/planning process based on one or more of the listed criteria: i) failure to meet most of the basic project objectives, ii) infeasibility, or iii) inability to avoid significant environmental impacts. (CEQA Guidelines Section 15126.6(c)).

The following section describes alternatives or alternative concepts that were given consideration by the lead agency but rejected from further analysis in the EIR.

5.4.1 Alternative Site

CEQA requires that the discussion of alternatives focus on alternatives to the Proposed Project or its location, which are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis is determining whether any of the significant effects of the Proposed Project would be avoided or substantially lessened by developing the project at another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (CEQA Guidelines Section 15126.6[f][2][B]).

To meet a key Project objective to implement the PVCCSP through development of land uses allowed under the existing Light Industrial land use designation, the Alternative Site must be located within the Perris Valley Commerce Center (PVCC) area on a site designated for Light Industrial land uses. Further, any development within the PVCC area would be required to comply with the Standards and Guidelines outlined in the PVCCSP, and the applicable mitigation measures from the PVCCSP EIR, similar to the Proposed Project. Sites designated for Light Industrial development within the PVCC area are limited to the area shown on Figure 5-1, Perris Valley Commerce Center Specific Plan Land Use Designations. The sites designated for Light Industrial uses include currently developed sites and vacant land. It is not anticipated that a site currently developed with Light Industrial uses would be redeveloped to accommodate the Proposed Project. Additionally, if removal of existing uses was required to implement the Proposed Project at an alternative site, construction-related impacts (including air quality emissions) would be greater than the Proposed Project since the Project Site is currently undeveloped, and demolition would not occur.

Development of the Proposed Project at an alternative site within the PVCC area that is designated for Light Industrial uses would result in similar impacts to other industrial buildings similar in size within the PVCC area. The Proposed Project does not have significant and unavoidable impacts and development of the Proposed Project at an alternative site is not expected to reduce impacts.

As identified in the analysis presented in Section 4 of this EIR, with incorporation of PVCCSP Standards and Guidelines, PVCCSP EIR mitigation measures, regulatory requirements and Project-level mitigation measures, the Project would result in less than significant impacts or less than significant impacts with mitigation for construction-related, operational, and cumulative impacts related to aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation, Tribal Cultural Resources, and utilities and services systems. Under this alternative, impacts associated with these topics would be similar to the Proposed Project, depending on the characteristics of that particular alternative site, because development of the Proposed Project at an alternative site would have a similar construction impact area, type of uses, and project size and would be subject to the same regulatory requirements, PVCCSP Standards and Guidelines, and mitigation measures.

Additionally, the Project Applicant does not own any other land in the PVCC area that would accommodate the Proposed Project and meet the Project objectives. CEQA does not require the consideration of sites not owned by the landowner or which could not be reasonably acquired by the landowner as alternatives to the Proposed Project (CEQA Guidelines Section 15126.6[f][1]).

In summary, development of the Proposed Project an alternative site in the PVCCSP area that is designated for Light Industrial uses would likely meet the Proposed Project objectives but would not substantially reduce or avoid significant unavoidable impacts related to the Proposed Project. Therefore, further analysis of an alternative site(s) in this EIR is not required.

5.4.2 Single Dock – Placentia Avenue Access Alternative

For the Single Dock – Placentia Avenue Access Alternative, there would be a 160,000-square-foot industrial warehouse with a net site area of 8.73 acres. There would be 96 parking stalls located at the north and south portions of the Project Site, 48 trailer stalls located at the western end of the Project Site, and 30 dock positions. The site plan for this alternative is shown in Figure 5-2, Single Dock – Placentia Avenue Access Alternative. When compared to the Proposed Project, there would be a reduction of 418,265 square feet of building space, 54 less parking stalls, 15 less trailer parking spaces, and 74 less dock doors.

The Single Dock – Placentia Avenue Access Alternative met the basic objectives of the Proposed Project, however when considering the economic viability of this alternative, specifically, expanding economic development and facilitating job creation/providing additional employment opportunities, both discussed under Project Objectives, above, this alternative would be infeasible. This alternative would provide for much less economic development and employment opportunities due to the 72 percent reduction in size based on the comparison of the square footages from the alternative versus the Proposed Project. As proposed, the Project does not currently have any significant and unavoidable impacts, therefore, though impacts may be reduced beyond what has been identified under the Proposed Project, both this Alternative and the Proposed Project would result in less than significant impacts overall. Therefore, this alternative was rejected from further consideration.

5.5 Analysis of Project Alternatives Selected for Evaluation

The following alternatives are analyzed in this chapter:

- **Alternative 1:** No Project/No Development Alternative
- **Alternative 2:** No Specific Plan Amendment (SPA) Alternative
- **Alternative 3:** Reduced Intensity Alternative

These alternatives were determined to adequately represent the range of feasible alternatives required under CEQA for the Proposed Project. The No Project Alternative is included, as required by CEQA Guidelines Section 15126.6(e), even though it would not meet the basic project objectives.

5.5.1 Alternative 1: No Project/No Development Alternative

Section 15126.6(e) of the CEQA Guidelines requires than an EIR evaluate a “no project” alternative to allow decision makers to compare the impacts of approving a project with the impacts of not approving that project. Section 15126.6(e)(3) of the CEQA Guidelines describes the two general types of no project alternative: (a) when the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the no project alternative would be the continuation of that plan and (b) when the project is other than a land use/regulatory plan (such as a specific development on an identifiable property), the no project alternative is the circumstance under which the project does not proceed. The Proposed Project is consistent with the PVCCSP land use designation for the site (i.e., Light Industrial). For this reason, this EIR assumes the No Project/No Development Alternative would result in no new development or other improvements within the Project Site. Therefore, under the No Project/No Development Alternative, the proposed development of a concrete tilt up warehouse building that would encompass 573,265 square feet and include a 5,000-square-foot mezzanine, for a total building area of 578,265 square feet with associated parking, infrastructure, and landscaping would not occur. The Project Site would remain in its current condition and would remain vacant.

5.5.1.1 Impact Analysis

Aesthetics

The No Project/No Development Alternative does not involve any development or change in the current condition of the Project Site. There would be no change to the visual quality or character of the Project Site or surrounding areas. Aesthetic changes associated with development of the Project Site would not occur with this alternative. Accordingly, although the Proposed Project would result in less than significant impacts associated with aesthetics, the No Project/No Development Alternative would result in no impacts.

Air Quality

The No Project/No Development Alternative would not involve any construction activities at the Project Site. Therefore, the construction-related air quality emissions resulting from the Proposed Project would not occur. Because there would be no development within the Project Site, construction-related and operational activities, and new traffic generated by the Proposed Project would not occur. Therefore, this alternative would avoid construction-related and operational air quality impacts that would occur with implementation of the Proposed Project. As such, no impacts associated with air quality would occur under this alternative.

Biological Resources

The No Project/No Development Alternative would leave the Project Site in its existing condition. While this alternative would avoid permanent impacts to biological resources, including potential impacts to nesting birds and burrowing owls during construction, the Proposed Project's impacts would be less than significant with incorporation of mitigation measures. Accordingly, although the Proposed Project would result in less than significant biological resources impacts after implementation of mitigation measures, the No Project/No Development Alternative would eliminate the Proposed Project's potential impacts to biological resources and no mitigation would be required.

Cultural Resources

No historic or known archeological resources were recorded in the Project Site, however mitigation would be incorporated to address the potential for resources to be uncovered during ground-disturbing activities. No impact to historic or known archeological resources would occur with implementation of the No Project/No Development Alternative or the Proposed Project as this alternative would not involve any excavation or grading activities. Therefore, the potential to discover previously unidentified archaeological resources is eliminated. With incorporation of mitigation measures, Project impacts to archaeological resources would be less than significant. This alternative would avoid the less than significant impacts to cultural resources resulting from implementation of the Proposed Project.

Energy

The No Project/No Development Alternative would not involve any construction activities or new development in the Project Site. In the absence of construction activities and operation of the proposed uses, this alternative would require no demand for near-term or long-term energy or fuel use on the site. This alternative would avoid the Proposed Project's near- and long-term energy use and would avoid the Proposed Project's less than significant impacts.

Geology and Soils

The No Project/No Development Alternative would leave the property in its existing condition. The No Project/No Development Alternative would not result in the construction of any new structures at the Project Site; accordingly, there would be no potential for this alternative to expose people or structures to safety risks associated with geologic hazards or result in significant adverse impacts to paleontological resources. This alternative would reduce the Proposed Project's less than significant impacts related to geology and soils.

Greenhouse Gas Emissions

The No Project/No Development Alternative would not involve any construction activities or new development at the Project Site. In the absence of construction activities and operation of the proposed uses (including traffic generation), this alternative would not generate GHG emissions. Although impacts were determined to be less than significant, the No Project/No Development Alternative would eliminate impacts related to GHG emissions that would be generated by the Proposed Project.

Hazards and Hazardous Materials

Because no development would occur under the No Project/No Development Alternative, no new hazards would be introduced to the Project Site. Project impacts were determined to be less than significant related to hazards and hazardous materials, including those associated with the routine transportation, storage, and use of common household chemicals during the operation of the Proposed Project.

Hydrology and Water Quality

Under the No Project/No Development Alternative, existing hydrology patterns and characteristics of the Project Site and water quality conditions would remain unchanged. The Proposed Project would result in an increase in impervious surfaces, which would increase the amount of storm water runoff from the Project Site and potentially increase the amount of pollutants entering the storm water. Each of these impacts— which would be less than significant for the Proposed Project through compliance with existing regulatory requirements—would be avoided under the No Project/No Development Alternative. Water quality impacts, including erosion and sedimentation, would be greater under this alternative because the site would not receive the benefits from the stormwater drainage and water quality filtration features that would be constructed as part of the Proposed Project. Accordingly, this alternative would result in greater impacts associated with hydrology and water quality when compared to the Proposed Project.

Land Use and Planning

Under the No Project/No Development Alternative, there would be no change in the existing or planned conditions in the Project Site. This alternative would not result in any direct or indirect physical land use impacts. The Project Site has a City of Perris Comprehensive General Plan 2030 land use designation of PVCC SP – Perris Valley Commerce Center Specific Plan and is zoned Light Industrial under the PVCCSP. Therefore, the No Project/No Development Alternative would not implement the City’s General Plan and zoning designations for the Project Site, nor would it implement the PVCCSP zoning designation. Similarly, this alternative would not be consistent with goals and policies of the Land Use Element of the General Plan related to commerce and industry to provide jobs for residents at all economic levels. However, since no development would occur on the Project Site, no impacts related to land use are associated with this alternative.

The No Project/No Development Alternative would not involve any development and would not conflict with regional planning programs addressing operations at March Air Reserve Base/Inland

Port Airport, nor would it conflict with Connect SoCal, the Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments (SCAG). Development of the Proposed Project would also not conflict with these regional planning programs.

Noise

The No Project/No Development Alternative would not involve any grading or construction activities. Therefore, noise and vibration effects associated with these construction activities would not occur under this alternative. However, the construction-related noise impacts from the Proposed Project would be less than significant. Additionally, the increase in long-term, traffic-related, and operational noise levels associated with the Proposed Project would not occur. Therefore, this alternative would result in no impact related to noise.

Transportation

The No Project/No Development Alternative would not change the existing circulation conditions because no new development would occur in the Project Site and because circulation improvements proposed with the Proposed Project would not be implemented (including roadway and sidewalk improvements). No long-term (operational) vehicular trips would be generated under the No Project/No Development Alternative. The Proposed Project would have less than significant impacts related to consistency with plans and programs addressing circulation, VMT, potential hazards, and emergency access. However, since no development would occur under this alternative, no impacts to transportation would occur.

Tribal Cultural Resources

The No Project/No Development Alternative would leave the property in its existing condition. No grading would occur under this alternative and there would be no potential impacts to Tribal Cultural Resources that may be buried beneath the ground surface. This alternative would avoid all new disturbances and would avoid the potential for Proposed Project construction activities to damage buried Tribal Cultural Resources, although Proposed Project impacts would also be less than significant with implementation of the identified mitigation measures.

Utilities and Service Systems

The No Project/No Development Alternative would not place any new demands on local and regional utilities and service systems because no new development would occur. Under this alternative, no new utilities would be constructed, and no physical impacts would result. Although the Proposed Project would have less than significant impacts to utilities and services systems, including impacts related to solid waste management, implementation of this alternative would result in no impacts associated with utilities and service systems.

5.5.1.2 Avoid or Substantially Lessen the Significant Impacts of the Project

Because no development would occur under the No Project/No Development Alternative, less than significant impacts resulting from the Proposed Project for the following environmental topics would be avoided: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, land use and planning, transportation, Tribal Cultural Resources, and utilities and service systems. However, as discussed below, this alternative would not attain any of the Project Objectives established for the Proposed Project.

5.5.1.3 Ability to Meet Project Objectives

The No Project/No Development Alternative would not involve any development at the Project Site. This alternative would not attain any of the Project Objectives identified above in Section 5.2, including implementation of the City of Perris General Plan nor the PVCCSP's goals and policies relevant to the Project Site and planned light industrial development.

5.5.2 Alternative 2: No Specific Plan Amendment (SPA) Alternative

The Proposed Project includes an amendment to the PVCCSP in order to vacate and remove a non-developed planned street and Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain. This alternative provides a site plan consistent with the PVCCSP in order to avoid an amendment to the PVCCSP. This alternative would include a reduction of square footage from the Proposed Project to 504,500 square feet from 578,265 square feet. Under the No SPA Alternative there would be an increase in parking stalls from 255 parking stalls from 201 parking stalls and an increase in trailer stalls from 138 trailer stalls under the Proposed Project. The net site area under the No SPA Alternative is 25.64 acres compared to 27.25 acres under the Proposed Project. A site plan for the No SPA Alternative is shown on Figure 5-3, No Specific Plan Amendment (SPA) Alternative.

5.5.2.1 Impact Analysis

Aesthetics

Similar to the Proposed Project, development of the No SPA Alternative would alter the existing visual condition of the Project Site through the introduction of development on a previously vacant, undeveloped site. Although the building footprint would be slightly smaller, it is expected that the overall visual appearance under this alternative would be similar to the Proposed Project and would not represent a significant impact. As with the Proposed Project, the development associated with the Single Building Site Plan Alternative would comply with County of Riverside Ordinance No. 655, which addresses nighttime lighting that could affect the Palomar Observatory. With incorporation of the mitigation measure for construction lighting, the Single Building Site Plan Alternative would have similar, less than significant impacts as the Proposed Project related to aesthetics.

Air Quality

As with the Proposed Project, development of the No SPA Alternative would result in less than significant impacts related to sensitive receptors including health risk because with the reduction in square footage to 504,500 square feet from 578,265 square feet, the total trip generation would be slightly lower than that for the Proposed Project. Therefore, localized emissions of diesel particulate matter and toxic air contaminants would be slightly reduced. As with the Proposed Project, the Single Building Site Plan Alternative would be consistent with the vehicular trips anticipated in the Air Quality Management Plan (AQMP), thereby resulting in a less than significant impact related to consistency with the AQMP.

With the net site area reducing from 27.25 acres under the Proposed Project to 25.64 acres under the No SPA Alternative, implementation of the No SPA Alternative would have a slightly smaller construction impact area as the Proposed Project. The construction assumptions with respect to the intensity of construction would be similar. Therefore, construction emissions and associated impacts would be less than significant, similar to the Proposed Project.

Because the building operations with the Proposed Project would be reduced with the No SPA Alternative, total operational emissions (which include area, energy, mobile, and on-site cargo handling equipment sources) would be similar, though slightly reduced, as compared to the Proposed Project due to the approximately 13 percent reduction in square footage. As with the Proposed Project, operational regional emissions generated with the No SPA Alternative would not exceed the South Coast AQMD thresholds of significance. Therefore, although the amount of emissions would be similar, though slightly reduced, operational emissions and associated impacts under this alternative would be less than significant, similar to the Proposed Project.

Biological Resources

The No SPA Alternative would involve a similar construction impact area as the Proposed Project. Therefore, this alternative would result in the same temporary and/or permanent impacts to biological resources (including potential impacts to nesting birds, and Burrowing Owls) as with the Proposed Project. With incorporation of mitigation measures, potential impacts to biological resources would be less than significant with both the No SPA Alternative and the Proposed Project.

Cultural Resources

There are no historic or known archeological resources in the Project Site. Therefore, no impact to historic or known archeological resources would occur with implementation of the No SPA Alternative or the Proposed Project. The No SPA Alternative would involve a similar construction impact area as the Proposed Project. Therefore, this Alternative would result in the same potential impacts to unknown archaeological resources as the Proposed Project. With incorporation of the applicable mitigation measures, the No SPA Alternative would have similar impacts as the Proposed Project related to cultural resources.

Energy

Implementation of the No SPA Alternative would result in slightly lower energy demand during construction compared to the Proposed Project because of the overall reduction in building size. The No SPA Alternative would involve development of two industrial buildings totaling 504,500 square feet, which is 73,765 square feet less than the Proposed Project. This alternative would result in slightly reduced energy demand during operational activities. Therefore, the No SPA Alternative would have slightly reduced energy impacts than the Proposed Project. However, overall the No SPA Alternative would have similar impacts as compared to the Proposed Project related to energy, since the decrease would be negligible.

Geology and Soils

The No SPA Alternative would involve the same construction impact area as the Proposed Project. Therefore, this alternative would result in the same potential impacts related to geology and soils and seismic hazards as the Proposed Project. With adherence to applicable building codes and incorporation of the recommendations from the site-specific geotechnical studies, the Proposed Project would not expose people or structures to substantial safety risks associated with geologic hazards. Further, because the construction impact area would be the same as the Proposed Project, this alternative would also have the potential to impact subsurface paleontological resources and the impact would be reduced to a less than significant level with mitigation. Therefore, with incorporation of mitigation measures, and adherence to applicable regulations, geology and soils impacts would be less than significant with implementation of the No SPA Alternative and the Proposed Project.

Greenhouse Gas Emissions

Implementation of the No SPA Alternative would result in lower energy demand during construction as compared to the Proposed Project because of the reduction in building area. This alternative would also result in reduced emissions from all operational GHG sources because the emissions from each source would vary in direct proportion to the building size. Therefore, the No SPA Alternative would have slightly lower GHG emission impacts than the Proposed Project. As with the Proposed Project, the GHG emissions under this alternative would be below the 10,000 $MTCO_2e$ per year threshold of significance and be considered less than significant.

Hazards and Hazardous Materials

Neither implementation of the No SPA Alternative nor the Proposed Project would result in a significant impact related to hazards or hazardous materials. Based on the location and condition of the Project Site, the No SPA Alternative and the Proposed Project would have no impact associated with hazardous emissions within 0.25 mile of a school, location on a hazardous materials site, or wildland fire. Land uses that would occur on-site under the No SPA Alternative would have a similar potential to handle and store hazardous materials as the Proposed Project, and emergency response/evacuation. With incorporation of mitigation measures and mandatory regulatory compliance, both the No SPA Alternative and the Proposed Project would pose a less than significant hazard to the public or the environment related to hazards and hazardous materials.

Hydrology and Water Quality

The No SPA Alternative would involve development of the same area that would occur with implementation of the Proposed Project. Therefore, this alternative would result in similar impacts related to hydrology and water quality as the Proposed Project. Similar to the Proposed Project, development under this alternative would increase the amount of storm water runoff and alter existing drainage patterns due to the increase in the amount of impervious surfaces. As with the Proposed Project, application of Best Management Practices (BMPs) and other regulatory requirements would ensure that impacts to hydrology and storm drain infrastructure are less than significant. An on-site storm drain system would be constructed to detain flows such that they are released from the site at near pre-development levels and would not result in impacts to storm drain facilities or flooding. As with the Proposed Project, with the incorporation of applicable regulatory requirements, the No SPA Alternative would have similar, less than significant impacts as the Proposed Project related to hydrology and flooding.

As with the Proposed Project, the No SPA Alternative would not involve excavation at depths that would encounter groundwater and would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

As with the Proposed Project, the No SPA Alternative would result in surface runoff after Project implementation. Surface runoff from a developed condition (with either this alternative or the Proposed Project) would have a different composition in comparison to the existing condition, which is undeveloped. This runoff is likely to include a similar amount and type of pollutants commonly found in urban runoff. The Proposed Project and this alternative would be required to comply with applicable regulations related to water quality, including, but not limited to the Municipal Separate Storm Sewer (MS4) and National Pollutant Discharge Elimination System (NPDES) permit requirements, which would minimize potential short-term, construction-related and long-term, operational water quality impacts. With adherence to applicable regulatory requirements, the No SPA Alternative would have similar, less than significant impacts, as compared to the Proposed Project related to water quality during construction and operation.

Land Use and Planning

The City of Perris General Plan land use and zoning designation for the Project Site is PVCC SP - Perris Valley Commerce Center Specific Plan. The PVCCSP land use designation for the Project

Site is Light Industrial. As with the Proposed Project, the No SPA Alternative would result in the development of an industrial project. Under this alternative, the Project Site would be developed in compliance with the relevant Standards and Guidelines outlined in the City of Perris General Plan and zoning code and would not result in significant land use impacts, as with the Proposed Project. The development of a 504,500-square-foot industrial building at the Project Site would be consistent with the relevant goals and policies of the City of Perris General Plan and the PVCCSP. Additionally, the No SPA Alternative would provide a positive impact as it would not include the amendment to the PVCCSP in order to vacate and remove the non-developed planned street and Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain Channel. The Alternative would remain consistent with the PVCCSP.

The No SPA Alternative would not conflict with regional planning programs addressing operations at March Air Reserve Base/Inland Port Airport (March ARB/IPA), nor would it conflict with SCAG's Connect SoCal. Development of the Project would also not conflict with these regional planning programs.

Noise

Construction and off-site noise impacts related to this alternative would be less than what is anticipated for the Proposed Project, though both would still remain less than significant.

Based on the operational noise modeling conducted for this alternative, Proposed Project operation is expected to range between 41 and 49 dBA CNEL at the nearby receivers and would not exceed the City's General Plan land use compatibility criteria of 60 dBA CNEL at residential land uses. Therefore, the impact under this alternative, like the Proposed Project, would be less than significant.

Transportation

As with the Proposed Project, this alternative would incorporate applicable City standards related to transportation and circulation, including construction of adjacent roadways and access improvements necessary to serve the Proposed Project, and construction of improvements to encourage pedestrian and bicycle travel, and transit use. The No SPA Alternative and the Proposed Project would not conflict with applicable programs, plans, ordinances or policies addressing the circulation system; would not create hazards through design; and would not result in inadequate emergency access. As with the Proposed Project, these potential impacts under this alternative would remain less than significant.

Construction and operation-related vehicle truck trips would be reduced under the No SPA Alternative. Trip generation is based on land uses and its associated square footage. This would result in a corresponding decrease in overall VMT and proportional decrease in employees. Therefore, the resulting VMT per employee would be similar to the Proposed Project since it is based on Project generated VMT divided by number of employees. As a result, the No SPA

Alternative would generate a similar VMT per capita, though below the City's threshold. However, with regards to trip generation, the No SPA Alternative would result in an approximate 12.76 percent reduction when compared to the Proposed Project. This alternative would result in slightly fewer vehicle and truck trips compared to the Proposed Project (approximately 913 daily trips compared to 1,047 daily trips with the Proposed Project).

Tribal Cultural Resources

The No SPA Alternative would involve the same construction impact area as the Proposed Project. Although there are no known Tribal Cultural Resources within the Project Site, this alternative would result in the same potential impacts to Tribal Cultural Resources within the Project Site as the Proposed Project, should they be present. With incorporation of mitigation measures, the No SPA Alternative would have similar, less than significant impacts as the Proposed Project related to Tribal Cultural Resources.

Utilities and Service Systems

As with the Proposed Project, the No SPA Alternative would increase the water demand, wastewater generation, and electric demand at the Project Site compared to existing conditions where the site is undeveloped. Additionally, as discussed above under Hydrology and Water Quality, the No SPA Alternative would involve development of the same area that would occur with implementation of the Proposed Project and would generate a similar amount of storm water runoff. Although the total building area would be reduced, the overall utility infrastructure needed to serve the No SPA Alternative would be comparable to that of the Proposed Project and would be located within the same construction impact area. Therefore, as with the Proposed Project, the No SPA Alternative would have similar, less than significant impacts as the Proposed Project related to the installation of utility infrastructure.

Due to the slightly decreased building area, the No SPA Alternative would have similar, though slightly reduced, water demand and wastewater generation as compared to the Proposed Project. Therefore, the Eastern Municipal Water District (EMWD) would have sufficient water to serve the No SPA Alternative. Similarly, there would be adequate capacity in the EMWD wastewater treatment facilities to treat wastewater generated. The No SPA Alternative and Proposed Project would have less than significant impacts related to water supply and wastewater treatment.

As with the Proposed Project, construction and operation of industrial uses under the No SPA Alternative would comply with applicable local and state regulations related to solid waste management and diversion of solid waste from landfills. The No SPA Alternative and Proposed Project would have less than significant impacts related to solid waste.

5.5.2.2 Avoid or Substantially Lessen the Significant Impacts of the Project

Due to the slight reduction in building size and net site area with the No SPA Alternative, there would be a related small reduction in average daily trip generation, including truck trips. However, as the No SPA Alternative would not involve an amendment to the PVCCSP with regard to vacating and removing the non-developed planned street and Murrieta Road between Placentia Avenue and the Perris Valley Storm Drain Channel, potential impacts would be less than what is anticipated under the Proposed Project as it would provide consistency with the PVCCSP.

For all other topical areas, similar or slightly reduced impact levels would occur with the No SPA Alternative as compared to the Proposed Project.

5.5.2.3 Ability to Meet Project Objectives

1. **Allow for the development of a professional, well-maintained and attractive light industrial warehousing complex that is compatible with nearby residential neighborhoods.** The No SPA Alternative would attain this objective.
2. **Develop industrial land uses on the Project Site consistent with the Perris Valley Commerce Center Specific Plan policies and objectives.** The No SPA Alternative would attain this objective.
3. **Provide additional employment opportunities for area residents consistent with SCAG's Connect SoCal 2024 Plan which promotes a balance of job and housing opportunities in local areas to reduce long commutes from home to work.** The No SPA Alternative would attain this objective.
4. **Provide additional industrial warehousing opportunities adjacent to designated truck routes within the City of Perris.** The No SPA Alternative would attain this objective.
5. **Expand economic development and facilitate job creation in the City of Perris by establishing a new industrial development area adjacent to an already-established industrial area.** The No SPA Alternative would attain this objective.
6. **Revitalize the Project Site by transitioning from vacant, undeveloped land to a modern-day commerce center.** The No SPA Alternative would attain this objective.

5.5.3 Alternative 3: Placentia Access/Reduced Intensity Alternative

The purpose of the Reduced Intensity Alternative is to reduce the potential impacts of the Proposed Project related to GHG emissions and VMT impacts, which are primarily associated with vehicular trips. These impacts were found to be less than significant under the Proposed Project.

The Reduced Intensity Alternative would have a net site area of 18.24 acres. The site plan includes a single 379,440-square-foot building laid central in the site area. The building would be bordered by 218 parking stalls split up north and south of the building, and 96 trailer stalls split up east and west of the building. There would be 30 dock positions located at the western portion of the building. Refer to Figure 5-4, Reduced Intensity Alternative for this alternative's site plan.

This alternative represents a reduction of approximately 34 percent (34%) of building square footage as compared to the Proposed Project. This alternative provides for 17 more parking stalls, 42 less trailer stalls, and 40 less dock positions when compared to the Proposed Project.

The configuration of the buildings is not relevant to the analysis of potential GHG emissions and VMT impacts. This analysis is solely related to the volume of traffic, which correlates to GHG emissions from automobile and truck trips. However, for purposes of analysis, it is assumed that the buildings would have a similar configuration as the Proposed Project and that other components of the Proposed Project related to access, landscaping, infrastructure, and other amenities would be the same.

Relevant to this alternatives analysis is the amount of average daily trip (ADT) generation. Applying the trip generation calculations for the Proposed Project (as presented in Table 4.12-1, Project Trip Generation, in Section 4.12, Transportation), the Reduced Intensity Alternative would result in a net reduction in ADT compared to the Proposed Project. This alternative would result in approximately 691 ADT compared to 1,047 ADT with the Proposed Project.

5.5.3.1 Impact Analysis

Aesthetics

Similar to the Proposed Project, development of the Reduced Intensity Alternative would alter the existing visual condition of the Project Site through the introduction of development on a previously vacant, undeveloped site. Although the building footprint would be approximately 34 percent smaller, it is expected that the overall visual appearance under this alternative would be similar, though reduced to some extent, to the Proposed Project and would not represent a significant impact. As with the Proposed Project, the development associated with the Reduced Intensity Alternative would comply with County of Riverside Ordinance No. 655, which addresses nighttime lighting that could affect the Palomar Observatory. With incorporation of the mitigation measure for construction lighting, the Reduced Intensity Alternative would have slightly reduced impacts as the Proposed Project related to aesthetics.

Air Quality

As with the Proposed Project, development of the Reduced Intensity Alternative would result in less than significant impacts related to sensitive receptors including health risk because the total trip generation would be approximately 34 percent lower than that for the Proposed Project. Therefore, localized emissions of diesel particulate matter and toxic air contaminants would be reduced. As with the Proposed Project this alternative would be consistent with the vehicular trips anticipated in the Air Quality Management Plan (AQMP), thereby resulting in a less than significant impact related to consistency with the AQMP.

Implementation of the Reduced Intensity Alternative would affect the same construction impact area as the Proposed Project, and the construction assumptions with respect to the intensity of construction would be similar. Therefore, construction emissions and associated impacts would be less than significant, similar to the Proposed Project.

Because the building operations with the Proposed Project would be reduced with the Reduced Intensity Alternative, total operational emissions (which include area, energy, mobile, and on-site cargo handling equipment sources) would be lower than the Proposed Project due to the 198,825-square-foot reduction in the size of the buildings. Operational emissions would be reduced by approximately 34 percent consistent with the reduction in building size and trip generation (which is calculated based on building size). As with the Proposed Project, operational regional emissions generated with the Reduced Intensity Alternative would not exceed the South Coast AQMD thresholds of significance. Therefore, although the amount of emissions would be reduced, operational emissions and associated impacts would be less than significant, similar to the Proposed Project.

Biological Resources

The Reduced Intensity Alternative would involve the same construction impact area as the Proposed Project. Therefore, this alternative would result in the same temporary and/or permanent impacts to biological resources (including potential impacts to nesting birds and Burrowing Owls) as with the Proposed Project. With incorporation of the mitigation measures, potential impacts to biological resources would be less than significant with both this Alternative and the Proposed Project.

Cultural Resources

There are no historic or known archeological resources within the Project Site. Therefore, no impact to historic or known archeological resources would occur with implementation of either the Reduced Intensity Alternative or the Proposed Project. This alternative would involve the same construction impact area as the Proposed Project. Therefore, this alternative would result in the same potential impacts to unknown archaeological resources as the Proposed Project. With incorporation of the applicable mitigation measures, the Reduced Intensity Alternative would have similar impacts as the Proposed Project related to cultural resources.

Energy

Implementation of the Reduced Intensity Alternative would result in lower energy demand during construction compared to the Proposed Project because of the overall reduction in building size. This alternative would involve development of one industrial building totaling 379,440 square feet, which is 198,825 square feet less than the Proposed Project. This alternative would result in reduced energy demand during operational activities. Therefore, the Reduced Intensity Alternative would have reduced energy impacts as compared to the Proposed Project. This alternative would have less than significant impacts as compared to the Proposed Project related to energy.

Geology and Soils

The Reduced Intensity Alternative would involve the same construction impact area as the Proposed Project. Therefore, this alternative would result in the same potential impacts related to geology and soils and seismic hazards as the Proposed Project. With adherence to applicable building codes and incorporation of the recommendations from the site-specific geotechnical studies, the Proposed Project would not expose people or structures to substantial safety risks associated with geologic hazards. Further, because the construction impact area would be the same as the Proposed Project, this alternative would also have the potential to impact subsurface paleontological resources and the impact would be reduced to a less than significant level with mitigation. Therefore, with incorporation of mitigation measures, and adherence to applicable regulations, geology and soils impacts would be less than significant with implementation of the Reduced Intensity Alternative and the Proposed Project.

Greenhouse Gas Emissions

Implementation of the Reduced Intensity Alternative would result in lower energy demand during construction compared to the Proposed Project because of the reduction in building size. This alternative would also result in reduced emissions from all operational GHG sources because the emissions from each source would vary in direct proportion to the building size. Total operational emissions with mitigation (which include energy, mobile, solid waste, and water consumption sources) for this alternative would be approximately 4,103.77 $MTCO_2e$ per year (compared to 6,217.83 $MTCO_2e$ per year with the Proposed Project). Therefore, the Reduced Intensity Alternative would have lower GHG emission impacts than the Proposed Project. Therefore, like the Proposed Project, the GHG emissions under this alternative would be below the 10,000 $MTCO_2e$ per year threshold of significance and be considered less than significant.

Hazards and Hazardous Materials

Neither implementation of the Reduced Intensity Alternative nor the Proposed Project would result in a significant impact related to hazards or hazardous materials. Based on the location and condition of the Project Site, the Reduced Intensity Alternative and the Proposed Project would have no impact associated with hazardous emissions within 0.25 mile of a school, location on a hazardous materials site, or wildland fire. Land uses that would occur on-site under the Reduced Intensity Alternative would have a similar potential to handle and store hazardous materials as the Proposed Project, and similar impacts related to hazards associated with March ARB/IPA, and emergency response/evacuation. With incorporation of the applicable PVCCSP EIR mitigation measures and mandatory regulatory compliance, both this alternative and the Proposed Project would pose a less than significant hazard to the public or the environment related to hazards and hazardous materials.

Hydrology and Water Quality

The Reduced Intensity Alternative would involve development of the same area that would occur with implementation of the Proposed Project. Therefore, this alternative would result in similar impacts related to hydrology and water quality as the Proposed Project. Similar to the Proposed Project, development under this alternative would increase the amount of storm water runoff and alter existing drainage patterns due to the increase in the amount of impervious surfaces. As with the Proposed Project, application of BMPs and other regulatory requirements would ensure that impacts to hydrology and storm drain infrastructure are less than significant. An on-site storm drain system would be constructed to detain flows such that they are released from the site at near pre-development levels and would not result in impacts to storm drain facilities or flooding. As with the Proposed Project, with the incorporation of applicable regulatory requirements, the Reduced Intensity Alternative would have similar, less than significant impacts as the Proposed Project related to hydrology and flooding.

As with the Proposed Project, the Reduced Intensity Alternative would not involve excavation at depths that would encounter groundwater and would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

As with the Proposed Project, the Reduced Intensity Alternative would result in surface runoff after Project implementation. Surface runoff from a developed condition (with either this alternative or the Proposed Project) would have a different composition in comparison to the existing condition, which is undeveloped. This runoff is likely to include a similar amount and type of pollutants commonly found in urban runoff. The Proposed Project and this alternative would be required to comply with applicable regulations related to water quality, including, but not limited to the MS4 and NPDES permit requirements, which would minimize potential short-term, construction-related and long-term, operational water quality impacts. With adherence to applicable regulatory requirements, the Reduced Intensity Alternative would have similar, less than significant impacts, as compared to the Proposed Project related to water quality during construction and operation.

Land Use and Planning

The PVCCSP land use and zoning designation for the Project Site is Light Industrial. As with the Proposed Project, the Reduced Intensity Alternative would result in the development of an industrial project. Under this alternative, the Project Site would be developed in compliance with the relevant Standards and Guidelines outlined in the City of Perris General Plan and PVCCSP and would not result in significant land use impacts, as with the Proposed Project. The development of a 379,440-square-foot industrial building at the Project Site would be consistent with the relevant goals and policies of the City of Perris General Plan and PVCCSP. The Reduced Intensity Alternative would have similar, less than significant, impacts as the Proposed Project related to land use and planning.

The Reduced Intensity Alternative would not conflict with regional planning programs addressing operations at March ARB/IPA, nor would it conflict with SCAG's Connect SoCal. Development of the Project would also not conflict with these regional planning programs.

Noise

Because construction activities would be similar, implementation of the Reduced Intensity Alternative would result in similar noise impacts during construction as the Proposed Project. Construction noise impacts would be less than significant, similar to the Proposed Project.

As identified previously, the Reduced Intensity Alternative would generate fewer Project-generated trips than the Proposed Project. The volume of trucks on the designated truck routes, would be lower than the Proposed Project, thereby reducing off-site noise levels from trucks. As with the Proposed Project, off-site traffic noise impacts would be less than significant with the Reduced Intensity Alternative but reduced compared to the Proposed Project.

The Reduced Intensity Alternative would reduce the truck activity at the building loading docks compared to what would occur with the Proposed Project, thereby reducing operational noise potentially impacting nearby sensitive noise receivers. Therefore, this alternative would have a less than significant impact related to operational noise as with the Proposed Project but reduced compared to the Proposed Project.

Transportation

As with the Proposed Project, this alternative would incorporate applicable City standards related to transportation and circulation, including construction of adjacent roadways and access improvements necessary to serve the Proposed Project, and construction of improvements to encourage pedestrian and bicycle travel, and transit use. The Reduced Intensity Alternative and the Proposed Project would not conflict with applicable programs, plans, ordinances or policies addressing the circulation system; would not create hazards through design; and would not result in inadequate emergency access. As with the Proposed Project, these potential impacts under this alternative would remain less than significant.

Construction and operation-related vehicle truck trips would be reduced under this alternative and would decrease by approximately 34 percent. Trip generation is based on land uses and its associated square footage. This would result in a corresponding decrease in overall VMT and proportional decrease in employees. Therefore, the resulting VMT per employee would be similar to the Proposed Project since it is based on Project generated VMT divided by number of employees. As a result, the

Reduced Intensity Alternative would generate a similar VMT per capita, though below the City's threshold of significance. However, with regards to trip generation, the Reduced Intensity Alternative would result in fewer vehicle and truck trips compared to the Proposed Project (691 ADT compared to 1,047 ADT with the Proposed Project).

Tribal Cultural Resources

The Reduced Intensity Alternative would involve the same construction impact area. Although there are no known Tribal Cultural Resources within the Project area, this alternative would result in the same potential impacts to Tribal Cultural Resources within the Project area as the Proposed Project, should they be present. With incorporation of mitigation measures, this alternative would have similar, less than significant impacts as the Proposed Project related to Tribal Cultural Resources.

Utilities and Service Systems

As with the Proposed Project, the Reduced Intensity Alternative would increase the water demand, wastewater generation, and electricity demand at the Project Site compared to existing conditions where the site is undeveloped. Additionally, as discussed above under Hydrology and Water Quality, this alternative would involve development of the same area that would occur with implementation of the Proposed Project and would generate a similar amount of storm water runoff. Although the total building area would be reduced, the overall utility infrastructure needed to serve the Reduced Intensity Alternative would be the same as the Proposed Project and would be located within the same construction impact area. Therefore, as with the Proposed Project, the Reduced Intensity Alternative would have similar, less than significant impacts as the Proposed Project related to the installation of utility infrastructure.

Due to the decreased building area, the Reduced Intensity Alternative would have reduced water demand and wastewater generation as compared to the Proposed Project. Therefore, the EMWD would have sufficient water to serve the Reduced Intensity Alternative. Similarly, there would be adequate capacity in the EMWD wastewater treatment facilities to treat wastewater generated by the Reduced Intensity Alternative. The Reduced Intensity Alternative and Proposed Project would have less than significant impacts related to water supply and wastewater treatment.

As with the Proposed Project, construction and operation of industrial uses under the Reduced Intensity Alternative would comply with applicable local and state regulations related to solid waste management and diversion of solid waste from landfills. The Reduced Intensity Alternative and Proposed Project would have less than significant impacts related to solid waste.

5.5.3.2 Avoid or Substantially Lessen the Significant Impacts of the Project

Due to the 34 percent reduction in building size with the Reduced Intensity Alternative, there would be a related 34 percent reduction in average daily trip generation, including truck trips. For all topical areas, similar or reduced impact levels would occur with the Reduced Intensity Alternative compared to the Proposed Project.

5.5.3.3 Ability to Meet Project Objectives

1. **Allow for the development of a professional, well-maintained, and attractive light industrial warehousing complex that is compatible with nearby residential neighborhoods.** The Reduced Intensity Alternative would attain this objective.
2. **Develop industrial land uses on the Project Site consistent with the Perris Valley Commerce Center Specific Plan policies and objectives.** The Reduced Intensity Alternative would attain this objective.
3. **Provide additional employment opportunities for area residents consistent with SCAG's Connect SoCal 2024 Plan which promotes a balance of job and housing opportunities in local areas to reduce long commutes from home to work.** The Reduced Intensity Alternative would attain this objective, but not to the same extent as the Proposed Project since the reduced building size would also reduce the number of potential jobs created (when considering jobs are based on a certain number of employees per square foot of development).
4. **Provide additional industrial warehousing opportunities adjacent to designated truck routes within the City of Perris.** The Reduced Intensity Alternative would attain this objective.
5. **Expand economic development and facilitate job creation in the City of Perris by establishing a new industrial development area adjacent to an already-established industrial area.** The Reduced Intensity Alternative would attain this objective, but not to the same extent as the Proposed Project since the reduced building area would also reduce the number of potential jobs created (when considering jobs are based on a certain number of employees per square foot of development).
6. **Revitalize the Project Site by transitioning from vacant, undeveloped land to a modern-day commerce center.** The Reduced Intensity Alternative would attain this objective.

5.6 Environmentally Superior Alternative

CEQA requires the identification of an environmentally superior alternative. Section 15126.6(e)(2) of the CEQA Guidelines states that, if the No Project Alternative is the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives. Table 5-1 provides a summary comparison of the alternatives with the Proposed Project to highlight if each alternative would result in a similar, greater, or lesser impact regarding potentially significant impacts. In addition, Table 5-2 provides a summary comparison of the alternatives with the proposed project to determine if each alternative would meet the objectives of the Proposed Project.

The No Project/No Development Alternative has the least impact to the environment because it would not involve any construction activities or warehouse operations. There would be no impacts related to air quality, biological resources, greenhouse gas emissions, land use planning and no VMT impacts. However, none of the objectives established for the Proposed Project would be met.

With regard to the remaining development alternative, the Reduced Intensity Alternative is environmentally superior to the Proposed Project. Due to the 34 percent reduction in building size with this Alternative, there would be a related 34 percent reduction in average daily trip generation, including truck trips. As shown in Table 5-2, the Reduced Intensity Alternative would result in reduced impacts related to air quality, energy, GHG emissions, noise, and utilities and service systems. For the other impact categories, the level of impact would be similar as compared to the Proposed Project. The Reduced Intensity Alternative would attain some of the Project objectives, but not to the same extent as the Proposed Project as there would be less employment generation and less economic benefit to the City.

Table 5-1. Comparison of Potentially Significant Impacts for Alternatives to the Project

Impact	Proposed Project		Alternatives		
	Without Mitigation	With Mitigation	No Project	Alternative 2	Alternative 3
Section 4.1, Aesthetics					
Threshold AE-1: Scenic Vistas	LS		NI (less)	LS (similar)	LS (similar)
Threshold AE-2: Scenic Resources	LS		NI (less)	LS (similar)	LS (similar)
Threshold AE-3: Degradation of Existing Visual Character or Conflict with Zoning or Regulations for Scenic Quality	LS		NI (less)	LS (similar)	LS (less)
Threshold AE-4: Light and Glare	PS	LSM	NI (less)	LSM (similar)	LSM (similar)
Section 4.2, Air Quality					
Threshold AQ-1: Consistency with Applicable Air Quality Plan	LS		NI (less)	LS (similar)	LS (similar)
Threshold AQ-2: Cumulative Increase in Criteria Pollutant Emissions	LS		NI (less)	LS (similar)	LS (less)
Threshold AQ-3: Sensitive Receptors	LS		NI (less)	LS (similar)	LS (less)
Threshold AQ-4: Odors	LS		NI (less)	LS (similar)	LS (less)
Section 4.3, Biological Resources					
Threshold BIO-1: Candidate, Sensitive, or Special-Status Species	PS	LSM	NI (less)	LSM (similar)	LSM (similar)
Threshold BIO-2: Riparian Habitat and Other Sensitive Natural Communities	LS		NI (less)	LS (similar)	LS (similar)
Threshold BIO-3: Wetlands	LS		NI (less)	LS (similar)	LS (similar)
Threshold BIO4: Native Resident or Migratory Fish or Wildlife Species	PS	LSM	NI (less)	LSM (similar)	LSM (similar)
Threshold BIO-5: Conflict with Tree Preservation Policy or Ordinance	LS		NI (less)	LS (similar)	LS (similar)
Threshold BIO-6: Conflict with Habitat Conservation Plan	LS		NI (less)	LS (similar)	LS (similar)

Table 5-1. Comparison of Potentially Significant Impacts for Alternatives to the Project

Impact	Proposed Project		Alternatives		
	Without Mitigation	With Mitigation	No Project	Alternative 2	Alternative 3
Section 4.4, Cultural Resources					
Threshold 1: Historical Resources	LS		NI (less)	LS (similar)	LS (similar)
Threshold 2: Archaeological Resources	PS	LSM	NI (less)	LSM (similar)	LSM (similar)
Threshold 3: Human Remains	LS		NI (less)	LS (similar)	LS (similar)
Section 4.5, Energy					
Threshold EN-1: Wasteful or Inefficient Energy Usage	LS		NI (less)	LS (similar)	LS (less)
Threshold EN-2: Conflict with Renewable or Energy Efficiency Plan	LS		NI (less)	LS (similar)	LS (similar)
Section 4.6, Geology and Soils					
Threshold GEO-1: Exposure to Seismic-Related Hazards	LS		NI (less)	LS (similar)	LS (similar)
Threshold GEO-2: Soil Erosion or Topsoil Loss	LS		NI (less)	LS (similar)	LS (similar)
Threshold GEO-3: Geologic Stability	LS		NI (less)	LS (similar)	LS (similar)
Threshold GEO-4: Expansive Soils	LS		NI (less)	LS (similar)	LS (similar)
Threshold GEO-5: Septic Tanks or Alternative Wastewater Disposal Systems	NI		NI	NI	NI
Threshold GEO-6: Paleontological Resources	PS	LSM	NI (less)	LSM (similar)	LSM (similar)
Section 4.7, Greenhouse Gas Emissions					
Threshold GHG-1: Generation of Greenhouse Gas Emissions	LS		NI (less)	LS (less)	LS (less)
Threshold GHG-2: Conflict with Applicable Plan	LS		NI (less)	LS (less)	LS (less)
Section 4.8, Hazards and Hazardous Materials					
Threshold HAZ-1: Transportation, Use, and Disposal of Hazardous Materials	LS		NI (less)	LS (similar)	LS (less)
Threshold HAZ-2: Accidental Releases	LS		NI (less)	LS (similar)	LS (less)
Threshold HAZ-3: Hazards to Nearby Schools	NI		NI	NI	NI
Threshold HAZ-4: Hazardous Materials Sites	NI		NI	NI	NI
Threshold HAZ-5: Hazards from Nearby Airports	LS		NI (less)	LS (similar)	LS (similar)

Table 5-1. Comparison of Potentially Significant Impacts for Alternatives to the Project

Impact	Proposed Project		Alternatives		
	Without Mitigation	With Mitigation	No Project	Alternative 2	Alternative 3
Threshold HAZ-6: Emergency Response or Evacuation Plans	LS		NI (less)	LS (similar)	LS (similar)
Threshold HAZ-7: Wildland Fires	NI		NI	NI	NI
Section 4.9, Hydrology and Water Quality					
Threshold HYD-1: Water Quality Standards	LS		NI (greater)	LS (similar)	LS (similar)
Threshold HYD-2: Groundwater Supplies	LS		NI (less)	LS (similar)	LS (less)
Threshold HYD-3: Site Drainage and Hydrology	LS		NI (greater)	LS (similar)	LS (similar)
Threshold HYD-5: Conflict with Water Quality Control Plan or Sustainable Groundwater Management Plan	LS		NI (similar)	LS (similar)	LS (similar)
Section 4.10, Land Use and Planning					
Threshold LU-1: Physical Division of Established Community	LS		NI (less)	LS (similar)	LS (similar)
Threshold LU-2: Conflict with Applicable Land Use Plans, Policies, and Regulations	LS		NI (less)	LS (less)	LS (similar)
Section 4.11, Noise					
Threshold N-1: Exceedance of Noise Standards	LS		NI (less)	LS (similar)	LS (less)
Threshold N-2: Excessive Groundborne Vibration or Noise	LS		NI (less)	LS (less)	LS (similar)
Threshold N-3: Aircraft Noise	NI		NI (less)	NI (similar)	NI (similar)
Section 4.12, Transportation					
Threshold TR-1: Circulation System Performance	LS		NI (less)	LS (less)	LS (less)
Threshold TR-2: Induction of Substantial Vehicle Miles Traveled	LS		NI (less)	LS (similar)	LS (less)
Threshold TR-3: Hazardous Design Features	LS		NI (less)	LS (similar)	LS (similar)
Threshold TR-4: Inadequate Emergency Access	LS		NI (less)	LS (similar)	LS (similar)
Section 4.13, Tribal Cultural Resources					
Threshold TCR-1: Tribal Cultural Resources	PS	LSM	NI (less)	LSM (similar)	LSM (similar)

Table 5-1. Comparison of Potentially Significant Impacts for Alternatives to the Project

Impact	Proposed Project		Alternatives		
	Without Mitigation	With Mitigation	No Project	Alternative 2	Alternative 3
Section 4.14, Utilities and Service Systems					
Threshold USS-1: New or Expanded Utilities Facilities	LS		NI (less)	LS (similar)	LS (similar)
Threshold USS-2: Water Supply Availability	LS		NI (less)	LS (similar)	LS (less)
Threshold USS-3: Wastewater Treatment Capacity	LS		NI (less)	LS (similar)	LS (less)
Threshold USS-4: Solid Waste Generation	LS		NI (less)	LS (similar)	LS (less)
Threshold USS-5: Compliance with Solid Waste Regulations	LS		NI (less)	LS (similar)	LS (similar)

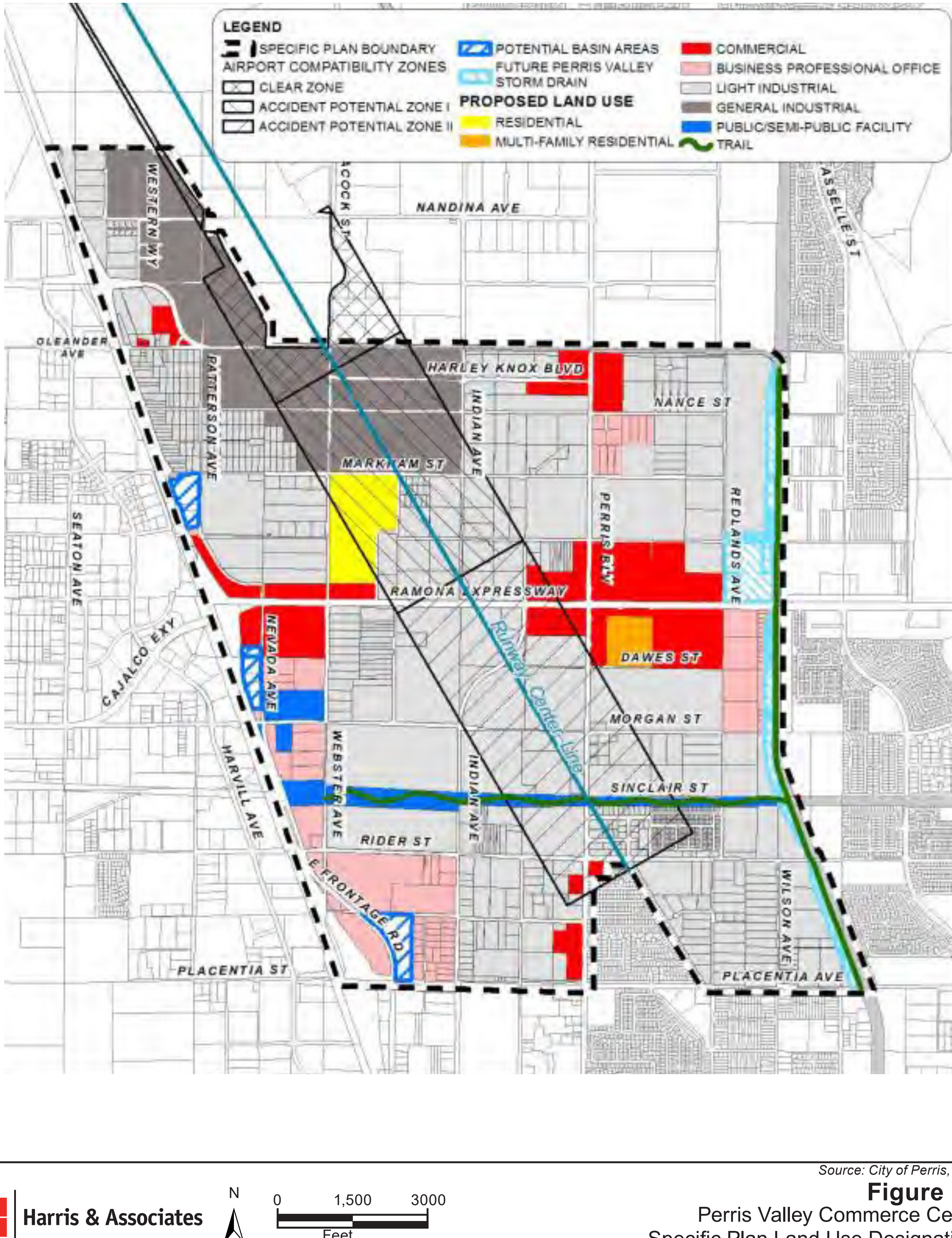
Notes: LS = Less than Significant Impact; LSM = Less than Significant with Mitigation, NI = No Impact; PS = Potentially Significant Impact; SU = Significant and Unavoidable

Table 5-2. Ability of Project Alternatives to Meet the Project Objectives

Project Objectives	Ability of Alternatives to Meet the Project Objectives		
	No Project	Alterative 2	Alternative 3
1. Allow for the development of a professional, well-maintained, and attractive light industrial warehousing complex that is compatible with nearby residential neighborhoods.	No	Yes	Yes
2. Develop industrial land uses on the Project Site consistent with the Perris Valley Commerce Center Specific Plan policies and objectives.	No	Yes	Yes
3. Provide additional employment opportunities for area residents consistent with SCAG's Connect SoCal 2024 Plan which promotes a balance of job and housing opportunities in local areas to reduce long commutes from home to work.	No	Yes	Yes, but not to the same extent as the Proposed Project
4. Provide additional industrial warehousing opportunities adjacent to designated truck routes within the City of Perris.	No	Yes	Yes

Table 5-2. Ability of Project Alternatives to Meet the Project Objectives

Project Objectives	Ability of Alternatives to Meet the Project Objectives		
	No Project	Alterative 2	Alternative 3
5. Expand economic development and facilitate job creation in the City of Perris by establishing a new industrial development area adjacent to an already-established industrial area.	No	Yes	Yes, but not to the same extent as the Proposed Project
6. Revitalize the Project Site by transitioning from vacant, undeveloped land to a modern-day commerce center.	No	Yes	Yes



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Source: City of Perris, 2022.

Harris & Associates

Figure 5-1
Perris Valley Commerce Center
Specific Plan Land Use Designations

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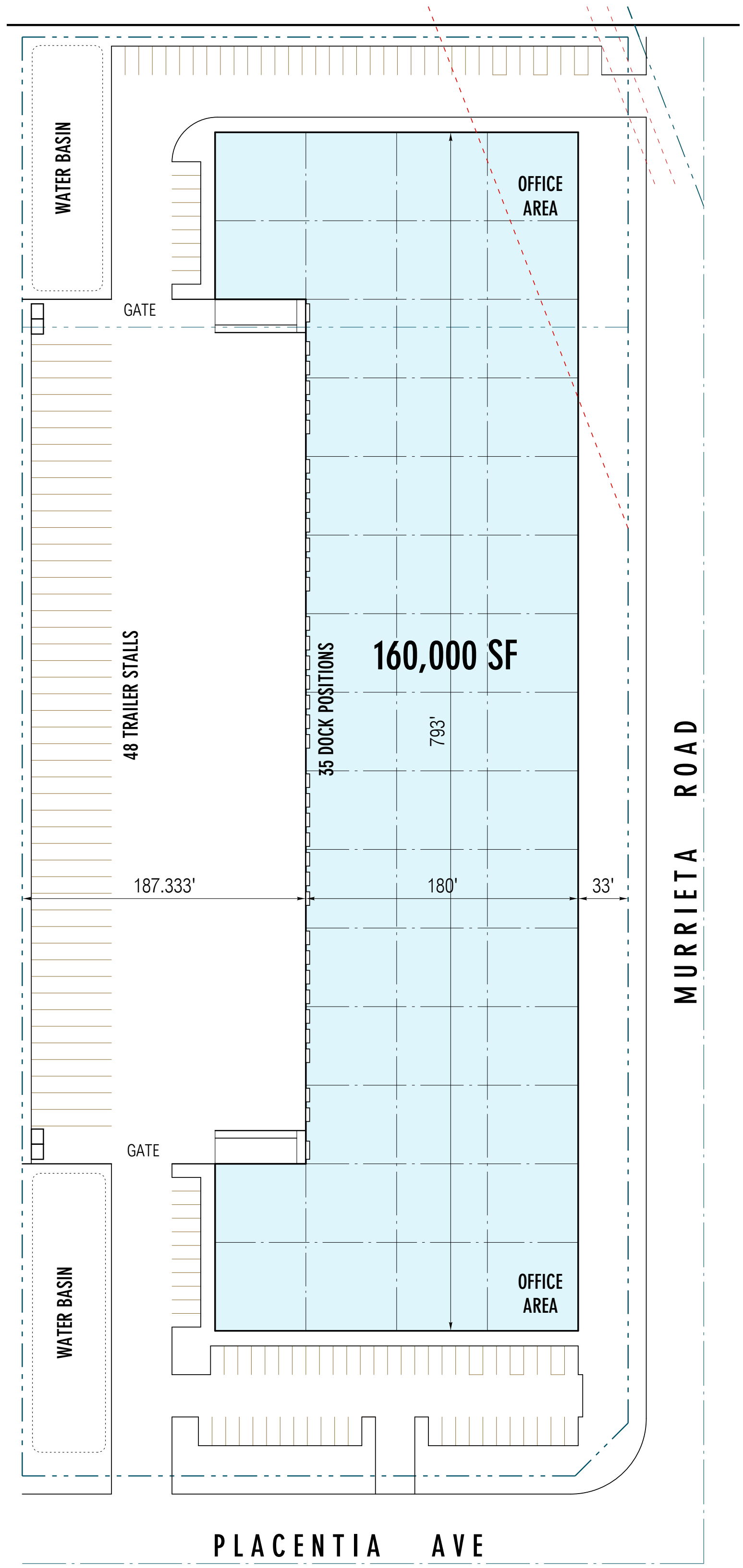

PROJECT DATA:

APPROX. GROSS SITE AREA:	446,490 SF / 10.25 AC
APPROX. NET SITE AREA:	380,634 SF / 8.73 AC
BUILDING AREA:	
FOOTPRINT	156,000 SF
MEZZANINE	4,000 SF
TOTAL	160,000 SF
LOT COVERAGE:	42.03 %
PARKING REQUIRED:	
20K WHSE @ 1/1,000 SF	20 STALLS
20K WHSE @ 1/2000 SF	10 STALLS
00 SF WHSE @ 1/4000 SF	30 STALLS
TOTAL	60 STALLS
PARKING PROVIDED:	96 STALLS

Source: RGA Office of Architectural Design, 2021.

Harris & Associates

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0 50 100
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Figure 5-2
Single Dock – Placentia Avenue Access Alternative
The Cubes at Placentia

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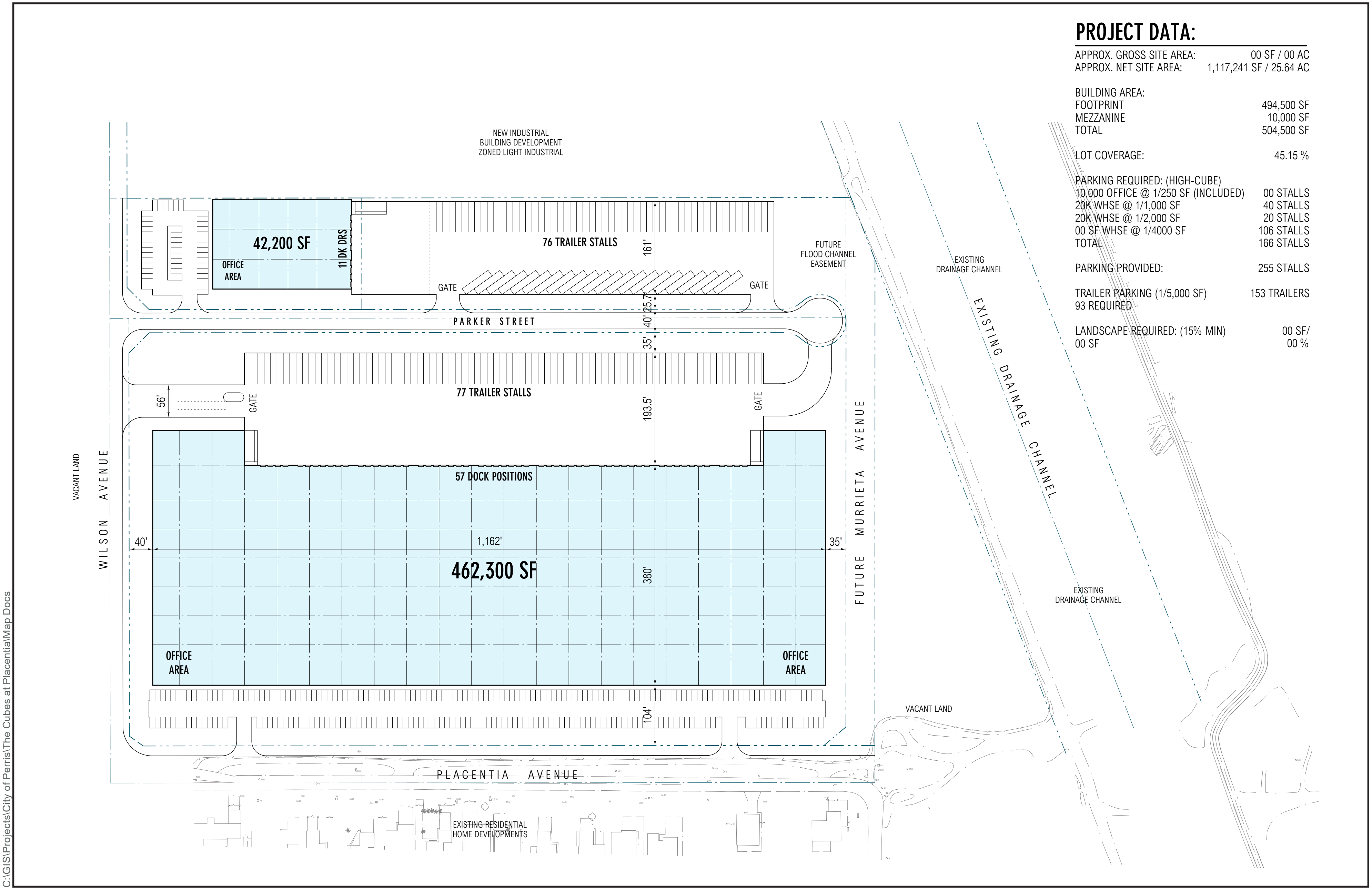

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Source: RGA Office of Architectural Design, 2021.

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Figure 5-3

No Specific Plan Amendment (SPA) Alternative

The Cubes at Placentia

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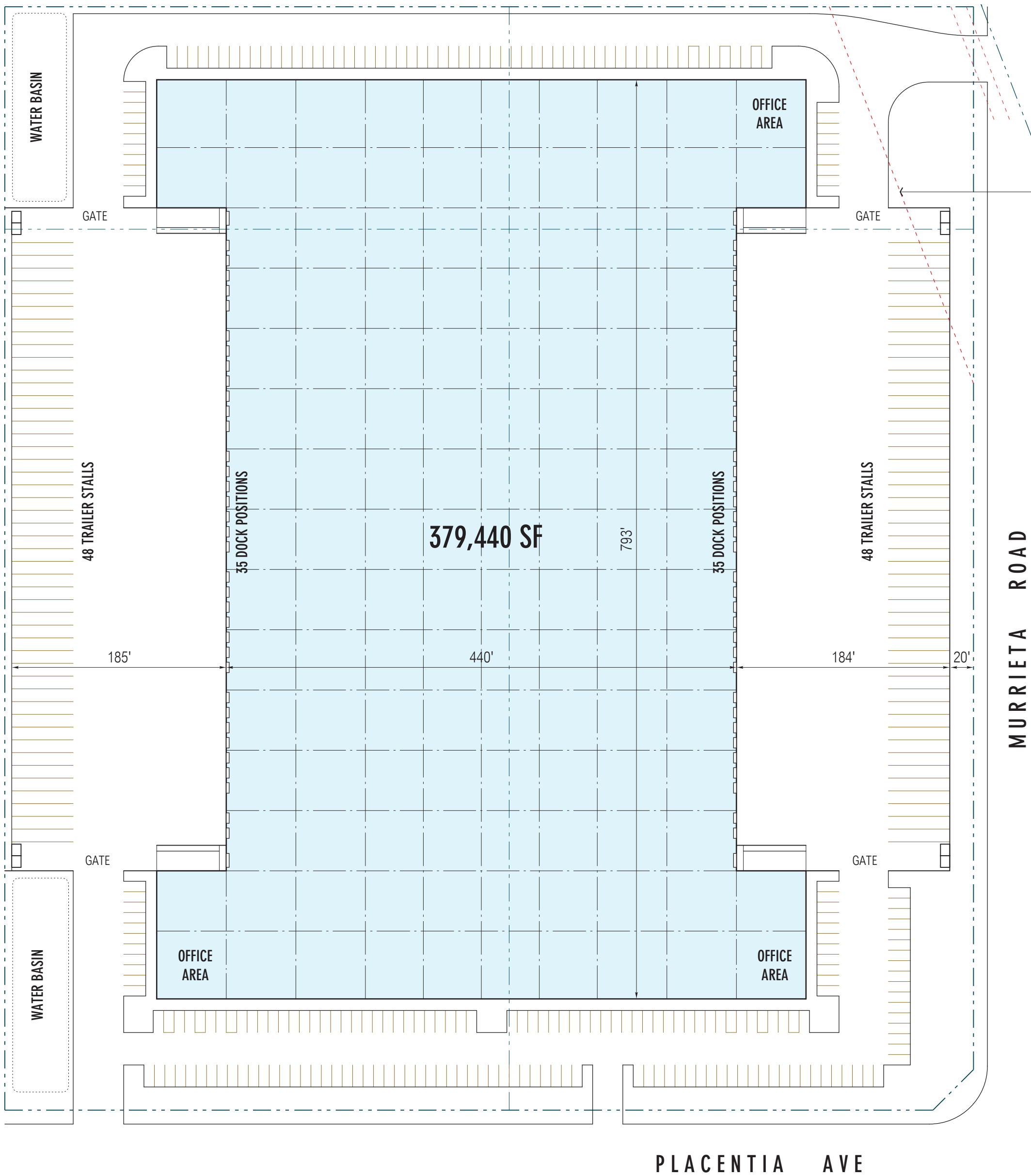

PROJECT DATA:

APPROX. GROSS SITE AREA:	894,324 SF / 20.53 AC
APPROX. NET SITE AREA:	794,755 SF / 18.24 AC
BUILDING AREA:	
FOOTPRINT	375,440 SF
MEZZANINE	4,000 SF
TOTAL	379,440 SF
LOT COVERAGE:	47.74 %
PARKING REQUIRED:	
20K WHSE @ 1/1,000 SF	20 STALLS
20K WHSE @ 1/2000 SF	10 STALLS
00 SF WHSE @ 1/4000 SF	85 STALLS
TOTAL	115 STALLS
PARKING PROVIDED:	218 STALLS

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Source: RGA Office of Architectural Design, 2021.

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Figure 5-4
Reduced Intensity Alternative

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Figures

Tables