

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024080337

Project Title: Harvest Landing Retail Center & Business Park Project

Lead Agency: City of Perris

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Project Location: Perris, Riverside County

City

County

Project Description (Proposed actions, location, and/or consequences).

The adopted Harvest Landing Specific Plan (SP) guides land use over 341.1 acres (AC) for residential, business, commercial, and open space uses. The Project proposes a Specific Plan Amendment (SPA) to annex 3 parcels (APNs 305-060-042, -036, -037) and apply an MBU Overlay to APN 305-060-038, increasing the SP area to 358.28 AC. The SPA would also change the land use plan to replace residential uses with Multiple Business Uses (MBU) and Commercial uses, and increase the maximum floor area ratio (FAR) from 0.35 to 0.75 for both designations to align with the City's General Plan land use designations. The proposed Phase 1 development includes a 139.89 AC business park (1 hub parcel, 3 high-cube warehouses, 3 light industrial buildings totaling 1,727,579 SF), a 22.16 AC shopping center (250,457 SF), and a 24.33 AC retail site (167,050 SF store, 12-pump gas station, two 5,500 SF fast food restaurants). The maximum buildout of the SP would total approximately 5,735,535 SF of MBU and 428,507 SF of commercial uses.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR found that the Project would result in significant and unavoidable adverse environmental impacts to air quality (conflict with the Air Quality Management Plan and construction and operational regional emissions), greenhouse gas (GHG) emissions (emissions and conflict with a GHG reduction plan), noise (off-site traffic noise), and transportation (vehicle miles traveled). The environmental topic areas evaluated in the DEIR that can be feasibly reduced to less than significant levels with incorporation of the mitigation measures described in the DEIR include the following areas: air quality (expose sensitive receptors to substantial pollutant concentrations), biological resources (nesting birds and burrowing owl, on-site drainage features), cultural resources (archaeological resource and inadvertent discovery of human remains), geology and soils (paleontological monitoring), hazards and hazardous materials (air quality MM AQ-8 through AQ-21), tribal cultural resources (cultural MM CUL-1 and CUL-2). The remaining environmental topic areas evaluated in the DEIR were determined to be less than significant: aesthetics, agriculture and forestry resources (no impacts), energy, hydrology and water quality, land use and planning, population and housing, public services, recreation, and utilities and service systems.

A summary of all impacts and mitigation measures are shown in Table 1-1 of the Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Lead Agency has identified a few issues of local concern including impacts to air quality, greenhouse gas emissions, housing, transportation, and noise which are discussed within the DEIR.

Provide a list of the responsible or trustee agencies for the project.

Riverside County Airport Land Use Commission (ALUC)
South Coast Air Quality Management District
Santa Ana Regional Water Quality Control Board
Eastern Municipal Water District
Riverside County Flood Control and Water Conservation District
California Department of Fish and Wildlife