

EXHIBIT A

March 2025 | Initial Study/Mitigated Negative Declaration Response to Comments  
State Clearinghouse No. 2025020635

# SKY VIEW ELEMENTARY SCHOOL NEW CLASSROOM BUILDING PROJECT

Perris Elementary School District

*Prepared for:*

**Perris Elementary School District**

Contact: Bradd E. Runge,  
Director of Facilities, Maintenance, and Operations  
143 East First Street  
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951.657.3118 x4001

*Prepared by:*

**PlaceWorks**

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## Table of Contents

<b>Section</b>	<b>Page</b>
<b>1. INTRODUCTION.....</b>	<b>1-1</b>
1.1 BACKGROUND.....	1-1
1.1.1 Project Location .....	1-1
1.1.2 Proposed Project.....	1-1
1.2 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION .....	1-1
1.3 DOCUMENT FORMAT .....	1-2
1.4 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES .....	1-2
1.5 PUBLIC ENGAGEMENT.....	1-3
1.5.1 Notice of Intent to Adopt a Mitigated Negative Declaration .....	1-3
<b>2. RESPONSE TO COMMENTS .....</b>	<b>2-1</b>

## Table of Contents

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# 1. Introduction

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This document includes a compilation of the public comments received for the Sky View Elementary School New Classroom Project (proposed project) Initial Study/Mitigated Negative Declaration (IS/MND)(State Clearinghouse No. 2025020635). The Perris Elementary School District (PESD or District) proposes the implementation of the proposed project that includes construction of a new two-story classroom and the expansion of existing kitchen facilities at Sky View Elementary School in the City of Perris.

## 1.1 BACKGROUND

### 1.1.1 Project Location

The 8.6-acre project site is located within the existing Sky View ES campus at 625 Mildred Street in the City of Perris (Assessor's Parcel Number 311-170-009) in Riverside County (project site). The project site is approximately 1.1 miles east of Interstate 215 (I-215) and approximately 2 miles northeast of State Route 74 (SR-74). Local access to the project site is provided by Mildred Street to the north and Murrieta Road to the east.

### 1.1.2 Proposed Project

The District proposes to construct a new two-story classroom building with exterior improvements in the southwestern portion of the Sky View ES and expand an existing kitchen located in the western portion of the Sky View ES campus (proposed project). The new two-story classroom building would contain 10 new classrooms, an Art classroom and a Science labs, restrooms, a work room, mechanical and storage rooms, and other utility rooms. The addition of the classrooms and labs would increase the student capacity on the Sky View ES campus by a maximum of 324 students, a total increase of approximately 45 percent..

Additionally, the proposed project would include exterior changes and additions such as the relocation of three basketball courts, an outdoor learning space, and two outdoor shade structures with benches within the project site. The proposed project would not require the demolition of any existing buildings.

## 1.2 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

An Initial Study (IS) was prepared for the project and concluded that there will be less-than-significant impacts on the environment with the incorporation of mitigation measures; therefore, a mitigated negative declaration (MND) was prepared for the project. Based on the information in the IS/MND, the project would not result in any potentially significant environmental impacts.

Under the California Environmental Quality Act (CEQA), a lead agency is not required to prepare formal responses to comments on an MND. However, CEQA requires the District to have adequate information on

## 1. Introduction

the record explaining why the comments do not affect the conclusion of the MND that there are no potentially significant environmental effects. In the spirit of public disclosure and engagement, the District, as the lead agency, has responded to all written comments submitted on the MND during the 30-day public review period, which began February 20, 2025, and ended March 21, 2025.

### 1.3 DOCUMENT FORMAT

This document is organized as follows:

**Chapter 1, Introduction.** This section describes CEQA requirements and content of this document. Additionally, this section describes the public engagement that was conducted for the project.

**Chapter 2, Response to Comments.** This section provides a list of agencies and interested persons who commented on the IS/MND, copies of comment letters received during the public review period. References to “comment letters” or “written comments,” as used herein, refers to any written communication, including emails and letters submitted during the public review period. To facilitate review, each comment letter has been reproduced and assigned a number— A1 and A2 for comment received from state and local agencies and organizations, and R1 and R2 for comments received from residents and the general public. Two comment letters were received from state and local agencies; however, no comments were received. Individual comments have been numbered for each letter, and the letter is followed by responses with references to the corresponding comment number.

### 1.4 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines, Section 15204(b), outlines parameters for submitting comments on negative declarations, and reminds persons and public agencies that the focus of review and comment of MNDs should be on the proposed findings that the project will not have a significant effect on the environment. If the commenter believes that the project may have a significant effect, they should: (1) Identify the specific effect, (2) Explain why they believe the effect would occur, and (3) Explain why they believe the effect would be significant.

CEQA Guidelines, Section 15204(c), further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.”

Section 15204(d) also states, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” Section 15204 (e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

Finally, CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to potentially significant environmental issues and do not need to provide all information requested by reviewers, as long as a good-faith effort at full disclosure is made in the environmental document.

## 1. Introduction

### 1.5 PUBLIC ENGAGEMENT

#### 1.5.1 Notice of Intent to Adopt a Mitigated Negative Declaration

Per CEQA Guidelines Sections 15072 and 15073, after preparation of an IS, the District determined that an MND would be appropriate for the project and circulated a Notice of Intent (NOI) to Adopt an MND. The 30-day public review period for the IS/MND was from February 20, 2025 to March 21, 2025, per CEQA Guidelines Section 15073(a). Public notification of the IS/MND included the following methods.

- NOI sent to addresses within 500 feet of Sky View Elementary School.
- NOI sent to state and local agencies.

Additionally, copies of the IS/MND and NOI were made available for review at the following locations:

- Perris Elementary School District, 143 E. 1st Street, Perris, CA 92570
- Sky View Elementary School, 625 Mildred Street, Perris, CA 92571

The documents can also be accessed online at: <https://www.perrisesd.org/o/pesd/page/facilities>





## 2. Response to Comments

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This section provides all written comments received on the circulated MND and the District's responses to each comment. Comment letters and specific comments within those letters are assigned an alphanumeric designation for reference purposes. The following is a list of all comment letters received on the circulated MND during the 30-day public review period, which began February 20, 2025, and ended March 21, 2025.

The following is a list of agencies and persons that submitted comments on the MND during the public review period.

<b>Number Reference</b>	<b>Commenting Person/Agency</b>	<b>Date of Comment</b>	<b>Page No.</b>
<b>Agencies &amp; Organizations</b>			
A1	Department of Toxic Substances Control (DTSC)	February 24, 2025	2-3
A2	Eastern Municipal Water District (EMWD)	March 13, 2025	2-9

## 2. Response to Comments

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## 2. Response to Comments

### **COMMENT LETTER A1 – Department of Toxic Substances Control (3 pages)**

Comment Letter A1



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**  
Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

#### **SENT VIA ELECTRONIC MAIL**

February 24, 2025

Bradd E. Runge  
Director of Facilities, Maintenance, and Operations  
Perris Elementary School District  
143 East First Street  
Perris, CA 92570  
[bradd.runge@perrisesd.org](mailto:bradd.runge@perrisesd.org)

RE: MITIGATED NEGATIVE DECLARATION FOR THE SKY VIEW ELEMENTARY SCHOOL NEW CLASSROOM BUILDING PROJECT DATED FEBRUARY 19, 2025, STATE CLEARINGHOUSE NUMBER [2025020635](#)

Dear Bradd E. Runge,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Sky View Elementary School New Classroom Building Project (Project). The Perris Elementary School District proposes to construct a new two-story classroom building at the southwest corner of the Sky View Elementary School Campus that would contain 10 new classrooms and two labs, restrooms, a work room, and mechanical and storage rooms. Additionally, the proposed project would expand the existing kitchen in the western portion of the campus. The proposed project would increase student capacity by approximately 45 percent. Additionally, the proposed project would include exterior changes and additions such as the relocation of three basketball courts, an outdoor learning space, and two outdoor shade structures with benches within the project site. DTSC recommends and requests consideration of the following comments:

A1-1

## 2. Response to Comments

Bradd E. Runge  
February 24 2025  
Page 2

1. If the district plans to use California Department of Education (CDE) State funds for the project, then the district shall comply with the requirements of Education Code (EDC), [§17210](#), [§17213.1](#), and [§17213.2](#), unless otherwise specifically exempted under section [§17268](#). If the district is not using CDE State funds for the project, or is otherwise specifically exempt under section [§17268](#), DTSC recommends the district continue to investigate, clean up the Site under the oversight of Riverside County and in concurrence with all applicable DTSC guidance documents, if necessary. For more information on the CDE State funding, please visit the [Office of Public-School Construction](#) webpage.

A local education agency may also voluntarily request the CDE site/plan approval for locally funded site acquisitions and new construction projects. In these cases, CDE will require DTSC to review and approve prior to its final approval, except when exempt under section 17268.

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the MND for the Sky View Elementary School New Classroom Building Project. If you would like to proceed with DTSC's school environmental review process, please visit [DTSC's Evaluating & Clean-up School 3-Step Process to begin a Phase I Environmental Site Assessment](#).

A1-2

A1-3

A1-4

## 2. Response to Comments

Bradd E. Runge  
February 24 2025  
Page 3

Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [CEQA Review email](#) for additional guidance.

A1-4 Cont'

Sincerely,



Dave Kereazis  
Associate Environmental Planner  
HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

cc: (via email)

Governor's Office of Land Use and Climate Innovation  
State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Alen Estrada-Rodas  
Senior Associate  
PlaceWorks, Inc. / Consulting Firm  
[Aestradarodas@placeworks.com](mailto:Aestradarodas@placeworks.com)

Tamara Purvis  
Associate Environmental Planner  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Tamara.Purvis@dtsc.ca.gov](mailto:Tamara.Purvis@dtsc.ca.gov)

Scott Wiley  
Associate Governmental Program Analyst  
HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
[Scott.Wiley@dtsc.ca.gov](mailto:Scott.Wiley@dtsc.ca.gov)

## 2. Response to Comments

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## 2. Response to Comments

### **A1. Response to Comments from Department of Toxic Substances Control, received on February 24, 2025.**

- A1-1 This comment introduces the comment letter and briefly describes the proposed project. No response is required.
- A1-2 This comment outlines the requirements of the California Education Code for State-funded projects and recommendations for non-State-funded projects. The District would follow all applicable procedures and requirements for the implementation of the proposed project. Hazards and hazardous materials were evaluated in Section 4.9, *Hazards and Hazardous Materials*, of the IS/MND. This comment does not identify a deficiency in the IS/MND nor a new or exacerbated potential significant environmental impact. No changes to the IS/MND are required.
- A1-3 This comment recommends that any imported soils be sampled to ensure it is free of contamination. The proposed project would not import soils to backfill any excavated areas. This comment does not address the adequacy of the analysis in the IS/MND, and no further response is necessary.
- A1-4 This comment expresses appreciation for including DTSC in the environmental review process. No further response is necessary. The District will consider all comments and recommendations as part of its decision-making for this project.



## 2. Response to Comments

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## 2. Response to Comments

### COMMENT LETTER A2 – Eastern Municipal Water District (4 pages)



Comment Letter A2

March 13, 2025

Bradd E. Runge  
Director of Facilities, Maintenance, and Operation  
Perris Elementary School District  
143 East First Street,  
Perris, CA 92570

**Subject: Sky View Elementary School New Classroom Building Project – Notice of Intent to Adopt a Mitigated Negative Declaration (SCH No. 2025020635)**

Dear Mr. Runge:

EMWD appreciates the opportunity to provide comments on the proposed Sky View Elementary School New Classroom Building Project Mitigated Negative Declaration.

EMWD requests the Lead Agency/project proponent consult with the District via a one-hour complementary Due Diligence meeting. This meeting will inform the Lead Agency/project proponent as to whether facility/pipeline improvements are required to service the project. To set up this meeting the Lead Agency/project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our web page [www.emwd.org](http://www.emwd.org), then select the "Developer" link, then select the "New Development Process Forms" link. This meeting will offer the following benefits:

1. Describe EMWD's development process
2. Identify project scope and parameters
3. Provide a preliminary review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service
5. Identify project submittal requirements to start the Design Conditions review

A2-1

Board of Directors  
Stephen J. Corona, *President* David J. Slawson, *Vice President* Jeff Armstrong Joe Grindstaff Philip E. Paule

**EASTERN MUNICIPAL WATER DISTRICT**

2270 Trumble Road • Perris, CA 92572-8300  
T 951.928.3777 • F 951.928.6177 • [www.emwd.org](http://www.emwd.org)

## 2. Response to Comments

Mr. Runge  
March 13, 2025  
Page 2

Following the Due Diligence meeting, to proceed with this project, the Design Conditions (DC) will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The DC process and approval will provide the following:

1. Technical evaluation of the project's demands and existing system capacities
2. Identification of impacts to existing facilities
3. Identification of required on-site and off-site facilities, necessary to serve the project
4. Identification of easement requirements, if necessary
5. Identification of potential EMWD's cost participation in facility oversizing, if applicable

A2-1  
Cont'

If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by e-mail at [El-hagem@emwd.org](mailto:El-hagem@emwd.org).

Sincerely,

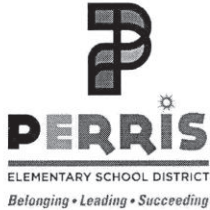


Anthony Budicin  
Director of Environmental and Regulatory Compliance

Cc: Maroun El-Hage, MPA, MS, PE, EMWD Principal Civil Engineer, Dev. Services Dept.  
Jose Ruiz, EMWD Assistant Engineer, Dev. Services Dept.  
Martha Vilchis, EMWD Water Resources Specialist Assistant, ERC Dept.

Attachment: Copy of Public Notice

## 2. Response to Comments



RECEIVED FEB 21 2025

**Perris Elementary  
School District**

143 E 1st St.  
Perris, CA 92570  
Phone: 951-657-3118  
FAX: 951-940-5115

**Board of Trustees**

Douglas Corona  
Carol Jimenez  
Lydia Mora  
Katie McClendon  
Erika Guzman Medina

**Chief Business Official**  
Francine M. Story

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Project:** Sky View Elementary School New Classroom Building Project  
**Lead Agency:** Perris Elementary School District  
**Applicant:** Perris Elementary School District  
**Review Period:** February 20 to March 21, 2025 (30 days)

**NOTICE IS HEREBY GIVEN** that the Perris Elementary School District (PESD or District) has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Sky View Elementary School New Classroom Building Project (proposed project). Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the Perris Elementary School District is the lead agency for the proposed project. The purpose of this notice is to (1) serve as a Notice of Intent (NOI) to adopt the IS/MND and (2) advise and solicit comments regarding the content of the IS/MND.

**PROJECT LOCATION:** Sky View Elementary School (ES) campus is located at 625 Mildred Street in the City of Perris (Assessor's Parcel Number [APN] 311-170-009) in Riverside County (project site). The project site is approximately 1.1 miles east of Interstate 215 (I-215) and approximately 2 miles northeast of State Route 74 (SR-74). Local access to the project site is provided by Mildred Street to the north and Murrieta Road to the east.

**PROJECT DESCRIPTION:** The District proposes to construct a new two-story classroom building with exterior improvements in the southwestern portion of the Sky View ES and expand an existing kitchen located in the western portion of the Sky View ES campus (proposed project). The new two-story classroom building would contain 10 new classrooms, an Art classroom and a Science lab, restrooms, a work room, mechanical and storage rooms, and other utility rooms. The addition of the classrooms and labs would increase the student capacity on the Sky View ES campus.

Additionally, the proposed project would include exterior changes and additions such as the relocation of three basketball courts, an outdoor learning space, and two outdoor shade structures with benches within the project site. The proposed project would not require the demolition of any existing buildings.

**PUBLIC REVIEW PERIOD:** February 20 to March 21, 2025

**RESPONSES AND COMMENTS:** Responsible public agencies, trustee agencies, the Office of Planning and Research, the Riverside County Clerk, organizations, and members of the public are invited to review and comment on the IS/MND. Your complete and detailed response should be sent at the earliest possible date, but not later than 5:00 pm on March 21, 2025. Please include the name, phone number, and email address of a contact person in all responses submitted. There will be no consideration of, or responses to, untimely comments.

perrisesd.org

## 2. Response to Comments

Please send your response to the IS/MND, in writing, with the subject heading **Sky View Elementary School New Classroom Building Project** to:

**Mail:** Bradd E. Runge, Director of Facilities, Maintenance, and Operations  
Perris Elementary School District  
143 East First Street  
Perris, California 92570

**Email:** [Bradd.runge@perrisesd.org](mailto:Bradd.runge@perrisesd.org)

**ENVIRONMENTAL DETERMINATION:** An IS was prepared for the proposed project and concluded that there will be less than significant impacts on the environment with the incorporation of mitigation measures; a MND has therefore been prepared. Possible impacts on Air Quality, Cultural Resources, Geology and Soils, and Tribal Cultural Resources were identified in the IS and will be mitigated to a less than significant level.

**DOCUMENT AVAILABILITY:** The IS/MND and NOI for the proposed project are available for public review at the following locations (physical locations during normal business hours):

- **Perris Elementary School District**, 143 E. 1<sup>st</sup> Street, Perris, CA 92570
- **Sky View Elementary School**, 625 Mildred Street, Perris, CA 92571
- **PESD website:** <https://shorturl.at/58cJK>

If you require additional information, please contact Bradd E. Runge at (951)657-3118 ext. 4001.

## 2. Response to Comments

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## 2. Response to Comments

### **A2. Response to Comments from Eastern Municipal Water District, received on March 13, 2025.**

- A2-1 This comment requests consultation between the lead agency and the District to discuss the requirement of facility/pipeline improvements for the proposed project. This comment provides steps to set up the meeting and the how to proceed once the meeting is held. As discussed in Section 4.19, *Utilities and Service Systems*, the campus is currently being served by EMWD water mains; the proposed project would connect to existing water mains and system improvements would be designed and constructed in accordance with the California Building Code and CALGreen requirements. Additionally, no off-site water or sewer improvement would be required for the proposed project. However, a meeting the District submitted the Due Diligence Form and contacted EMWD was March 25, 202 discuss the development of the proposed project. This comment does not identify a deficiency in the IS/MND nor a new or exacerbated potential significant environmental impact. No changes to the IS/MND are required.

