CITY OF PERRIS FOCUSED GENERAL PLAN UPDATE
Initial Study and Mitigated Negative Declaration (IS/MND)

CEQA Analysis Prepared for:

City of Perris
101 N. D Street
Perris, CA 92570

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November 2021

Project No. 7070

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PROJECT INFORMATION SHEET

1. Project Title	City of Perris Focused General Plan Update
2. CEQA Lead Agency	**City of Perris** 101 N. D Street Perris, CA 92570
3. Description of Project	The proposed project is located in the City of Perris. The proposed project is a focused General Plan update. The project includes an update to the City of Perris Housing and Safety Elements and a new Environmental Justice Element. The only discretionary action is a General Plan Amendment, which is discussed in detail in **Section 3.0** of this document:
4. Selected Agencies whose Approval is Required	City of Perris
5. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?	Letters were sent by the City of Perris (the Lead Agency), to local Native American tribes asking if they wished to participate in AB 52 consultation concerning the proposed City of Perris Focused General Plan Update Project. Tribes had up to 30 days in which to respond to notification of the project. For the proposed project, those tribe(s) that requested consultation were contacted by the City per Public Resources Code § 21074. Refer to **Section 4.18** of this document for additional details.
6. Other Public Agencies	Agencies that will review the proposed project include the following: • California Regional Water Quality Control Board – Santa Ana (Region 8) • South Coast Air Quality Management District • California Department of Forestry and Fire Protection (CAL FIRE) • Board of Forestry

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Term
AAQS	ambient air quality standards
ACM(s)	Asbestos-Containing Material(s)
AFY	Acre-feet per year
AIA	Airport Influence Area
AMI	Area Median Income
amsl	above mean sea level
APE	Area of Potential Effect
APN	Assessor's Parcel Number
AQA	Air Quality Analysis
AQMP	Air Quality Management Plan
AR4	Fourth Assessment Report
ARB	California Air Resources Board
BAU	business as usual
BIOS	Biogeographic Information and Observation System
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CAL Green	California Green Building Standards
Caltrans	California Department of Transportation
CAO(s)	Cleanup and Abatement Order(s)
CAPCOA	California Air Pollution Control Officers Association
CASGEM	California Statewide Groundwater Elevation Monitoring
CAT	Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDO(s)	Cease and Desist Order(s)
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
cfs	cubic feet per second
CGS	California Geological Survey
CH_4	methane
CHRIS	California Historic Resources Inventory System
City	City of Perris
CMPHS	CMP Highway System
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide

Acronym/Abbreviation	Term
CO_2e	carbon dioxide equivalent
County	County of Riverside
CRC	California Residential Code
CWA	Clean Water Act
DAMP	Drainage Area Management Plan
dB	decibel
dBA	A-weighted decibel scale
DOC	California Department of Conservation
DOSH	California Division of Safety and Health
DTSC	Department of Toxic Substances Control
du/ac	Dwellling units per acre
DWR	Department of Water Resources
EIR	Environmental Impact Report
EMS	Emergency Medical Services
EO	Executive Order
EPA	Environmental Protection Agency
ESA	Endangered Species Act
ESA	Environmental Site Assessment
°F	degrees Fahrenheit
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zones
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	greenhouse gases
GIS	Geographic Information System
GPCD	gallons per capita per day
gpd	gallons per day
GWP	global warming potential
HCP	Habitat Conservation Plan
HFCs	hydroflourocarbons
HU	Hydrologic Unit
HVAC	heating, ventiliation and air conditioning
IPCC	Intergovernmental Panel on Climate Change
ISA	International Society of Arboriculture
IS/MND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
L_{90}	noise level that is exceeded 90% of the time
L_{eq}	equivalent noise level
LBP	Lead-Based Paint
LID	Low Impact Development
L_{max}	root mean square maximum noise level
LOS	Level of Service
LRA	Local Responsibility Area
LSTs	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act

Acronym/Abbreviation	Term
mgd	million gallons per day
MLD	Most Likely Descendant
MARB	March Air Reserve Base
MM(s)	mitigation measure(s)
MMRP	Mitigation Monitoring and Reporting Program
$MMTCO_2e$	million metric tons of CO2e
MND	Mitigated Negative Declaration
MPAH	Master Plan of Arterial Highways
MRZ	Mineral Resource Zone
MS4	Municiple Separate Storm Sewer permit
MT	Metric tons
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
National Core	National Community Renaissance of California
NASA	National Aeronautics and Space Administration
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NO	nitric oxide
NO_x	nitrogen oxides
NO_2	nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
O_3	Ozone
OCSD	Orange County Sanitation District
OCTA	Orange County Transportation Agency
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Pb	lead
PCB	polychlorinated biphenyl
PESD	Perris Elementary School District
PFCs	perfluorocarbons
PFLSD	Placentia Fire and Life Safety Department
PM	particulate matter
PM_{10}	respirable particulate matter
$PM_{2.5}$	fine particulate matter
ppm	parts per million
PPV	peak particle velocity
PUHSD	Perris Union High School District
PVRWRF	Perris Regional Water Reclamation Facility
RCSD	Riverside Countyt Sherrifs Department
RCDEH	Riverside Country Department of Environmental Health
RHNA	Regional Housing Needs Allocation
RMS	root mean square
ROG	Reactive organic gases
ROW	Right-of-way
RPS	Renewables Portfolio Standard

Acronym/Abbreviation	Term
RWQCB	Regional Water Quality Control Board
§	section
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison Company
SF_6	sulfur hexafluoride
SIP	State Implementation Plan
SLF	Sacred Lands File
SMARA	Surface Mining and Reclamation Act
SO_2	sulfur dioxide
SoCalGas	Southern California Gas Company
SRA	State Responsibility Area
SRAs	source receptor areas
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAPs	Transportation Assembly Points
TCRs	Tribal Cultural Resources
TMP	Traffic Management Plan
UFPO	Urban Forest Protection Ordinance
U.S.	United States
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
VdB	vibration decibels
VCP	vitrified clay pipe
VHFHSZ(s)	very high fire hazard severity zone(s)
VMT	vehicle miles traveled
VOC	volatile organic compound
VVUSD	Val Verde Unified School District
WEG	wind erodibility group
WQMP	Water Quality Management Plan
WRI	World Resources Institute
WROG	Western Riverside Council of Governments
ybp	years before present

1.0 INTRODUCTION

1.1 Proposed Project

The proposed project consists of the adoption of two updated City of Perris General Plan elements—the Safety Element and the 2021-2029 Housing Element —and one new General Plan element, the Environmental Justice Element. A General Plan lays out the future of a jurisdiction's development in general terms through policies set forth in text and maps (Fulton and Shigley, 2005). Required General Plan elements for all jurisdictions are land use, circulation, housing, conservation, open space, noise, safety, and air quality (OPR, 2017a). Jurisdictions containing disadvantaged communities must also address environmental justice in their general plans, either in a separate element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently. Environmental justice is defined in California Government Code Section 65040.12[e] as "the fair treatment and meaningful participation of people of all races, cultures and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies" (OPR, 2017b).

1.1.1 Proposed General Plan Element Updates and New General Plan Element

2021-2029 Housing Element

The primary purpose of the Housing Element is to identify the City's housing conditions and needs, establish goals, objectives, and policies that are the foundation of the City's housing strategy, and to provide an array of programs to create sustainable, mixed-income neighborhoods across the City of Perris. The State of California requires that Housing Elements be updated and certified regularly to reflect the most recent trends in demographics and employment that may affect existing and future housing demand and supply. The Housing Element is updated every eight years and the 2021-2029 Housing Element is the 6th Cycle update.

Provisions in the Housing Element are more specific and directive than other elements and contain detailed guidance and reviews (OPR, 2017a). As such, the City of Perris 2021-2029 Housing Element Update (herein referred to as the Housing Element) includes a community profile describing demographics and employment in the City of Perris; a housing needs assessment for special population groups; an analysis of constraints on the production, maintenance, and improvement of housing; and a description of resources available for the development and preservation of housing and a progress report of actions taken during the 2014-2021 planning period. The Housing Element is subject to mandatory review and approval by the State Department of Housing and Community Development (HCD).

2021 Environmental Justice Element

California Senate Bill 1000, signed into law in 2016, requires jurisdictions containing disadvantaged communities to address environmental justice in their general plans, either in a separate element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently (OPR, 2017b). Disadvantaged communities are areas identified by the California Environmental Protection Agency pursuant to California Health and Safety Code Section 39711; or are low-income areas disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation (California Government Code Section 65302).

The 2021 Environmental Justice Element (herein referred to as Environmental Justice Element) focuses on seven interrelated topics: community engagement, land use and the environment, healthy food access, active mobility, affordable housing, public infrastructure and facilities, and community safety, described further in **Section 3.0**.

2021 Safety Element

The primary purpose of the 2021 Safety Element (herein referred to as Safety Element) is to identify potential risks that could endanger the community's public health, safety, and welfare. General Plan safety elements must address, at minimum, the following hazards pursuant to California Government Code Section 65302(g)(1); hazards listed in **boldface** are relevant to the City of Perris:

- **Seismic hazards including surface rupture; ground shaking, ground failure, and liquefaction**;
- other seismic hazards identified in California Public Resources Code Sections 2690 et seq.;
- **flooding hazards** including **flooding**, tsunami, seiche, and **dam failure**;
- **slope instability leading to mudslides and landslides**;
- subsidence;
- other geologic hazards known to the legislative body (Perris City Council);
- **wildland and urban fires**; and
- **climate change**.

The Safety Element Update is structured around five hazards: **flood hazards**, **fire**, **aircraft**, **seismic and geologic**, and **hazardous materials and waste;** in addition to **climate adaptation and resiliency strategies** and disaster and emergency preparedness, including evacuation.

1.2 Lead Agencies – Environmental Review Implementation

The City of Perris is the Lead Agency for the proposed project. Pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations,[1] the Lead Agency has the principal responsibility for implementing and approving a project that may have a significant effect on the environment.

1.3 CEQA Overview

1.3.1 Purpose of CEQA

All discretionary projects within California are required to undergo environmental review under CEQA. A Project is defined in CEQA Guidelines § 15378 as the whole of the action having the potential to result in a direct physical change or a reasonably foreseeable indirect change to the environment and is any of the following:

- An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements.

1 Public Resources Code §§ 21000 - 21177 and California Code of Regulations Title 14, Division 6, Chapter 3.

- An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

CEQA Guidelines § 15002 lists the basic purposes of CEQA as follows:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- Identify the ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures (MMs) when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.3.2 Authority to Mitigate under CEQA

CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible. Under CEQA Guidelines § 15041 a Lead Agency for a project has the authority to require feasible changes in any or all activities involved in the project to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the "nexus"[2] and "rough proportionality"[3] standards.

CEQA allows a Lead Agency to approve a project even though the project would cause a significant effect on the environment if the agency makes a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effect. In such cases, the Lead Agency must specifically identify expected benefits and other overriding considerations from the project that outweigh the policy of reducing or avoiding significant environmental impacts of the project.

1.4 Purpose of Initial Study

The CEQA process begins with a public agency making a determination as to whether the project is subject to CEQA at all. If the project is exempt, the process does not need to proceed any farther. If the project is not exempt, the Lead Agency takes the second step and conducts an Initial Study to determine whether the project may have a significant effect on the environment.

The purposes of an Initial Study as listed in § 15063(c) of the CEQA Guidelines are to:

- Provide the Lead Agency with information necessary to decide if an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) should be prepared.
- Enable a Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND or MND.

2 A nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.

3 The mitigation measure must be "roughly proportional" to the impacts of the Project.

- Assist in the preparation of an EIR, if required, by focusing the EIR on adverse effects determined to be significant, identifying the adverse effects determined not to be significant, explaining the reasons for determining that potentially significant adverse effects would not be significant, and identifying whether a program EIR, or other process, can be used to analyze adverse environmental effects of the project.
- Facilitate an environmental assessment early during project design.
- Provide documentation in the ND or MND that a project would not have a significant effect on the environment.
- Eliminate unnecessary EIRs.
- Determine if a previously prepared EIR could be used for the Project.

In cases where no potentially significant impacts are identified, the Lead Agency may issue a ND, and no MMs would be needed. Where potentially significant impacts are identified, the Lead Agency may determine that MMs would adequately reduce these impacts to less than significant levels. The Lead Agency would then prepare a MND for the proposed project. If the Lead Agency determines that individual or cumulative effects of the proposed project would cause a significant adverse environmental effect that cannot be mitigated to less than significant levels, then the Lead Agency would require an EIR to further analyze these impacts.

1.5 Review and Comment by Other Agencies

Other public agencies are provided the opportunity to review and comment on the IS/MND. Each of these agencies is described briefly below.

- A Responsible Agency (14 CCR § 15381) is a public agency, other than the Lead Agency, that has discretionary approval power over the Project, such as permit issuance or plan approval authority.
- A Trustee Agency[4] (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California.
- Agencies with Jurisdiction by Law (14 CCR § 15366) are any public agencies who have authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the project. Furthermore, a city or county will have jurisdiction by law with respect to a project when the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

1.6 Impact Terminology

The following terminology is used to describe the level of significance of potential impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular environmental threshold in any way.
- An impact is considered ***less than significant*** if the analysis concludes that the project would cause no substantial adverse change to the environment and requires no mitigation.

4 The four Trustee Agencies in California listed in CEQA Guidelines § 15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.

- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that the project would cause no substantial adverse change to the environment with the inclusion of environmental commitments, or other enforceable measures, that would be adopted by the lead agency.
- An impact is considered ***potentially significant*** if the analysis concludes that the project could have a substantial adverse effect on the environment.

An EIR is required if an impact is identified as ***potentially significant***.

1.7 Organization of Initial Study

This document is organized to satisfy CEQA Guidelines § 15063(d), and includes the following sections:

- **Section 1.0 - Introduction**, which identifies the purpose and scope of the IS/MND.
- **Section 2.0 - Environmental Setting**, which describes location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project site and surroundings.
- **Section 3.0 - Project Description**, which provides an overview of the project, a description of the proposed development, project phasing during construction, and discretionary actions for project approval.
- **Section 4.0 - Environmental Checklist**, which presents checklist responses for each resource topic to identify and assess impacts associated with the proposed project, and proposes MMs, as needed, to reduce potential environmental impacts to less than significant.
- **Section 5.0 - References**, which includes a list of documents cited in the IS/MND.
- **Section 6.0 - List of Preparers**, which identifies the primary authors and technical experts that prepared the IS/MND.

Technical studies and other documents, which include supporting information or analyses used to prepare the IS/MND, are included in the following appendices:

- Appendix A 2021 Safety Element
- Appendix B 2021-2029 Housing Element
- Appendix C 2021 Environmental Justice Element

1.8 Findings from the Initial Study

1.8.1 No Impact or Impacts Considered Less than Significant

Based on IS findings, the project would have no impact or a less than significant impact on the following environmental categories listed from Appendix G of the CEQA Guidelines.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions

- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

1.8.2 Impacts Considered Less than Significant with Mitigation Measures

Based on IS findings, the project would have a less than significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines when proposed MMs are implemented.

- Cultural Resources
- Mandatory Findings of Significance

2.0 ENVIRONMENTAL SETTING

2.1 Project Location and Setting

The City of Perris is located in western Riverside County, California. Refer to **Figure 2.1-1,** which shows the City's location in a regional context and **Figure 2.1-2**, which is an aerial photo of the City of Perris and the surrounding area. The City of Perris is located in northwestern Riverside County in the Perris Valley midway between the San Jacinto and the Santa Ana Mountains. The Perris Valley is part of the San Jacinto Basin, a region of valleys and hills also bounded by the San Jacinto Mountains to the east and the Santa Ana Mountains to the southwest. The City of Perris is approximately 40 square miles in area (Hogle-Ireland, 2004, p. IV-14). To the north of the City is the March Air Reserve Base (MARB) and the City of Moreno Valley. To the south is the City of Menifee and the unincorporated community of Quail Valley, to the southwest is the City of Canyon Lake, to the east are unincorporated portions of Riverside County and to the west is the unincorporated community of Mead Valley and unincorporated Riverside County (Hogle-Ireland, 2004, p. IV-14).

2.1.1 Current Population, Housing, and Employment

As of January 1, 2021, the City of Perris has an estimated population of 78,977 people. As of 2021 there are approximately 19,585 residential units within the City of which approximately 18,331 units are occupied. There are approximately 4.3 persons per household in the City of Perris (DOF, 2021). As of July 2021, the City of Perris has a labor force of 31,900 with 28,800 persons employed and 3,100 unemployed for a current unemployment rate of approximately 9.7 percent (EDD, 2021).

2.1.2 Land Uses

The City of Perris has a full range of land uses including Single-Family and Multiple-Family Residential, Neighborhood Commercial/Urban Residential, Community Commercial, Professional Office, various industrial land uses and other categories such as Specific Plan, Open space, Public/Semi-Public and Special Study Area Overlay. The General Plan Land Use Element is a guide for local government decisions on growth, capital investment, and physical development (City of Perris, 2016a). Minimum and maximum development standards are implemented through the Zoning Ordinance. The City's Land Use Element includes the designations listed in **Table 2.1-1** below:

Table 2.1-1
EXISTING GENERAL PLAN LAND USE DESIGNATIONS

Existing General Plan Land Use Designations			
Residential	**Commercial**	**Industrial**	**Other**
R-20,000 Single-Family Residential	Neighborhood Commercial/Urban Residential	Business Park	Specific Plan
R-10,000 Single-Family Residential	Neighborhood Commercial	Light Industrial	Open Space
R-8,400 Single-Family Residential	Community Commercial	General Industrial	Public/Semi-Public"
R-7,200 Single-Family Residential	Professional Office		Special Study Area Overlay
R-6,000 Single-Family Residential	--	--	--
MFR-14 Multiple-Family Residential	--	--	--
MFR-22 Multiple-Family Residential	--	--	--

Figure 2.1-1
REGIONAL LOCATION

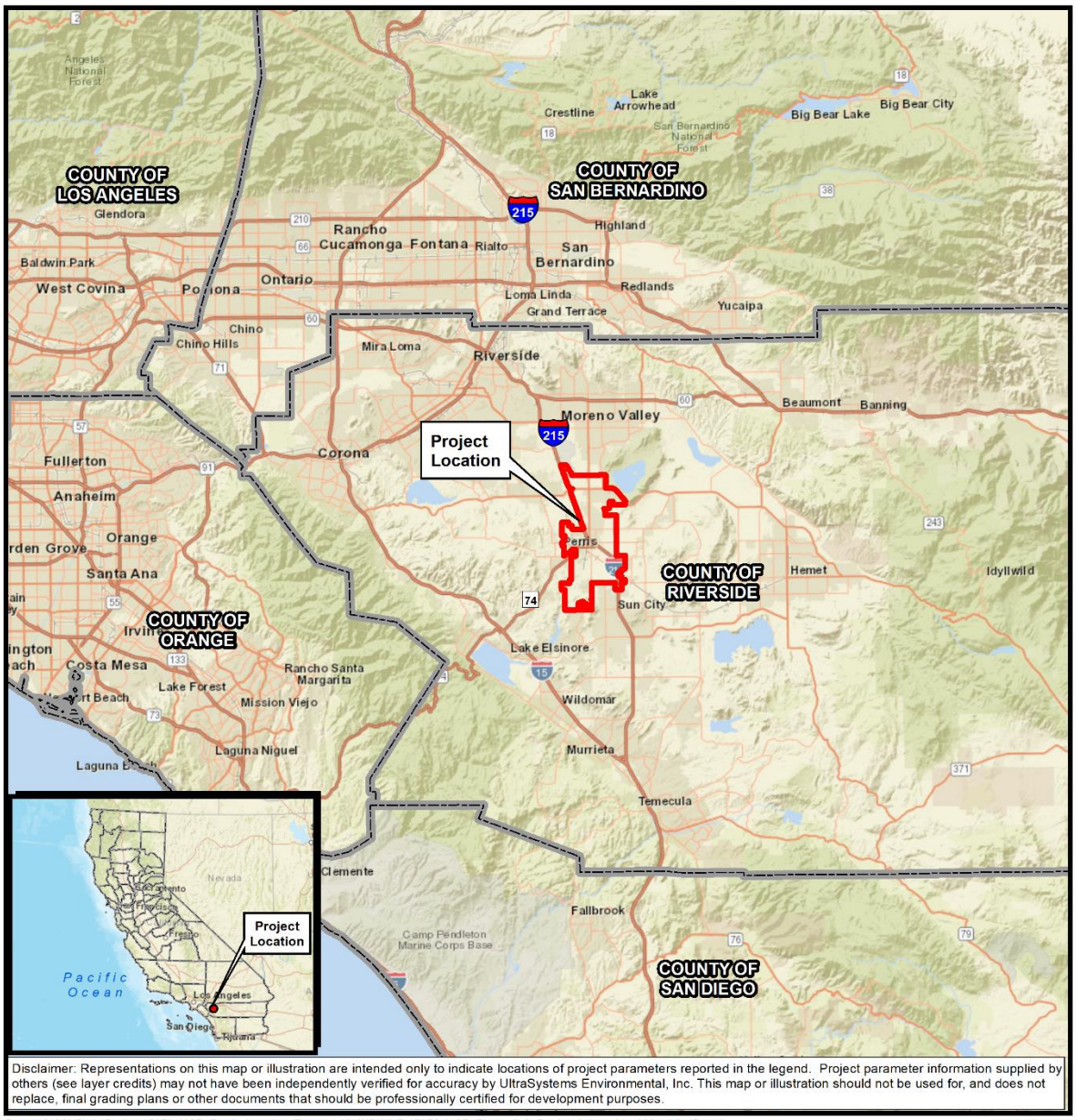
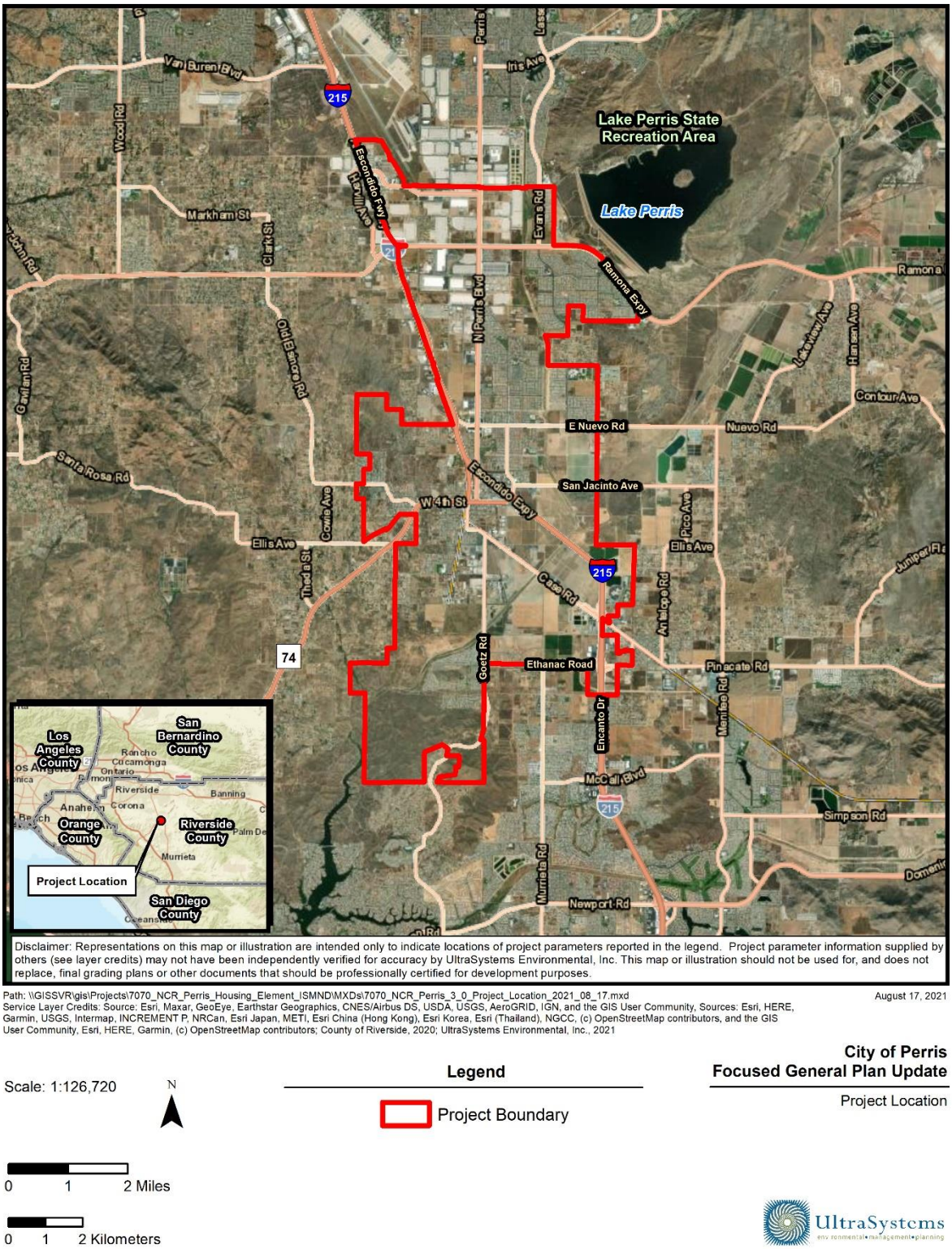


Figure 2.1-2
PROJECT LOCATION



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\GISSVR\gis\Projects\7070_NCR_Perris_Housing_Element_ISMND\MXDs\7070_NCR_Perris_3_0_Project_Location_2021_08_17.mxd August 17, 2021
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors; County of Riverside, 2020; UltraSystems Environmental, Inc., 2021

Scale: 1:126,720

N

0 1 2 Miles

0 1 2 Kilometers

Legend

Project Boundary

City of Perris
Focused General Plan Update

Project Location

UltraSystems
environmental • management • planning

2.2 Existing Characteristics of the City

2.2.1 Climate and Air Quality

The City of Perris is located in western Riverside County within the South Coast Air Basin (SCAB), a 6,600-square-mile area encompassing all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. A persistent high-pressure area that commonly resides over the eastern Pacific Ocean largely dominates regional meteorology. The distinctive climate of this area is determined primarily by its terrain and geographic location. Local climate is characterized by warm summers, mild winters, infrequent rainfall, moderate daytime onshore breezes, and moderate humidity. Ozone (O_3) and pollutant concentrations tend to be lower along the coast, where the onshore breeze disperses pollutants toward the inland valley of the SCAB and adjacent deserts. However, as a whole, the SCAB fails to meet National Ambient Air Quality Standards (NAAQS) for O_3 and fine particulate matter ($PM_{2.5}$), and is classified as a "nonattainment area" for those pollutants.

On a local level, the prevailing wind is generally from the northwest to the southeast. The dominant wind pattern is an onshore 8 to 12 mile per hour (mph) daytime breeze and an offshore 3 to 5 mph nighttime breeze.[5] The pattern of the wind in the City fluctuates with winter storms or strong northeasterly Santa Ana winds from the mountains and deserts northeast of the SCAB. Summer wind flow patterns result in worst-case conditions, due to higher temperatures and more sunlight, which result in the formation of ozone (Hogle-Ireland, 2004, p. IV-19).

The San Gabriel and San Bernardino Mountains—northwest and north of Perris, respectively—act as a natural barrier to the dispersion of air contaminants. The predominant meteorological influence is a semi-permanent high-pressure cell that hovers over Southern California. During the late spring, summer, and early fall, descending warm air from the high-pressure cell blankets a layer of air that is cooler and closer to the ground. This weather occurrence, coupled with stable air temperatures, limits the vertical rise and dispersion of air pollutants. This results in the pollutants being trapped within the basin that is formed by the San Gabriel and San Bernardino Mountains (Hogle-Ireland, 2004, p. IV-19). Refer to **Section 4.3** for air quality information and **Section 4.8** for information regarding greenhouse gas emissions.

2.2.2 Geology and Soils

Areas containing alluvium soil deposits are often susceptible to seismically induced liquefaction. The Perris Valley is comprised of extensive alluvial deposits resulting from erosion of sediments from the San Jacinto Mountain Range. Although depths to ground water generally exceed 100 feet, the central and northeastern parts of the planning area are comprised of materials considered susceptible to moderate to very high liquefaction potential (Hogle-Ireland, 2004, p. IV-10). The western and southwestern portions of the City include steep slopes with slopes or of 30 percent or greater (Hogle-Ireland, 2004, p. IV-11). Refer to **Section 4.7** for information regarding geology and soils.

2.2.3 Seismicity

The California Geological Survey has identified no Alquist-Priolo Earthquake Fault Zones (areas likely to experience surface rupture) in the City of Perris. Potential ground motion values for Riverside

[5] Onshore breezes blow from a large body of water (in this case, the Pacific Ocean) toward or onto a landmass; offshore breezes blow in the opposite direction.

County are among the highest in southern California, because of proximity to major fault systems with high earthquake recurrence rates. The level of potential ground motion in Perris is considered "Very High" on the scale of probable motion, but is lower than that of most other cities in the County that fall into the "Extremely High" category (Hogle-Ireleand, 2004, p. IV-10). Refer to **Section 4.9** for information regarding hazards and faults.

2.2.4 Hydrology

The City of Perris is located within the San Jacinto River Watershed, which drains an approximately 540-square-mile area of western Riverside County. The San Jacinto River flows from the San Jacinto Mountains, across the San Jacinto Valley, through the City of Perris, to Railroad Canyon Reservoir, and lastly to its terminus in Lake Elsinore (Hogle-Ireland, 2004, p. IV-48). The Santa Ana River Water Quality Control Plan (WQCP) divides the San Jacinto Watershed into 14 groundwater subbasins. The City of Perris lies above Perris South I, Perris South II, and Perris South III sub-basins (Hogle-Ireland, 2004, p. IV-49). Refer to **Section 4.10** for information regarding hydrology and water quality.

2.2.5 Hazards-Flooding

The City of Perris is located in Flood Insurance Rate Map (FIRM) Flood Zones AE, A, X, and X500. Flood zones are located in the lower flatter areas within the City of Perris. Refer to **Section 4.9** for information regarding hazards.

- Zone AE signifies areas of the 100-year floodplain for which base flood elevations and flood hazards have been determined. Mandatory flood insurance purchase requirements apply to any development within this zone.
- Zone A signifies areas of the 100-year floodplain for which base flood elevations and flood hazards have not been determined. Mandatory flood insurance purchase requirements apply to any development within this zone.
- Shaded Zone X signifies areas subject to flooding in the event of a 500-year flood, areas of a 100-year sheet flow flooding with average depths of less than one foot, areas of a 100-year storm flood with contributing drainage areas less than one square mile, and areas protected from a 100- year flood by levees. Flood insurance purchase requirements do not apply to developments in this zone.
- Zone X corresponds to the areas outside of the 500-year flood plain. Flood insurance purchase requirements do not apply in this zone for any development. (FEMA, 2021).

The City of Perris is within the potential dam inundation plain of four reservoirs: Pigeon Pass Reservoir to the north in the City of Moreno Valley, Lake Perris Reservoir to the immediate northeast, and Little Lake Reservoir to the east in Hemet (Hogle-Ireland, 2004, p. IV-63); as well as Diamond Valley Lake to the east (MWD and Atkins, 2017).

2.2.6 Hazards-Aircraft

The City of Perris has two airports within/near the City limits: the MARB and the Perris Valley Airport (Google Earth Pro, 2021).

Subsequent to the base realignment process in 1996, the former March Air Force Base became the March Air Reserve Base (MARB) and portions of the former Air Force base were reserved for use as a commercial airport. Airport Influence Area (AIA) boundaries around MARB were adopted by the

County of Riverside Airport Land Use Commission (ALUC) in 1986 and became part of the County of Riverside's Airport Land Use Plan (ALUP).

- Influence Area 1 outlines the area beneath heaviest air traffic volumes. Noise levels are highest in these zones. High risk and sensitive land uses are prohibited in Influence Area 1, where residential uses are limited to areas not in the actual flight path and areas where aircraft have gained sufficient altitude so as to no longer pose a relative safety threat.
- Influence Area 2 encompasses larger land areas. Residential development is to be limited to one dwelling unit per each two- and one-half acres. Agricultural, industrial and commercial uses are permitted. The boundaries follow general flight paths, and coincide with areas where aircraft would be turning and applying or reducing power.
- Influence Area 3 is larger than Influence Area 2. Avigation Easements, required on all properties in Influence Area 3, provide "constructive notice" to prospective purchasers of noise and other impacts related to airport operations (Hogle-Ireland, 2004, pp. IV-34 through IV-42).

Perris Valley Airport is located within the City of Perris and is a small private airport. This airport has only an Influence Area 1 in which residential uses are to be limited to areas not in the actual flight path and to areas where aircraft have gained sufficient altitude so as to no longer pose a relative safety threat (Hogle-Ireland, 2004, p. IV-42). Uses at Perris Valley Airport include hot-air ballooning and skydiving. Refer to **Section 4.9** for information regarding hazards.

2.2.7 Hazards- Fire

Portions of the west and southwest parts of the City of Perris are in Very High Fire Hazard Severity Zones mapped by the California Department of Forestry and Fire Protection (CAL FIRE, 2021). To address the risk of wildfire, the City of Perris has implemented weed abatement and brush clearance regulations including a 30-foot brush clearance radius for all structures within the City, and a 150-foot brush clearance requirement for structures on hillsides, primarily located in the westerly and southwesterly portions of the City of Perris (Hogle-Ireland, 2004, p. VI-19). Refer to **Section 4.9** for information regarding hazards.

2.2.8 Public Services

The City of Perris is served by a full range of public services. Refer to **Section 4.15** for detailed information regarding public services.

Fire Service

The California Department of Forestry and Fire Protection (CAL FIRE), under contract with the County of Riverside and operating as the Riverside County Fire Department (RCFD), provides fire prevention, suppression, and paramedic services to the City of Perris. The City has a total of fourteen firefighters assigned to two fire stations. Station No. 1 serves the City and serves as the Riverside County Fire Department Headquarters. Station No. 1 is located at 210 W. San Jacinto Avenue in the City of Perris (Hogle-Ireland, 2004, p. IV-86). The second fire station (Fire Station No. 2) is located at 333 Placentia Avenue in Perris (City of Perris Fire, 2021).

Law Enforcement

The City of Perris contracts with the Riverside County Sheriff's Department (RCSD) to provide police services for the City. The Perris Police Station is located at 137 North Perris Boulevard in Perris. The RCSD Perris Station is located on North Perris Boulevard. This station serves 18 communities (RCSD, 2021).

Schools

The following two school districts operate high schools in the Perris area: the Perris Union High district and the Val Verde Unified School District. The Perris Elementary school district serves elementary schools within the Perris Unified High School District (City of Perris Schools, 2021).

Currently, Val Verde Unified School District (VVUSD) has five elementary school, two middle schools and two high schools that provide services to Perris residents. Perris Elementary School District (PESD) has six elementary schools and one K-8 school that provide services to Perris residents, while Perris Union High School District (PUHSD) has one middle school, one middle/high school, and three high schools (City of Perris Schools, 2021.). Romoland School District has two elementary school boundaries that overlap Perris. Menifee Union School District has one elementary school and one middle school where boundaries overlap Perris).

Health Care

The nearest emergency medical, acute care, and trauma care services available to the City of Perris is provided by the Riverside University Health System Medical Center in the City of Moreno Valley at 26520 Cactus Road. This medical center is a Level II Trauma Center (Hogle-Ireland, 2004 p. IV-92). A Level II Trauma Center is able to initiate definitive care for all injured patients, the elements of which include those listed below (ATS, 2021).

- 24-hour immediate coverage by general surgeons, as well as coverage by the specialties of orthopedic surgery, neurosurgery, anesthesiology, emergency medicine, radiology and critical care.
- Tertiary care needs such as cardiac surgery, hemodialysis and microvascular surgery may be referred to a Level I Trauma Center.
- Provides trauma prevention and continuing education programs for staff.
- Incorporates a comprehensive quality assessment program.

2.2.9 Utilities

Utilities are discussed below. Refer to **Section 4.19** for information regarding utilities and service systems.

Water Service

The Eastern Municipal Water District (EMWD) provides and distributes potable water in most of the City of Perris. EMWD water supplies for customers in Perris are imported water from northern California; local groundwater from the San Jacinto Groundwater Basin comprises part of the water supply in a small part of the northern half of Perris. The City of Perris Water District owns and

maintains water lines in an area of central Perris. The Perris City Water District buys all of its water from the EMWD (Hogle-Ireland, 2004 p. IV-22).

Storm Drains

The backbone of City's storm water drainage system is the Perris Valley Channel which is owned by the Riverside County Flood Control District (RCFCD). The Channel generally flows from the City of Moreno Valley through the east side of Perris before emptying into the San Jacinto River to the south. The Channel outfall into the San Jacinto River is located east of the I- 215 Freeway north of Ellis Avenue in Perris. The Channel collects stormwater run-off from a series of east-west oriented, smaller drains and channels along its course through the City of Perris (Hogle-Ireland, 2004, p. IV-65).

Wastewater

The EMWD owns and maintains the sanitary sewer system serving a majority of the City of Perris. The City of Perris Sewer District owns and maintains sanitary sewers in and around Downtown Perris in an area generally extending north to Nuevo Road, west to Arapahoe, south to Mountain Avenue, and east to Redlands Boulevard. The City of Perris Sewer District sewers discharge into EMWD trunk lines. EMWD sewer trunk line conveys sewage from both EMWD and Perris Sewer District systems to the 300-acre Perris Valley Regional Water Reclamation Facility (PVRWRF) south of Case Road and west of the I-215 Freeway. Sewage is processed at the PVRWRF into biosolids (Hogle-Ireland, 2004, p. IV-237). As of January 2021, the PVRWRF has a typical daily flow of 15.5 million gallon per day (mgd), with a current capacity of 22 mgd and an ultimate capacity of 100 mgd (EWMD, 2021).

Solid Waste

CR&R is contracted by the City of Perris as the sole hauler of solid waste and operator of recycling services for the City. CR&R offers refuse collection to residential, commercial and industrial customers. CR&R transports solid waste from the City to either the El Sobrante Landfill or Badlands Landfill.

3.0 PROJECT DESCRIPTION

The City of Perris is proposing updates to two existing General Plan elements, (Safety and Housing,) as well as the addition of a new element, Environmental Justice, to its General Plan.

3.1 Housing Element

The purpose of the Housing Element is to ensure the City of Perris establishes policies, procedures and incentives in its land use planning activities that will maintain and expand the housing supply to adequately accommodate households currently living and expected to live in Perris. It institutes policies that will guide City decision-making and establishes an action program to implement housing goals through 2029 (City of Perris, 2021g).

The Housing Element Update includes a community profile describing demographics and employment in the City of Perris; a housing needs assessment; an analysis of constraints on the production, maintenance, and improvement of housing; and a description of resources available for the development and preservation of housing. The Housing Element is issued on an eight-year cycle in accordance with California Department of Housing and Community Development requirements.

Programs

The Housing Element includes a Housing Plan, within Chapter 2, outlining goals, policies, and policy actions to guide the development, redevelopment, and preservation of a balanced inventory of housing. It is the intent of the City to ensure that all residents have decent, safe, sanitary, and affordable housing regardless of income. This statement guides the City's actions with respect to housing. For the Housing Element planning period the City has established the following five goals regarding housing. **Goal 1:** Enhance the quality of existing residential neighborhoods in Perris, through maintenance and preservation, while minimizing displacement impacts.

Goal 2: Assist in the development of housing for all economic segments of the City.

Goal 3: Removal or mitigation of constraints to the maintenance, improvement, and development of affordable housing, where appropriate and legally possible.

Goal 4: Ensure equal housing opportunity and affirmatively further fair housing for all residents of Perris. including persons with special needs.

Goal 5: Provide increased opportunities for homeownership.

Regional Housing Needs Assessment

At the beginning of each new housing element planning period, the California Department of Housing and Community Development (HCD) determines the amount of new housing needed for each income group in each region of the state—the Regional Housing Needs Assessment (RHNA)—based on expected household growth. The Southern California Association of Governments (SCAG) then allocates the RHNA to local jurisdictions in the six-county SCAG region. The City's RHNA for the 2021-2029 planning period was determined by SCAG to be 7,805 units and was allocated across four-income categories as shown below in **Table 3.1-1**.

Table 3.1-1
REGIONAL HOUSING NEEDS ASSESSMENT, CITY OF PERRIS, 2021-2029

Income Category	Very Low <50% AMI	Low 50-80% AMI	Moderate 80-120% AMI	Above Moderate >120% AMI	Total
Number of Units	2,030	1,127	1,274	3,374	**7,805**
Percentage of Total Units	23%	16%	18%	43%	Not applicable

The Riverside County Area Median Household Income (AMI) in 2020 was $75,300. Maximum incomes for income categories are based on household sizes as well as income category and are thus not reported here; they are shown on Table 4-25 of the Housing Element Update included as **Appendix B** to this Initial Study/Mitigated Negative Declaration.

Housing Opportunity Areas

To accommodate their 2021-2029 RHNA, the Housing Element identifies 13 Housing Opportunity Areas in the City totaling approximately 447 acres (see **Figure 3.1-1**). The selection of the Housing Opportunity Areas prioritized vacant land with zoning allowing residential uses; underutilized residential sites that could be developed more intensively; and non-residential-zoned sites that could be redeveloped and/or rezoned for residential uses. Several constraints to residential development are considered, including Airport Hazard Zones; which does not permit or limits residential development to less than three dwelling units per acre in some areas; flood zones; agricultural land; and Multi-Species Habitat Conservation Program area.

The residential development potential identified for the 13 Housing Opportunity Areas, assuming implementation of an overlay zone permitting a maximum density of up to 30 residential units per acre, and assuming a realistic development capacity of 90 percent of each Housing Opportunity Area, is 8,782 units (see **Table 3.1-2** below).

The development capacity of the 13 Housing Opportunity Areas is sufficient to accommodate the City's 2021-2029 RHNA of 7,805 units, as shown in **Table 3.1-1**.

Table 3.1-2
HOUSING ELEMENT: RESIDENTIAL CAPACITY ON VACANT AND UNDERUTILIZED LAND

Area No.	Current Zoning	Existing Condition	Current Density Permitted	Density Permitted with Overlay[1]	Net Acreage[2]	Capacity without Density Bonus
1	MF-22	vacant	22 du/ac	30 du/ac	12.1	362
2	MF-14	vacant	14 du/ac	30 du/ac	20.3	610
3	R-10,000	vacant	4 du/ac	30 du/ac	33.8	1,013
4	MF-14	vacant	14 du/ac	30 du/ac	33.3	999
5	R-10,000	vacant	4 du/ac	30 du/ac	36.5	1,094

Area No.	Current Zoning	Existing Condition	Current Density Permitted	Density Permitted with Overlay[1]	Net Acreage[2]	Capacity without Density Bonus
6	GVSP	vacant	14 du/ac	30 du/ac	17.3	259
7	CC	vacant	Not allowed	30 du/ac	28.0	420
8	CC	vacant	Not allowed	30 du/ac	14.1	212
9	R-6,000	vacant	7.26 du/ac	30 du/ac	11.3	339
10	CC	vacant	Not allowed	30 du/ac	9.8	147
11	CC	vacant	Not allowed	30 du/ac	8.4	127
12	HLSP	vacant	7-22 du/ac	No overlay	103	1,505
13	Downtown Specific Plan					
	Downtown Promenade	vacant	35 du/ac	No overlay	3.17	67
		underutilized	30 du/ac	No overlay	3.39	72
	4th Street Gateway	vacant	20 du/ac	30 du/ac	5.93	125
		underutilized	20 du/ac	30 du/ac	23.60	498
	Plaza Mercado	vacant	30 du/ac	No overlay	1.90	40
		underutilized	30 du/ac	No overlay	0.61	13
	Urban Village	vacant	35 du/ac	No overlay	69.0	632
		underutilized	35 du/ac	No overlay	11.78	249
Total					447.3	**8,782**

***Notes**:*

1. Does not include additional density via the State density bonus ordinance.

2. Assumes a net acreage of 90% of the total area of the parcel will be developed.

Housing Opportunity Overlay Zone

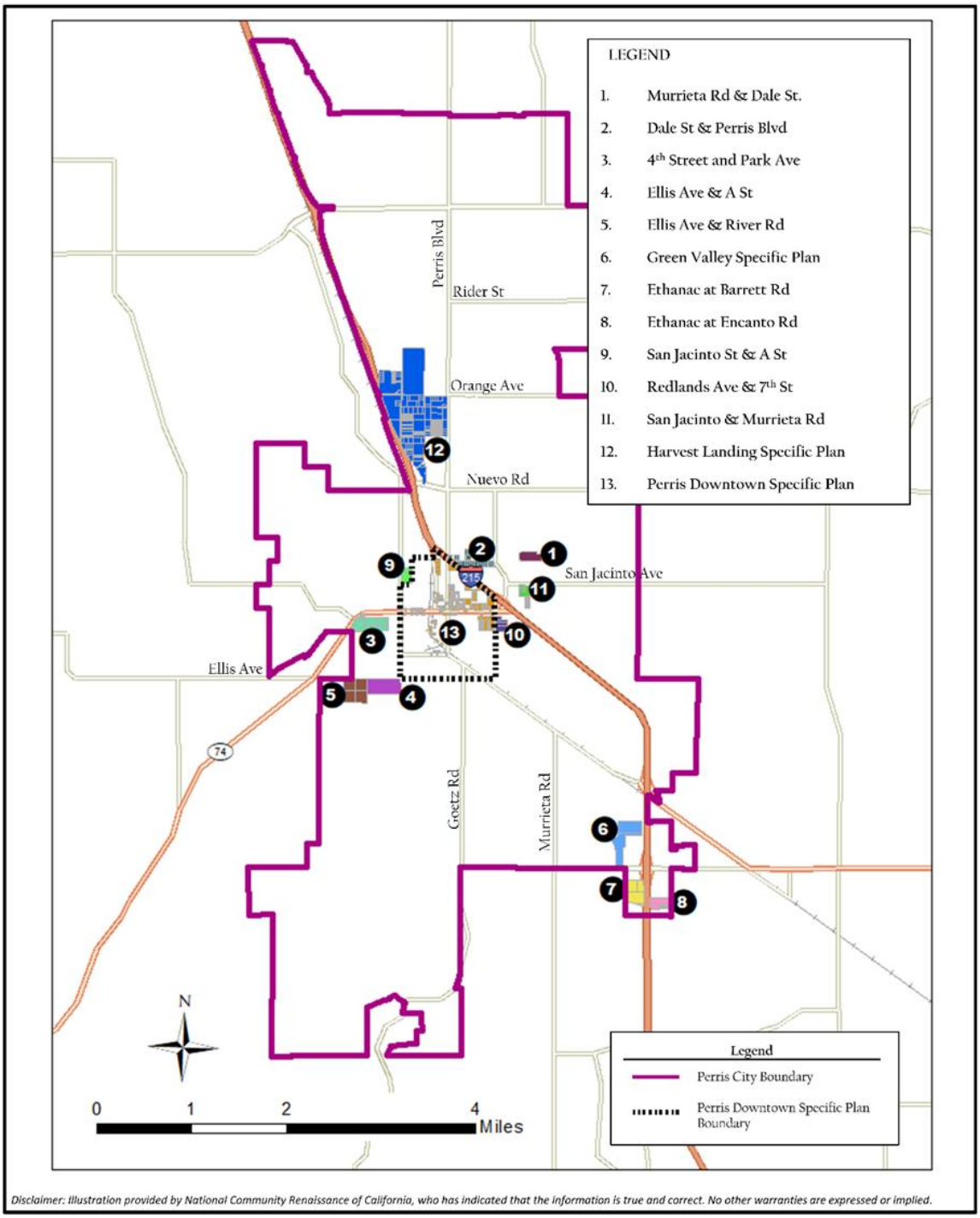
To accommodate their RHNA allocation, the Housing Element commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 254.4 acres of land in the City comprising approximately 230.8 acres of vacant land (224.9 acres in Housing Opportunity Areas (HOAs) 1-11 and 23.6 acres of underutilized land in Area13 (4th Street Gateway District). Buildout of the parcels with the proposed HOO zone would allow for the construction of 6,205 residential units, including 5,707 units on vacant land and 498 units on underutilized land, as shown below in **Table 3.1-3**. The HOO zone would not apply to Area 12 (the Harvest Landing Specific Plan area) and portions of Area 13 (approximately 74 acres of vacant land and 16 acres of underutilized land - 90 acres total, in the Downtown Promenade, Plaza Mercado and Urban Village Districts).

Table 3.1-3
PROPOSED HOUSING OPPORTUNITY OVERLAY ZONE

Housing Opportunity Area Nos.	Existing Condition	Acres	Capacity without Density Bonus
1-11	Vacant	224.9	5,582
13 (Perris Downtown Specific Plan: 4th Street Gateway)	Vacant	5.9	125
Subtotal	Vacant	230.8	5,707
13 (Perris Downtown Specific Plan: 4th Street Gateway)	Underutilized	23.6	498
Total	Not Applicable	**254.4**	**6,205**

Adoption of the Housing Element Update would not involve the physical development of the Housing Opportunity Areas; however, the implementation of the goals, policies, and programs are intended to facilitate development of new housing, specifically in the identified Housing Opportunity Areas. Should development projects occur within the Housing Opportunity Areas or as a result of the Housing Element Update, it will be subject to an independent project-level CEQA review.

FIGURE 3.1-1
HOUSING OPPORTUNITY AREAS



Disclaimer: Illustration provided by National Community Renaissance of California, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: National Community Renaissance of California, July 30, 2021.

UltraSystems

City of Perris
Focused General Plan Update
Housing Opportunity Areas

3.2 Environmental Justice Element

The City of Perris is proposing to add a new Environmental Justice Element to its General Plan. Environmental justice aims to address the impacts of pollutants and hazards in a community, regardless of residents' income, ethnicity, or race. California Government Code (Section 65040.12(e) defines environmental justice as "the fair treatment and meaningful participation of people of all races, cultures and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies." Environmental justice also seeks to provide all members of a community an equal opportunity to participate in and influence the local decision-making process around land use and environmental policies (City of Perris, 2021i).

The Environmental Justice Element includes a population profile of disadvantaged communities in Perris. Indicators by which disadvantaged communities are identified include pollution—including air and water pollutants and toxic releases—as well as socioeconomic indicators such as educational attainment, housing burden, linguistic isolation, poverty, and unemployment.

The Element includes three main topical sections:

- **Promoting a Clean Environment** addressing air and water pollution and toxic waste
- **Promoting a Healthy Community** addressing healthy food access, safe and sanitary housing, health care access, public facilities, and community safety
- **Preparing for Climate Hazards and Adaptation** addressing hazards from climate change and strategies for adapting to such changes

The Environmental Justice Element sets forth eight topics and 10 goals enumerated below; topics are stated in ***italics*.**

Transparent Governance

Goal 1.1: A high degree of transparency and inclusion in the decision-making process.

Policies implementing Goal 1.1 include an open data portal and teaching community members about local government functions.

Community Engagement and Capacity Building

Goal 2.1: Culturally competent approaches to community engagement across all City departments.

Policies and procedures implementing Goal 2.1 promote culturally competent city outreach and public participation in multiple languages.

Land Use and the Environment

Goal 3.1: A community that reduces the negative impacts of land use changes, environmental hazards and climate change on disadvantaged communities.

Goal 3.2: A community that actively works to reduce the impacts of poor air quality.

Most policies under Goals 3.1 and 3.2 focus on cleaning up existing pollution and minimizing future pollution. These policies would be effective citywide, not just in disadvantaged communities.

Healthy Food Access

Goal 4.1: Universal access to healthy food for food insecure populations.

Healthy Food Access policies include education and outreach efforts including healthy nutrition and edible gardens; increasing access to healthy food in disadvantaged communities; and increasing transportation options to stores selling healthy food.

Active Mobility

Goal 5.1: Neighborhoods designed to promote safe and accessible connectivity to neighborhood amenities for all residents.

Active Mobility policies focus on improving bicycle and pedestrian facilities and the safety of such facilities, especially in disadvantaged communities.

Affordable Housing

Goal 6.1: A diverse housing stock that preserves and enhances housing affordability in the community.

Goal 6.2: Neighborhoods that enhance the safety and welfare of people of all ages, income levels, and cultural backgrounds.

Affordable housing policies include financial assistance for development of new housing and repair and rehabilitation of existing housing; permitting—and providing incentives for—development of accessory dwelling units; providing incentives for development of senior housing; and policies—such as density bonuses—promoting housing development.

Public Infrastructure and Facilities

Goal 7.1: Quality community infrastructure and facilities that meets the needs of disadvantaged communities.

Public infrastructure and facilities policies are aimed at expanding access to facilities—such as through joint use agreements; and equitable distribution of such facilities respecting disadvantaged communities.

Community Safety

Goal 8.1: A City with access to safe and improved pedestrian, bicycle and vehicular safety and reduced community crime.

Community Safety policies focus on promoting safe routes for schoolchildren and aging adults; and improving safety and lighting at City facilities and in multifamily residential properties.

3.3 Safety Element

The purpose of the Safety Element is to identify potential risks that could endanger the community's public health, safety, and welfare; provide the necessary context for understanding the hazards that threaten the community; and outline policies and practices set forth to ensure the community's continued prosperity (City of Perris, 2021h). The existing Safety Element was adopted by the City in 2016.

The Safety Element Update is structured around five primary hazards: **flood**, **fire**, **aircraft**, **seismic and geologic**, and **hazardous materials and waste;** in addition to climate adaptation and resiliency strategies and disaster and emergency preparedness, including evacuation.

Safety Element Update implementation programs and actions can be grouped in six categories:

Planning: for instance, preparing evacuation routes and disaster response plans for known hazards within the City (implementation action S-1.1b).

Training: for example, participate in ongoing disaster preparedness training programs in conjunction with other jurisdictions (implementation action S-1.1c).

Identifying funding sources for improvements: for instance, Adopt capital facilities fees to fund improvements in public safety facilities and equipment (implementation action S-2.4a).

Outreach and communication: for example, work with City service providers to distribute materials to Perris customers (implementation program/action (implementation action S-3.2b).

Recommended changes to City ordinances and/or standards: for example, Adopt landscaping standards to include a fire-resistant plant palette, where appropriate (implementation program/action S-5.1b).

Safety standards: for example, require engineered slopes to be designed to resist seismically induced failure, in accordance with state-of-the-art engineering parameters and analytical methods (implementation program/action S-7.2b).

Many Safety Element policies consist of adherence to existing State and federal policies and thus are not new policies to the City.

New and Revised Implementation Programs/Actions

The updated Safety Element adds one new implementation program/action:

S-1.1a – As part of the Hazard Mitigation Plan update, evaluate the location of critical facilities in relation to hazard exposure.

Additionally, two existing implementation programs/actions from the existing Safety Element have been revised (new text is <u>underlined</u> and deleted text is shown in strikethrough):

S-5.1a – <u>Ensure the City's fuel modification requirements meet or exceed state requirements and best practices</u>.

Existing action: Maintain fuel modification standards to ensure proper clearance of brush around homes and businesses abutting undeveloped areas.

S-5.1c – Enforce current California Building Code standards to exclude the use of materials that pose a fire risk, such as untreated wood roofing materials, and retrofit existing structures with these elements.

4.0 IMPACT ANALYSIS OVERVIEW

Housing Element

Table 4.0-1 lists Housing Element policy actions and indicates whether implementation of the policy action could cause adverse environmental impacts. The Housing Element sets forth several policies and policy actions intended to promote the growth of housing development; specifically, policies 2.1 through 2.9 and 3.1 through 3.6.

2.1: Density Bonus Ordinance
2.2: Senior Housing Overlay
2.3: Specific Plan Areas
2.4: No Net Loss of Residential Capacity to Accommodate the RHNA by Income Category
2.5: Lot Consolidation
2.6: Large Sites Program
2.7: Leverage Funding for Affordable Housing
2.8: California Community Reinvestment Act
2.9: Infrastructure Improvements

3.1: Remove Development Constraints
3.2: Streamlined Permit Processing.
3.3: Affordable Housing Incentives
3.4: Accessory Dwelling Units
3.5: Mobile Homes and Manufactured Housing

3.6: Zoning Code Updates to Address Homelessness and Persons with Special Needs

The Housing Element also identifies 13 Housing Opportunity Areas in the City totaling approximately 447 acres (see **Figure 3.2-1**) that are zoned appropriately to accommodate residential development in line with the City's RHNA. The selection of the Housing Opportunity Areas was based on availability of vacant land with zoning allowing residential uses; underutilized residential sites that could be developed more intensively; and non-residential-zoned sites that could be redeveloped and/or rezoned for residential uses. The selection of sites includes an analysis of potential constraints to high-density residential development, including Airport Hazard Zones which are areas that do not allow any residential development or limit development to less than 3 dwelling units per acre; flood zones; agricultural land; and Multi-Species Habitat Conservation Program area.

The residential development potential identified for the 13 Housing Opportunity Areas, assuming implementation of an overlay zone permitting a maximum density of up to 30 residential units per acre in Areas 1 through 11 and in the 4th Street Gateway District of the Downtown Specific Plan area, and development of each parcel at 90 percent capacity is 8,782 units. Any future development proposed within the Housing Opportunity Areas would be evaluated via separate development projects and subject to independent CEQA review.

Table 4.0-1
HOUSING ELEMENT

Housing Element Action	Could action adversely impact the physical environment?	If adverse impact could occur, what would geographic scope of impact be?
GOAL 1: Enhance the Quality of Existing Residential Neighborhoods In Perris, Through Maintenance and Preservation, While Minimizing Displacement Impacts.		
1.1: Code Enforcement	No	NA
1.2: Owner-Occupied Rehabilitation Program	No	NA
1.3: Riverside County Home Improvement Programs	No	NA
1.4: Monitor Existing Affordable Housing Units	No	NA
1.5: Energy Efficient Housing	No	NA
1.6: Conservation Element Consistency	No	NA
Goal 2: Assist in the development of housing for all economic segments of the City.		
2.1: Density Bonus Ordinance	No	NA
2.2: Senior Housing Overlay	No	NA
2.3: Specific Plan Areas	No	NA
2.4: No Net Loss of Residential Capacity to Accommodate the RHNA by Income Category	No	NA
2.5: Lot Consolidation	No	NA
2.6: Leverage Funding for Affordable Housing	No	NA
2.7: California Community Reinvestment Act	No	NA
2.8: Infrastructure Improvements	No	NA
2.9: Housing Element Annual Reports	No	NA
GOAL 3: Removal or mitigation of constraints to the maintenance, improvement, and development of affordable housing, where appropriate and legally possible.		
3.1: Remove Development Constraints	No	NA
3.2: Streamlined Permit Processing.	No	NA
3.3: Affordable Housing Incentives	No	NA
3.4: Parking Requirements	No	NA
3.5: Accessory Dwelling Units	No	NA
3.6: Mobile Homes and Manufactured Housing	No	NA
3.7: Zoning Code Updates to Address Homelessness	No	NA
3.8: Centralized Fee Database and Processing	No	NA
3.9: Water and Sewer Service Providers	No	NA

Housing Element Action	Could action adversely impact the physical environment?	If adverse impact could occur, what would geographic scope of impact be?
GOAL 4: Ensure equal housing opportunity and affirmatively further fair housing for all residents of Perris. including persons with special needs.		
4.1: Fair Housing Council of Riverside County	No	NA
4.2: Affirmative Marketing Strategies	No	NA
4.3: Rental Assistance	No	NA
4.4: Implementation of Anti-Poverty Strategies	No	NA
4.5: Housing Units for Large Families	No	NA
4.6: Housing Units for Developmentally Disabled Residents	No	NA
4.7: Reasonable Accommodation Procedures	No	NA
4.8: Homelessness Assistance Programs	No	NA
Goal 5: Provide increased opportunities for homeownership.		
5.1: City of Perris First Time Homebuyer Program	No	NA
5.2: Riverside County Partnership Program	No	NA
5.3: Habitat for Humanity Partnership	No	NA

NA = not applicable.

Table 4.0-2 below compares Southern California Association of Governments (SCAG) forecasts for the City of Perris for 2045 to buildout of all 13 Housing Opportunity Areas. As shown below, buildout of the Housing Opportunity Areas would involve slightly less population growth and growth in the number of households than the SCAG forecast. Note that SCAG forecasts nearly 7,000 more households in the City by 2040 than would occur with development of the Housing Opportunity Areas. Population increase through development of the Housing Opportunity Areas is estimated using the average household size in the City estimated by the California Department of Finance in 2021, that is, 4.30 persons. By comparison, the average household size for the additional households forecast by SCAG between 2020 and 2040 is 2.52 persons. No estimate of employment in the City of Perris resulting from buildout of the Housing Opportunity Areas is available. However, since the Housing Element Update does not propose development of employment-generating land uses, presumably employment generation would be far lower than that forecast by SCAG.

Table 4.0-2
CITY OF PERRIS DEMOGRAPHIC FORECAST

	2021	2045 Forecast, SCAG	Increase, 2020-2045	Percent Increase, 2020-2045	2021 Plus Buildout of All 13 Housing Opportunity Areas	Increase, Buildout - 2021	Percent Increase, Buildout - 2021
Population	78,997	121,000	42,003	53.2%	116,760	37,763	47.8%
Households	18,331	33,800	15,469	84.4%	27,113[2]	8,782[2]	47.9%
Average Household Size	4.31	3.58	2.52	Not applicable	4.31	4.31	Not applicable
Employment	20,534[1]	26,400	5,866	28.6%	Not available	NA	NA

1 Employment information is from 2018
2 Assumes 100 percent occupancy of residential units to be developed in the Opportunity Areas. A household is equivalent to an occupied housing unit. Actual number of households would probably be slightly lower.
Sources: CDF, 2021; SCAG, 2016; US Census

Safety Element

Table 4.0-3 lists Safety Element Implementation Actions/Programs and indicates whether each program/action is a change from the existing Safety Element; and, if it is, whether the program/action could cause adverse environmental impacts. Proposed Safety Element Implementation Action S-5.1c requires the retrofitting of existing structures so as to remove materials that pose a fire risk, such as untreated wood roofing materials. Such action would have a favorable impact on wildfire hazards in the City and would not constitute an adverse impact. Implementation of the balance of the Safety Element Implementation Actions would not involve physical changes to the City that would cause adverse environmental impacts.

Table 4.0-3
SAFETY ELEMENT: CHANGES TO IMPLEMENTATION PROGRAMS/ACTIONS

Updated Safety Element Implementation Program/Action	Change from Existing Safety Element	If Change:	
		Could change adversely impact physical environment?	Geographic Scope of Change
A. DISASTER AND EMERGENCY PREPAREDNESS, INCLUDING EVACUATION			
S-1.1a – As part of the Hazard Mitigation Plan update, evaluate the location of critical facilities in relation to hazard exposure.	Yes, not in existing Safety Element	No	NA
S-1.1b – Prepare evacuation routes and disaster response plans for known hazards within the City.	No	NA	NA
S-1.1c – Participate in ongoing disaster preparedness training programs in conjunction with other jurisdictions.	No	NA	NA
S-2.1a – Identify and implement traffic calming strategies that will not interfere with emergency response activities.	No	NA	NA
S-2.4a – Adopt capital facilities fees to fund improvements in public safety facilities and equipment.	No	NA	NA
S-2.4b – Revise the capital facilities fee program to fully fund all infrastructure construction and improvements identified as attributable to new development.	No	NA	NA
S-2.4c – Identify sources of funding for additional infrastructure to serve existing development.	No	NA	NA
S-3.2a – Work with local school districts to distribute emergency information at the schools.	No	NA	NA
S-3.2b – Work with City service providers (water, wastewater, etc.) to distribute materials to Perris customers.	No	NA	NA
S-3.3a – Work with the local Chamber of Commerce to distribute evacuation plans for all business owner/operators, employees, and patrons.	No	NA	NA
B. FLOOD HAZARDS			
S-4.2a – Provide leadership in efforts to improve the Perris Valley Storm Channel and San Jacinto River Channel.	No	NA	NA

Updated Safety Element Implementation Program/Action	Change from Existing Safety Element	If Change:	
		Could change adversely impact physical environment?	Geographic Scope of Change
S-4.2b – Adopt Capital Facility Fees to fund drainage improvements.	No	NA	NA
S-4.2c – Prepare and adopt a revised Area Drainage Plan including "regional" stormwater detention basins capable of serving at least 100 acres of contributory areas.	No	NA	NA
C. FIRE HAZARDS			
S-5.1a – Ensure the City's fuel modification requirements meet or exceed state requirements and best practices.	Yes Existing Action: Maintain fuel modification standards to ensure proper clearance of brush around homes and businesses abutting undeveloped areas	No	NA
S-5.1b – Adopt landscaping standards to include a fire-resistant plant palette, where appropriate.	No	NA	NA
S-5.1c – Enforce current California Building Code standards to exclude the use of materials that pose a fire risk, such as untreated wood roofing materials, <u>and retrofit existing structures with these elements</u>.	Yes New text <u>underlined</u>	No	NA
S-5.1d – Maintain weed abatement efforts through code enforcement.	No	NA	NA
D. AIRCRAFT HAZARDS			
S-6.2a – Participate in March Operations Assurance Task Force to resolve inconsistencies between local land use regulations and AICUZ and ALUP policies.	No	NA	NA
S-6.2b – Continue to notify March Air Reserve Base of new development project applications and consider their input before making land-use decisions.	No	NA	NA
S-6.2c – Development on property within the Perris Valley Airport Interim Influence Area 1 shall be subject to prior determination, in consultation with ALUC, and subsequent	No	NA	NA

Updated Safety Element Implementation Program/Action	Change from Existing Safety Element	If Change:	
		Could change adversely impact physical environment?	Geographic Scope of Change
adoption of appropriate use and development restrictions necessary to minimize the potential for loss of life.			
E. SEISMIC HAZARDS			
S-7.2a – Require implementation of mitigation measures identified in the studies outlined in Policy S-7.2, prior to issuing grading and building permits. Policy S-7.2: Require geological and geotechnical investigations by State-licensed professionals in areas with potential for seismic and geologic hazards as part of the environmental and development review and approval process.	No	NA	NA
S-7.2b – Require engineered slopes to be designed to resist seismically induced failure, in accordance with state-of-the-art engineering parameters and analytical methods.	No	NA	NA
S-7.2c – Require cut and fill transition lots to be over-excavated and require complete maximum variation of fill depths beneath structures to mitigate the potential of seismically induced differential settlement.	No	NA	NA
S-7.2d – Adopt and enforce the most current version of the California Building Code (CBC).	No	NA	NA
S-7.3a – Reconstruction of structures intended that have been damaged or destroyed by failed slopes will be prohibited unless a geological report prepared by a State-licensed geologist shows that remedial measures will improve the unstable slope conditions sufficiently to make the site suitable for redevelopment.	No	NA	NA
S-7.3b – Geotechnical studies will be required for all projects to determine the potential for damage from expansive soils and define appropriate mitigation measures to address the identified damage potential.	No	NA	NA

NA = not applicable.

Environmental Justice Element

Table 4.0-4 lists Environmental Justice Element policies. The Environmental Justice Element also sets forth several policies that could induce growth; these are all under the *Affordable Housing* topic.

- Facilitate the development and provision of affordable housing through regulatory incentives, density bonuses, waived fees, and other financial assistance (as funding permits).
- Prioritize net-zero energy affordable housing developments that do not adversely impact disadvantaged communities.
- Update the City's zoning code, development standards and procedures, subdivision regulations, and fire and building codes to identify potential constraints to the production, maintenance, and development of mixed use and affordable housing.
- Position affordable housing near or within amenity-rich areas, such as shopping, transit, and parks and open space.
- Partner with nonprofit housing developers to acquire and maintain property as affordable housing, actively pursuing local, State, and federal funding programs or mechanisms for affordable housing.
- Allow the development of accessory dwelling units in existing single-family neighborhoods. Provide incentives for developments of accessory dwelling units used to house low-income residents for at least five years.
- Participate in the WRCOG housing trust, if it is created.
- Provide a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.
- Discourage development in proximity to sensitive land uses (e.g., schools, hospitals, homes, and long-term care facilities) near source point pollution sources that impact health, including freeways and hazardous waste sites.
- Integrate land use and transportation infrastructure to support higher-density development, promoting a balanced mix of residential and commercial uses and connected system of sidewalks, bikeways, and active transit.
- Provide incentives to support the development of senior housing, assisted living facilities, and housing for persons with disabilities with access to supportive services, community facilities, and public transportation.
- Provide a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.

Note that the Environmental Justice Element policies that could induce growth are generally consistent with the Housing Element policies; and that marginal growth-inducing impact of implementation of the Environmental Justice Element after Housing Element implementation would be minor. Implementation of the Environmental Justice Element would not otherwise involve physical changes to the City that would cause adverse environmental impacts

Table 4.0-4
ENVIRONMENTAL JUSTICE ELEMENT

Environmental Justice Element Policy	Could policy implementation adversely impact the physical environment?	If adverse impact could occur, what would geographic scope of impact be?
1. TRANSPARENT GOVERNNANCE		
Promote transparent governance by creating an open data portal that includes City budgets, engagement demographics, and tracking of equity metrics.	No	NA
Through the City budgeting process, discuss and set priorities at the City Council and management level to prioritize work programs and staffing needs.	No	NA
Continue to include general plan review as a capital improvement program to ensure funding allocations are consistent with the priorities set by the community and City Council.	No	NA
Encourage City staff and Boards and Commission members to participate in leadership and governance training programs.	No	NA
Prioritize decisions that provide long-term community benefit and discourage decisions that provide short-term community benefit but reduce long-term opportunities.	No	NA
Support training programs that teach community members about local government functions and encourages community participation in civic processes.	No	NA
Maintain record systems and utilize technology that promotes public access, including a modernized website.	No	NA
Maintain a full-service online citizens platform for permit issuance, electronic plan review, and payment process.	No	NA
2. COMMUNITY ENGAGEMENT		
Provide multilingual interpretation and translation at all public meetings, including at least Spanish and additional languages should a need be identified.	No	NA
Promote City meetings and activities through various channels to increase public awareness, including live streaming and opportunities for online input and in person.	No	NA
Ensure all City circulated materials are culturally relevant and available in multiple languages, including Spanish.	No	NA

Environmental Justice Element Policy	Could policy implementation adversely impact the physical environment?	If adverse impact could occur, what would geographic scope of impact be?
Promote transparent governance by creating an open data portal that includes City budgets, engagement demographics, and tracking of equity metrics.	No	NA
Ensure all City leaders and staff are trained on issues of environmental justice, equity, and culturally competent principles of public engagement every three years.	No	NA
Partner with community-based organizations (e.g., El Sol Neighborhood Educational Center, TODEC), to promote community capacity-building and community engagement among Spanish-speaking residents.	No	NA
Continue to affirmatively market CDBG and HOME funded programs, as outlined in the City's 2019 Analysis of Impediments and Fair Housing Action Plan, including advertising housing programs in local publications and ensuring outreach to all potential eligible households, especially those least likely to apply for housing assistance.	No	NA
3. LAND USE AND THE ENVIRONMENT		
Ensure new development is compatible with the surrounding uses. Mitigation measures may include: noise barriers, building insulation, sound buffers, traffic diversion, and reducing existing risk of hazards.	Yes, but favorable impacts would be more likely than adverse impacts	Citywide
Dedicate funding to maintain and expand the existing tree canopy. Ensure developers provide plantings of native, non-invasive, drought tolerant landscaping and trees for new affordable development.	No	NA
Work with regional and state agencies to improve air quality, including the purchase of PM2.5 monitors to track local air quality data near industrial and airport uses.	No	NA
Support clean-up and remediation of local toxic sites. Maintain a current map of all contaminated and/or hazardous sites.	No	NA
Require future affordable housing developments, parks, and all public building and facilities to adopt smoke and vape free environments.	No	NA
Convert the City's existing car fleet to transition to clean air vehicles.	No	NA
Ensure that industries are enforcing the state's 5-minute maximum idling limitation for stationary diesel trucks.	No	NA
4. HEALTHY FOOD ACCESS		

Environmental Justice Element Policy	Could policy implementation adversely impact the physical environment?	If adverse impact could occur, what would geographic scope of impact be?
Support efforts targeting the location of farmer's markets in proximity to disadvantaged communities, including a weekly summer evening market at Mercado Park.	No	NA
Expand multi-modal transportation options for people with limited or no access to a car to local grocery stores that provide fresh and nutritious whole foods.	No	NA
Support and expand the acceptance of food assistance programs for low=income populations at local farmer's markets.	No	NA
Develop a healthy Perris collaborative to define health agendas in the City, including opportunities to educate, provide programming, host events, develop policies, and make infrastructure improvements.	No	NA
Provide educational materials through lunch and food assistance programs to increase knowledge of healthy nutrition, edible gardens, and expansion of the City's community garden network.	No	NA
5. ACTIVE MOBILITY		
Adopt the prioritization framework provided in the City's Active Transportation Plan to evaluate all proposed bicycle and pedestrian projects.	No	NA
Prioritize future infrastructure investments for disadvantaged communities based on community priorities identified in the City's Active Transportation Plan. Annually assess milestones based on metrics provided to measure progress.	No	NA
Partner with transit providers to promote incentives that increase active mobility among low-income populations.	No	NA
Require future developers to provide pedestrian and bike friendly infrastructure in alignment with the vision set in the City's Active Transportation plan or active transportation in-lieu fee to fund active mobility projects.	No	NA
Prioritize investments that increase safety for bicycle users and pedestrians in areas with high rates of traffic collisions (such as Perris Boulevard and West 4th Street), including traffic calming measures and signage.	No	NA

Environmental Justice Element Policy	Could policy implementation adversely impact the physical environment?	If adverse impact could occur, what would geographic scope of impact be?
Partner with regional and state agencies, including WRCOG, Riverside County, SCAG, and Caltrans, to fund and implement active transportation projects outlined in the City's Active Transportation Plan.	No	NA
6. AFFORDABLE HOUSING		
Facilitate the development and provision of affordable housing through regulatory incentives, density bonuses, waived fees, and other financial assistance (as funding permits).	No	NA
Prioritize net-zero energy affordable housing developments that do not adversely impact disadvantaged communities.	No	NA
Update the City's zoning code, development standards and procedures, subdivision regulations, and fire and building codes to identify potential constraints to the production, maintenance, and development of mixed use and affordable housing.	No	NA
Require that all developers of affordable housing partner with local community organizations to lead public engagement and prioritize potential community benefits.	No	NA
Position affordable housing near or within amenity-rich areas, such as shopping, transit, and parks and open space.	No	NA
Partner with nonprofit housing developers to acquire and maintain property as affordable housing, actively pursuing local, State, and federal funding programs or mechanisms for affordable housing.	No	NA
Evaluate the feasibility of launching an inclusionary zoning ordinance to increase funding for affordable housing, home improvements, and other housing programs.	No	NA
Allow the development of accessory dwelling units in existing single-family neighborhoods. Provide incentives for developments of accessory dwelling units used to house low-income residents for at least five years.	No	NA
Participate in the WRCOG housing trust, if it is created.	No	NA
Provide a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.	No	NA
Discourage development in proximity to sensitive land uses (e.g., schools, hospitals, homes, and long-term care facilities) near source point pollution sources that impact health, including freeways and hazardous waste sites.	No	NA

Environmental Justice Element Policy	Could policy implementation adversely impact the physical environment?	If adverse impact could occur, what would geographic scope of impact be?
Promote the repair, improvement, and rehabilitation of the City's housing stock, including mobile homes, through grant and low-interest loan programs.	No	NA
Partner with the Fair Housing Council of Riverside County and local banks to provide workshops on financial literacy, credit counseling, and first-time homeownership. Collaborate with local community-based organizations to increase participation of low-income and people of color.	No	NA
Provide a free community training every other year to City staff, landlords, and tenants on crime free housing, landlord tenant law, and fair housing regulations.	No	NA
Following adoption of the General Plan, update zoning map and zoning standards to maintain consistency with the General Plan.	No	NA
Integrate land use and transportation infrastructure to support higher-density development, promoting a balanced mix of residential and commercial uses and connected system of sidewalks, bikeways, and active transit.	No	NA
Provide incentives to support the development of senior housing, assisted living facilities, and housing for persons with disabilities with access to supportive services, community facilities, and public transportation.	No	NA
Provide a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.	No	NA
7. PUBLIC INFRASTRUCTURE AND FACILITIES		
Ensure the equal distribution, regular maintenance, and safety of public facilities and infrastructure that serve disadvantaged communities (e.g., youth, seniors, low-income)	No	NA
Encourage youth to guide planning and programming efforts at community facilities, including libraries, schools, art galleries, parks, and other public spaces.	No	NA
Encourage the use of public art and public art partnerships among City departments, private developers, arts and cultural organizations, schools and community members.	No	NA

Environmental Justice Element Policy	Could policy implementation adversely impact the physical environment?	If adverse impact could occur, what would geographic scope of impact be?
Support the use of public facilities by local artists, students, and cultural groups, including shared space and financial and program support for local organizations.	No	NA
Establish a joint-use agreement allowing Perris residents and employees to use park and outdoor recreational facilities to promote physical activity.	No	NA
Establish an impact fee program to increase funding for youth facilities and programming in disadvantaged communities.	No	NA
Partner with school districts to ensure that afterschool programs and other extra-curricular activities are offered at schools serving low-income communities.	No	NA
8. COMMUNITY SAFETY		
Support and expand Safe Routes to Schools programs.	No	NA
Require multi-family property management companies (e.g., apartments, townhouses, condos) to improve the safety, lighting, and landscaping of common private and semi-private open spaces.	No	NA
Enhance pedestrian and bicycle crossings and pathways at key locations, including physical barriers (e.g., highways, high volume roads), parks, and schools.	No	NA
Promote safe routes for aging adults, particularly routes to transit and shopping centers.	No	NA
Improve lighting and nighttime security across all City neighborhoods.	No	NA
Promote Business and Neighborhood Watch programs to support a sense of civic pride and maintain a clean and safe environment.	No	NA
Create a graffiti prevention team to remove graffiti from public property (e.g., parks, street signs, sidewalks, etc.) or property adjacent to public rights-of-way.	No	NA
Promote regional law enforcement partnerships that support the coordination of public safety awareness and crime prevention in the community.	No	NA

NA = not applicable.

Environmental Checklist

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or as a "Potentially Significant Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population and Housing
☐ Agricultural Resources	☐ Hazards and Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology and Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use and Planning	☐ Transportation
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities and Service Systems
☐ Geology and Soils	☐ Noise	☒ Mandatory Findings of Significance
☐ Energy	☐ Tribal Cultural Resources	☐ Wildfire

Determination (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature — Date: 11/18/21

Kenneth Phung — City of Perris

Printed Name

Evaluation of Environmental Impacts

(1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

(2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

(3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

(4) "Negative Declaration: Less than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to less than significant level.

(5) Earlier analyses may be use where, pursuant to the tiering, program EIR, or other CEQA process, an affect has been adequately analyzed in an earlier EIR or negative declaration. (See Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:

   (a) Earlier Analyses Used. Identify and state where the earlier analysis available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

(6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

(7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

(8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

(9) The explanation of each issue should identify:

(a) The significance criteria or threshold, if any, used to evaluate each question; and

(b) The mitigation measure identified, if any, to reduce the impact to less than significant.

4.1 Aesthetics

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			**X**	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				**X**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			**X**	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			**X**	

A "visual environment" includes the built environment (development patterns, buildings, parking areas, and circulation elements) and natural environment (such as hills, vegetation, rock outcroppings, drainage pathways, and soils) features. Visual quality, viewer groups and sensitivity, duration, and visual resources characterize views. Visual quality refers to the general aesthetic quality of a view, such as vividness, intactness, and unity. Viewer groups identify who is most likely to experience the view. High-sensitivity land uses include residences, schools, playgrounds, religious institutions, and passive outdoor spaces such as parks, playgrounds, and recreation areas. Duration of a view is the amount of time that a particular view can be seen by a specific viewer group. Visual resources refer to unique views, and views identified in local plans, from scenic highways, or of specific unique structures or landscape features.

Impact Analysis

a) Would the project have a substantial adverse effect on a scenic vista?

Less than Significant Impact

Scenic vistas generally include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene or feature of interest.

The City of Perris is surrounded by mountain ranges and hills: the San Bernardino Mountains to the north; the Bernasconi Hills to the northeast; the Lakeview Mountains and San Jacinto Mountains to

the east; and the Santa Ana Mountains to the southwest. The City's scenic vistas include views of surrounding foothills to the west, east, and north, and of the San Bernardino Mountains to the north (Hogle-Ireland, Inc., 2004, p. IV-15).

Housing and Environmental Justice Elements

The proposed General Plan and Environmental Justice Elements have goals and policies that aim to facilitate the development of housing, safety facilities, and infrastructure, which could possibly impede views of scenic vistas (NCR, 2021a, p. 37-41; NCR, 2021b, p. 205-235; Atlas Planning Solutions, p. 10-26). However, existing development within the City of Perris currently impedes views of scenic vistas because the bulk of developable land within the City of Perris is located on the flat, broad basin. Virtually all future building construction consistent with land use and development standards set forth in the General Plan would obstruct views to the foothills from at least some vantage points. The proposed elements are policy-level documents that do not include any specific development proposals that would cause significant environmental impact. However, the proposed elements have goals and policies that aim to develop future housing. The Housing Element commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could add development that could impact views of scenic vistas. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts to scenic vistas are addressed. Impacts would be less than significant.

Therefore, implementation of the proposed project would have less than significant impacts regarding scenic vistas.

Safety Element

Safety Element adoption and implementation and would not involve development of structures. No impact would occur.

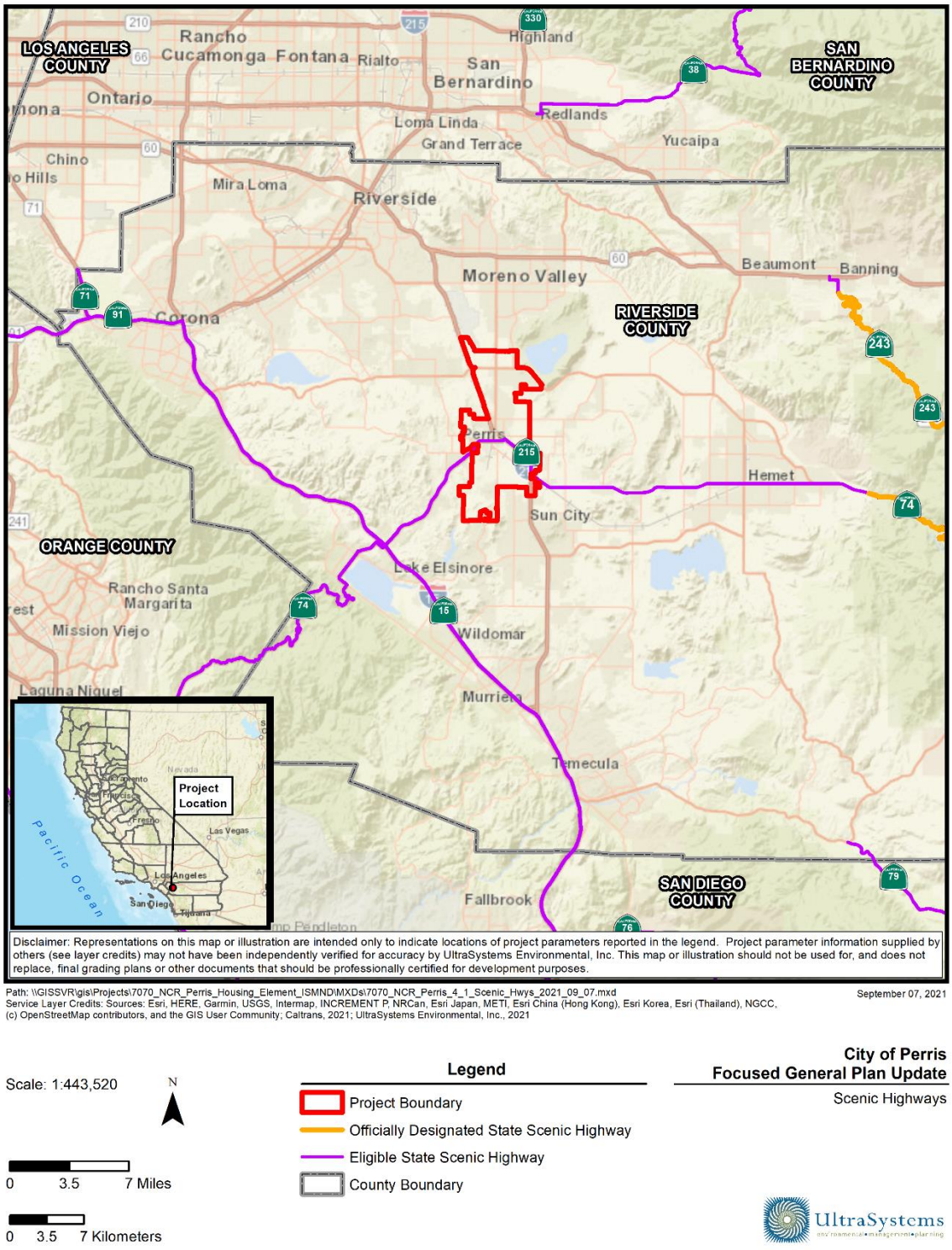
b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact

Housing, Environmental Justice, and Safety Elements

No designated state scenic highways are within the City of Perris. As shown in **Figure 4.1-1**, the closest official state scenic highway to the City is State Route–243 (SR-243), approximately 18.7 miles northeast of the City. Therefore, due to the large distance between the City of Perris and the closest official scenic highway, there would be no impacts to scenic highways due to the proposed project.

Figure 4.1-1
STATE SCENIC HIGHWAYS



c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact

Housing and Environmental Justice Elements

The City of Perris is located within an urbanized area. The Housing Element commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas and sets forth policies and policy actions promoting development of residential uses. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could impact scenic quality. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that projects would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be less than significant.

Therefore, impacts in regard to zoning and other regulations governing scenic quality would be less than significant.

Safety Element

Safety Element adoption and implementation would not involve development of structures. No impact would occur regarding scenic quality.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact

Housing, Environmental Justice, and Safety Elements

The proposed General Plan Elements have goals and policies to create housing and safety infrastructure with associated lighting that could possibly increase the light and glare within the City of Perris. However, all future development would adhere to the City's Municipal Code Section 19.02.110, *Lighting*, and applicable specific zoning regulations, which would prevent significant light or glare within the City of Perris (City of Perris Municipal Code, 2021). Impacts would be less than significant. Safety Element adoption and implementation would not involve development of structures. No impact would occur regarding new sources of substantial light or glare.

4.2 Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				**X**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				**X**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				**X**

Impact Analysis

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact

Housing, Environmental Justice, and Safety Elements

The California Department of Conservation (DOC) established the Farmland Mapping and Monitoring Program (FMMP) in 1982 to identify critical agricultural lands and track the conversion of these lands to other uses. The FMMP is a non-regulatory program and provides a consistent and impartial analysis of agricultural land use and land use changes throughout California. As detailed in **Table 4.2-1** below, the FMMP maps 881 acres of important farmland in the City of Perris including 83 acres

of Prime Farmland, 619 acres of Farmland of Statewide Importance, and 179 acres of Unique Farmland (DOC, 2016).

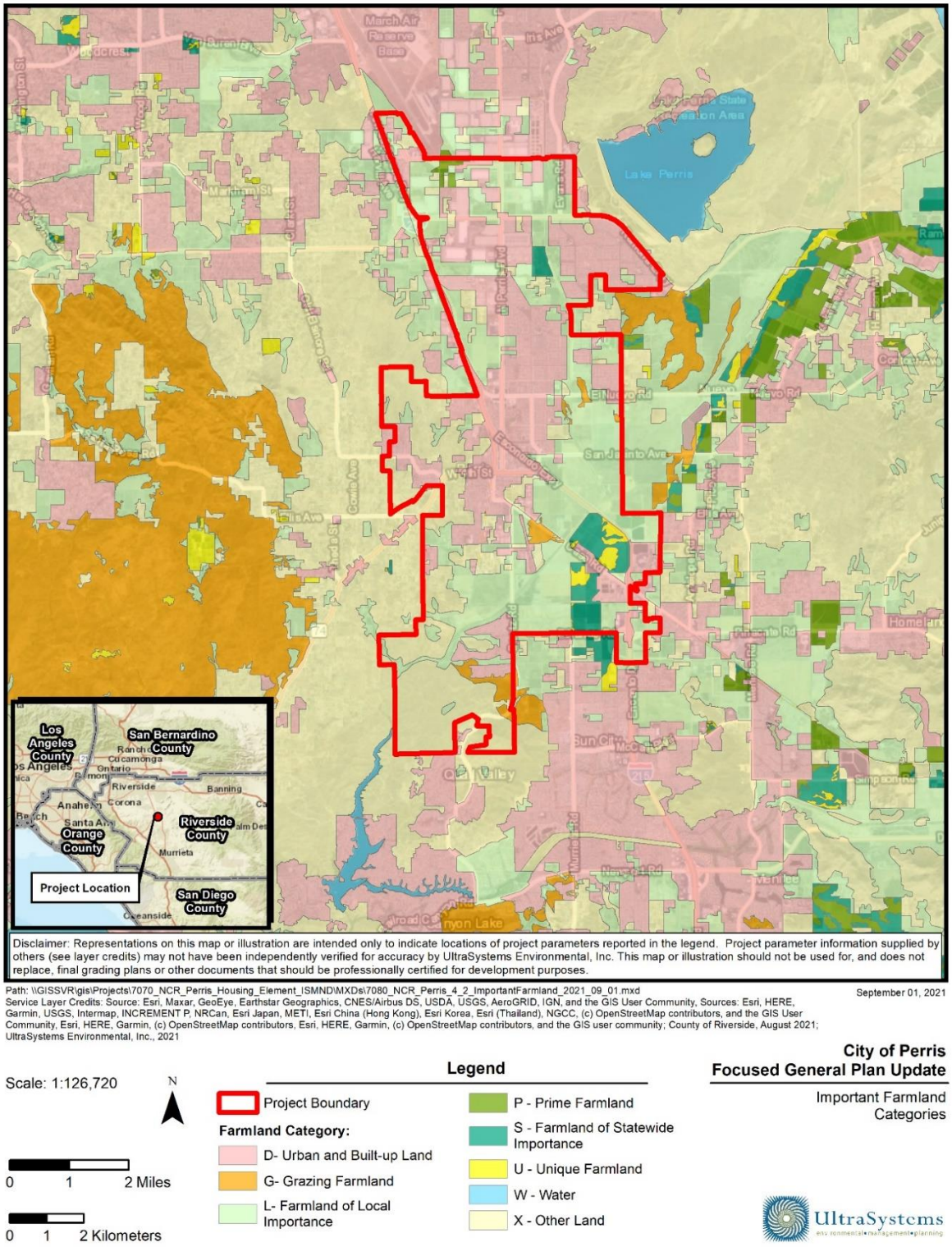
Table 4.2-1
MAPPED IMPORTANT FARMLAND, CITY OF PERRIS, 2021-2029

Farmland Category[1]	Acres
Prime farmland	83
Farmland of Statewide Importance	619
Unique Farmland	179
Total	881

[1] CEQA analysis only addresses impacts to prime farmland, farmland of statewide importance, and unique farmland (DOC, 1997).
Source: DOC, 2016

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. This information about the Housing Opportunity Areas applies to all five thresholds in this Section. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts to agricultural resources are addressed. Adoption and implementation of the Housing and Environmental Justice elements could involve development of new land uses and/or redevelopment of existing land uses. Individual development projects that occur as a result of the policies included in the elements would require independent CEQA review; all feasible mitigation measures would be required for any significant impacts identified. Proposed project adoption and implementation would not convert mapped important farmland to non-agricultural uses and no impact would occur (refer to **Figure 4.2-1** below). Safety Element adoption and implementation would not involve development of structures and therefore would not cause impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). No impact would occur.

Figure 4.2-1
IMPORTANT FARMLAND CATEGORIES



b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

Housing, Environmental Justice, and Safety Elements

Approximately five acres in the City of Perris are zoned for agricultural use (zoning district A1, Light Agriculture) (Perris, 2021). Some land in Perris, currently designated for commercial uses, is subject to Williamson Act contracts. The three General Plan elements do not include specific development proposals. While the Housing and Environmental Justice elements set forth policies promoting housing development, projects built in accordance with those two elements would be subject to independent CEQA review. The Housing Element designates 13 Housing Opportunity Areas; agricultural land was avoided in designating those Areas. Therefore, it is unlikely that future development in accordance with the Housing or Environmental Justice elements would conflict with a Williamson Act contract. Adoption and implementation of the Housing, Environmental Justice, and Safety Elements would not conflict with zoning for agricultural use or a Williamson Act contract and no impact would occur.

c) Would the project (c) conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?

No Impact

Housing, Environmental Justice, and Safety Elements

No zoning for forest land, timberland, or timberland production is present in the City of Perris. Therefore, approval and implementation of the Housing, Environmental Justice, and Safety Elements would not conflict with zoning for forest land or timberland, and no impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

Housing Environmental Justice, and Safety Elements

No land in the City of Perris is cultivated for forest resources. Therefore, adoption and implementation of the Housing Environmental Justice, and Safety Elements would not cause the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

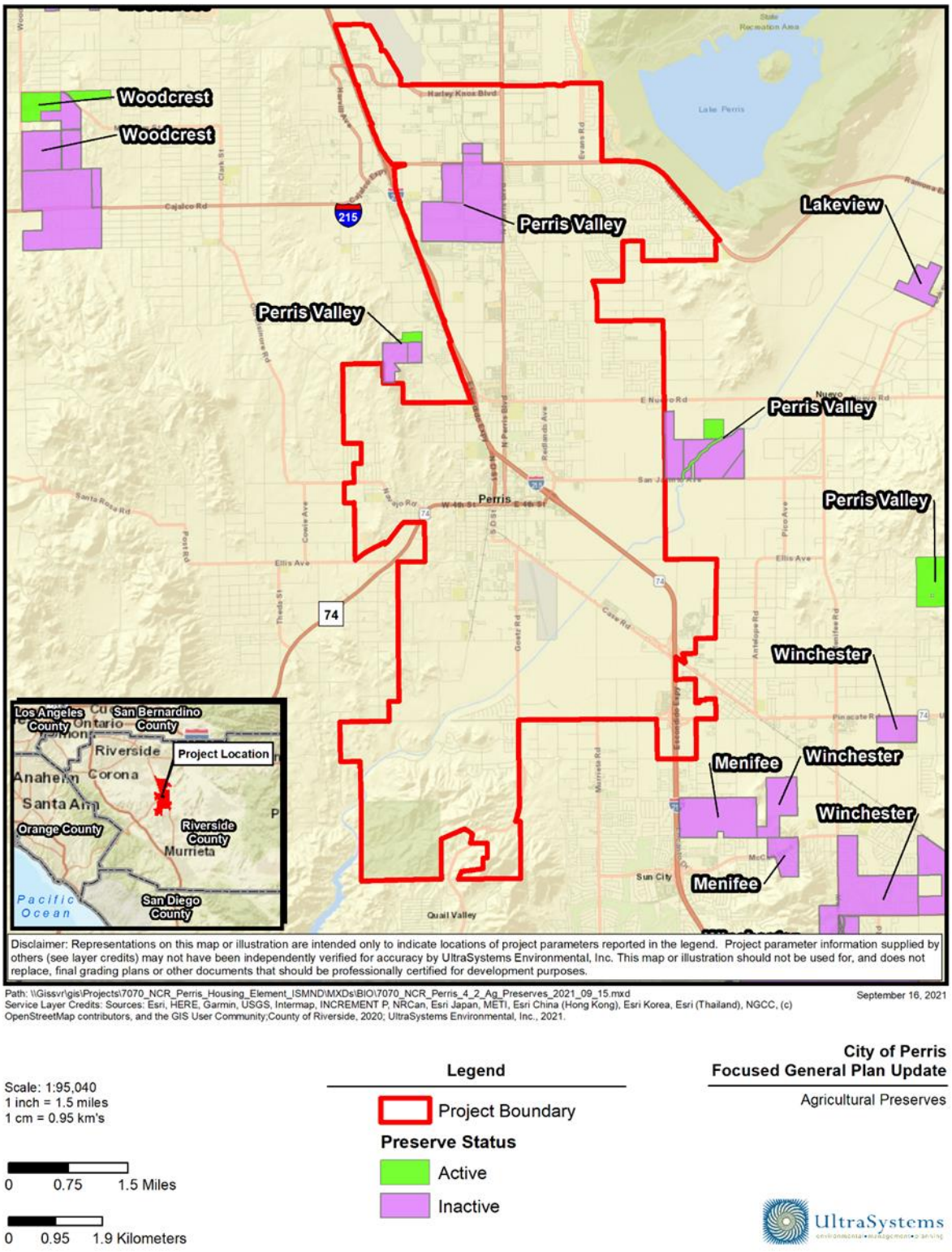
e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact

Housing Environmental Justice, and Safety Elements

The City is developed within an urbanized setting. There are no changes mentioned in the Housing and Environmental Justice, elements to existing farmland. Therefore, adoption and implementation of the Housing Environmental Justice, and Safety Elements would not result in changes to the environment, due to its location or nature, which could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use; thus, no impacts would occur.

Figure 4.2-2
AGRICULTURAL PRESERVES



4.3 Air Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				**X**

4.3.1 Pollutants of Concern

Criteria pollutants are air pollutants for which acceptable levels of exposure can be determined and an ambient air quality standard has been established by the U.S. Environmental Protection Agency (USEPA) and/or the California Air Resources Board (ARB). The criteria air pollutants of concern are nitrogen dioxide (NO_2), carbon monoxide (CO), particulate matter (PM_{10} and $PM_{2.5}$), sulfur dioxide (SO_2), lead (Pb), and ozone, and their precursors, such as reactive organic gases (ROG) (which are ozone precursors). Since the project would not generate appreciable SO_2 or Pb emissions,[6] it is not necessary for the analysis to include those two pollutants. Presented below is a description of the air pollutants of concern and their known health effects.

The project is in the Riverside County portion of the South Coast Air Basin (SCAB), for whose air pollution control the South Coast Air Quality Management District (SCAQMD) is substantially responsible. **Table 4.3-1** shows the attainment status of the SCAB for each criteria pollutant for both the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS).

6 Analysis of hundreds of development projects in Southern California has determined that sulfur dioxide emissions are generally below 0.1 pound per day during construction and operations.

Table 4.3-1
FEDERAL AND STATE ATTAINMENT STATUS

Pollutants	Federal Classification	State Classification
Ozone (O_3)	Nonattainment (Extreme)	Nonattainment
Particulate Matter (PM_{10})	Maintenance (Serious)	Nonattainment
Fine Particulate Matter ($PM_{2.5}$)	Nonattainment (Moderate)	Nonattainment
Carbon Monoxide (CO)	Maintenance (Serious)	Attainment
Nitrogen Dioxide (NO_2)	Maintenance	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Sulfates	No Federal Standards	Attainment
Lead (Pb)		Attainment
Hydrogen Sulfide (H_2S)		Attainment
Visibility Reducing Particles		Unclassified

Sources: ARB, 2019; USEPA, 2020a, 2020b, 2020c, 2020d, 2020e.

Presented below is a description of the air pollutants of concern and their known health effects.

Nitrogen oxides (NO_X) serve as integral participants in the process of photochemical smog production and are precursors for certain particulate compounds that are formed in the atmosphere and for ozone. A precursor is a directly emitted air contaminant that, when released into the atmosphere, forms, causes to be formed, or contributes to the formation of a secondary air contaminant for which an ambient air quality standard (AAQS) has been adopted, or whose presence in the atmosphere will contribute to the violation of one or more AAQSs. When NO_X and ROG are released in the atmosphere, they can chemically react with one another in the presence of sunlight to form ozone. The two major forms of NO_X are nitric oxide (NO) and NO_2. NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO_2 is a reddish-brown pungent gas formed by the combination of NO and oxygen. NO_2 acts as an acute respiratory irritant and eye irritant and increases susceptibility to respiratory pathogens (USEPA, 2011).

Carbon monoxide (CO) is a colorless, odorless non-reactive pollutant produced by incomplete combustion of fossil fuels. CO is emitted almost exclusively from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft, and trains. In urban areas, such as the project location, automobile exhaust accounts for most CO emissions. CO is a non-reactive air pollutant that dissipates relatively quickly; therefore, ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions; primarily wind speed, topography, and atmospheric stability. CO from motor vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, a typical situation at dusk in urban areas between November and February. The highest levels of CO typically occur during the colder months of the year when inversion conditions are more frequent. In terms of health, CO competes with oxygen, often replacing it in the blood, thus reducing the blood's ability to transport oxygen to vital organs. The results of

excess CO exposure can be dizziness, fatigue, and impairment of central nervous system functions. High concentrations are lethal (USEPA, 2010).

Particulate matter (PM) consists of finely divided solids or liquids, such as soot, dust, aerosols, fumes and mists. Primary PM is emitted directly into the atmosphere from activities such as agricultural operations, industrial processes, construction and demolition activities, and entrainment of road dust into the air. Secondary PM is formed in the atmosphere from predominantly gaseous combustion by-product precursors, such as sulfur oxides, NO_X, and ROGs.

Particle size is a critical characteristic of PM that primarily determines the location of PM deposition along the respiratory system (and associated health effects) as well as the degradation of visibility through light scattering. In the United States, federal and state agencies have focused on two types of PM. PM_{10} corresponds to the fraction of PM no greater than 10 micrometers in aerodynamic diameter and is commonly called respirable particulate matter, while $PM_{2.5}$ refers to the subset of PM_{10} of aerodynamic diameter smaller than 2.5 micrometers, which is commonly called fine particulate matter.

PM_{10} and $PM_{2.5}$ deposition in the lungs results in irritation that triggers a range of inflammation responses, such as mucus secretion and bronchoconstriction, and exacerbates pulmonary dysfunctions, such as asthma, emphysema, and chronic bronchitis. Sufficiently small particles may penetrate the bloodstream and impact functions such as blood coagulation, cardiac autonomic control, and mobilization of inflammatory cells from the bone marrow. Individuals susceptible to higher health risks from exposure to PM_{10} airborne pollution include children, the elderly, smokers, and people of all ages with low pulmonary/cardiovascular function. For these individuals, adverse health effects of PM_{10} pollution include coughing, wheezing, shortness of breath, phlegm, bronchitis, and aggravation of lung or heart disease, leading, for example, to increased risks of hospitalization and mortality from asthma attacks and heart attacks (USEPA, 2019a).

Reactive organic gases (ROG) are defined as any compound of carbon, excluding CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions. It should be noted that there are no state or national ambient air quality standards for ROG because ROGs are not classified as criteria pollutants. They are regulated, however, because a reduction in ROG emissions reduces certain chemical reactions that contribute to the formation of ozone. ROGs are also transformed into organic aerosols in the atmosphere, which contribute to higher PM_{10} and lower visibility. The term "ROG" is used by the ARB for this air quality analysis and is defined the same as the federal term "volatile organic compound" (VOC).

Ozone is a secondary pollutant produced through a series of photochemical reactions involving ROG and NO_X. Ozone creation requires ROG and NO_X to be available for approximately three hours in a stable atmosphere with strong sunlight. Because of the long reaction time, peak ozone concentrations frequently occur downwind of the sites where the precursor pollutants are emitted. Thus, ozone is considered a regional, rather than a local, pollutant. The health effects of ozone include eye and respiratory irritation, reduction of resistance to lung infection and possible aggravation of pulmonary conditions in persons with lung disease. Ozone is also damaging to vegetation and untreated rubber (USEPA, 2020f).

4.3.2 Climate/Meteorology

Air quality is affected by both the rate and location of pollutant emissions, and by meteorological conditions that influence movement and dispersal of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local topography, provide the link between air pollutant emissions and air quality.

The project is be located wholly within the SCAB, which includes all of Orange County, as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The distinctive climate of the SCAB is determined by its terrain and geographical location. The SCAB is in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific. Thus, the climate is mild, tempered by cool sea breezes. This usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds (SCAQMD, 1993).

The annual average temperature varies little throughout the 6,600-square-mile SCAB, ranging from the low 60s to the high 80s. However, with a less pronounced oceanic influence, the inland portion shows greater variability in the annual minimum and maximum temperatures. The mean annual maximum and minimum temperatures in the project area—as determined from the nearest weather station in the City of Perris (WRCC, 2021), which has a period of record from 1912 to 2016—are 78.9 degrees Fahrenheit (°F) and 45.2°F, respectively. The hottest month is July, with an average maximum temperature of 97.3°F and the coldest month is January, with an average minimum temperature of 34.5°F.

During the period of record, the average rainfall measured 6.37 inches, mostly occurring during late autumn and winter. Approximately 80 percent of average annual rainfall falls during the four months November through February (WRCC, 2021).

4.3.3 Air Quality Management Plan (AQMP)

The SCAQMD is required to produce plans to show how air quality would be improved in the region. The California Clean Air Act (CCAA) requires that these plans be updated triennially to incorporate the most recent available technical information.[7] A multi-level partnership of governmental agencies at the federal, state, regional, and local levels implement the programs contained in these plans. Agencies involved include the USEPA, ARB, local governments, Southern California Association of Governments (SCAG), and SCAQMD. The SCAQMD and the SCAG are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the SCAB. The SCAQMD updates its AQMP every three years.

The 2016 AQMP (SCAQMD, 2017b) was adopted by the SCAQMD Board on March 3, 2017, and on March 10, 2017 was submitted to the ARB (SCAQMD, 2017a) to become part of the State Implementation Plan (SIP)[8] (SCAQMD, 2017a). The AQMP was then submitted to the USEPA (ARB, 2017a). It focuses largely on reducing NO_X emissions as a means of attaining the 1979 1-hour ozone standard by 2022, the 1997 8-hour ozone standard by 2023, and the 2008 8-hour standard by 2031. The AQMP prescribes a variety of current and proposed new control measures, including a

7 CCAA of 1988.

8 The State Implementation Plan (SIP) is a collection of local and regional plans, regulations, and rules for attaining ambient air quality standards. It is periodically submitted to the USEPA for approval.

request to the USEPA for increased regulation of mobile source emissions. The NO_X control measures would also help the Basin attain the 24-hour standard for $PM_{2.5}$.

4.3.4 Sensitive Receptors

Some people, such as individuals with respiratory illnesses or impaired lung function because of other illnesses, persons over 65 years of age, and children under 14, are particularly sensitive to certain pollutants. Facilities and structures where these sensitive people live or spend considerable amounts of time are known as sensitive receptors. For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, or convalescent facility where it is possible that an individual could remain for 24 hours (Chico and Koizumi, 2008, p. 3-2). Commercial and industrial facilities are not included in the definition of sensitive receptor, because employees typically are present for shorter periods of time, such as eight hours. Therefore, applying a 24-hour standard for PM_{10} is appropriate not only because the averaging period for the state standard is 24 hours, but because the sensitive receptor would be present at the location for the full 24 hours. Sensitive receptors in Perris include residences, schools, hospitals, and long-term care facilities.

Impact Analysis

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact

The South Coast 2016 AQMP incorporates land use assumptions from local general plans and regional growth projections developed by the SCAG to estimate stationary and mobile air emissions associated with projected population and planned land uses. If the proposed land use is consistent with the local general plan, then the impact of the project is presumed to have been accounted for in the AQMP. This is because the land use and transportation control sections of the AQMP are based on the SCAG regional growth forecasts, which incorporate projections from local general plans.

Impacts on consistency with the 2016 AQMP are analyzed three ways:

1. Would the proposed project change land use designations?
2. Would the project generate population and employment growth and, if so, whether that growth would exceed the growth rates forecasted in the AQMP?
3. Would the project generate construction or operational emissions of criteria air pollutants exceeding SCAQMD regional construction and operational thresholds for criteria pollutant emissions, respectively?

1. General Plan Land Use Designations

Housing and Environmental Justice Elements

Adoption and implementation of the Housing, and Environmental Justice elements would not change General Plan land use designations. No impact would occur.

The Housing Element commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could result in air quality impacts. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential air quality impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation and would not change General Plan land use designations and would not involve development of structures. No impact would occur.

2. Population and Employment: Growth Compared to Forecasts

Housing and Environmental Justice Elements

Population and employment forecasts for the City of Perris are based on General Plan land use buildout projections. The population forecast for housing development in accordance with the Housing and Environmental Justice elements is within the existing regional population forecast for the City, as explained above in **Section 4.0**. The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could result in air quality impacts. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential air quality impacts are addressed. Impacts would be less than significant. Implementation of the Housing and Environmental Justice Elements would not involve development of non-residential land uses and thus would not affect employment. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation and would not change General Plan land use designations and thus would not affect population and employment forecasts. No impact would occur.

3. Impacts Respecting Regional Emissions Thresholds

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the

Housing Opportunity Areas would add residential units and population to the City of Perris and thus could result in air quality impacts. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential air quality impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation and would not involve development of structures. No impact would occur.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact

Since the SCAB is currently in nonattainment for ozone and $PM_{2.5}$, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. The SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the District recommends that a project's potential contribution to cumulative impacts be assessed by utilizing the same significance criteria as those for project-specific impacts. Furthermore, the SCAQMD states that if an individual development project generates less-than-significant construction or operational emissions impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment (SCAQMD, 2021).

Assessment of a project's contribution to cumulative impacts involves comparison of project construction and operational emissions to regional construction and operational emissions thresholds, respectively; and comparison of project construction emissions to localized significance thresholds for construction emissions.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could generate cumulatively considerable net increases in emissions of ozone and $PM_{2.5}$. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice elements to ensure that air quality impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation would not involve development of structures and therefore would not cause cumulatively considerable net increase of any criteria pollutant. No impact would occur.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact

Housing and Environmental Justice Elements

Much of the City of Perris consists of sensitive receptors; for instance, the 2030 General Plan designated nearly 47 percent of the City for residential uses (City of Perris, 2005). Other sensitive receptors in Perris include schools, Kindred Hospital, and long-term care facilities.

Impacts of pollutant concentrations on sensitive receptors are analyzed by comparing project emissions to SQAQMD localized significance thresholds (LSTs). LSTs are applicable to project-specific analysis and are not applicable to regional projects such as general plans (Chico and Koizumi, 2008, preface).

The Environmental Justice Element sets forth several policies for reducing air pollutant concentrations in disadvantaged communities, specifically:

- Work with regional and state agencies to improve air quality, including the purchase of PM2.5 monitors to track local air quality data near industrial and airport uses.
- Convert the City's existing car fleet to transition to clean air vehicles.
- Ensure that industries are enforcing the state's 5-minute maximum idling limitation for stationary diesel trucks.

Therefore, it is expected that implementation of the Environmental Justice Element would have some favorable impact regarding reducing air pollutant concentrations in disadvantaged communities.

The Housing Element commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could generate cumulatively considerable net increases in emissions of ozone and $PM_{2.5}$. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that air quality impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation would not involve development of structures and therefore would not expose sensitive receptors to substantial pollutant concentrations. No impact would occur.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact

Housing and Environmental Justice Elements

According to the SCAQMD *CEQA Air Quality Handbook*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding.

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population and Housing Opportunity Area thus could generate emissions such as odors affecting substantial numbers of people. Environmental Justice Element Policy 3.3 states "*Work with regional and state agencies to improve air quality, including the purchase of PM2.5 monitors to track local air quality data near industrial and airport uses."* Such efforts could result in a small favorable impact on air quality. To analyze potential air quality issues, a separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that air quality impacts are addressed. No impact would occur.

Safety Element

Safety Element adoption and implementation would not involve development of structures and therefore would not generate other emissions (such as those leading to odors) adversely affecting a substantial number of people. No impact would occur.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			**X**	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			**X**	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			**X**	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			**X**	

Environmental Setting

The City of Perris is located in western Riverside County: specifically, the City is in Perris Valley and is generally bounded on the east by San Jacinto Valley and the Lakeview Mountains, and on the west by Steele peak, the Gavilan Plateau, and numerous hills and valleys in between. Many intermittent and ephemeral streams discharge into the valley from the surrounding hills and mountains, but the primary drainage is the San Jacinto River, which enters Perris Valley from the east between the Bernasconi Hills and the Lakeview Mountains, flows southwest through southern portion of the City and into Railroad Canyon Reservoir located approximately one mile downstream from the southwestern border of the City.

UEI biologists researched readily available information, including relevant literature, databases, agency web sites, various previously completed reports and management plans, GIS data, maps, aerial imagery from public domain sources, and in-house records to identify the following: 1) habitats, special-status plant and wildlife species, waters of the U.S. and State, including wetlands, critical habitat, and wildlife corridors that may occur in or in the vicinity of the City of Perris and that may be impacted by the proposed updates to the General Plan; and 2) local or regional plans, policies, and regulations that may apply to the project. Plant and wildlife species federally listed under the Endangered Species Act (ESA) or under the California Endangered Species Act (CESA) will be referred to collectively as "listed species" in this document. Plant and wildlife species not listed under ESA or CESA but still protected by federal or state agencies, and/or nonprofit resource organizations, such as the California Native Plant Society (CNPS), are collectively referred to as "sensitive species" in this document. The term "special-status species" [9] will be used in this document when collectively referring to both listed and sensitive species. Some of these plant and wildlife species are afforded special legal or management protection because they are limited in population size, and typically have a limited geographic range and/or habitat. The following data sources were accessed by UEI for collection of data:

- United States Geological Survey (USGS) 7.5-Minute Topographic Map Quadrangles (USGS 2018) and current aerial imagery.
- California Natural Diversity Database (CNDDB), provided by the California Department of Fish and Wildlife (CDFW, 2021).
- Official Species List and Information, Planning and Conservation (IPaC), provided by the United States Fish and Wildlife Service (USFWS, 2021a);
- National Wetlands Inventory (NWI), provided by the USFWS (USFWS, 2021b);
- City of Perris General Plan Conservation Element (City of Perris, 2005); and
- Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP; RCA 2021)

Aerial imagery from the above sources was overlaid with geospatial data by utilizing Geographic Information System (GIS) software (ArcGIS 10.1) to identify documented observations of the following biological or environmental components within the City of Perris: 1) Previously recorded observations within the project vicinity and geographic range of special-status species and potentially suitable habitats; 2) special-status vegetation communities; 3) protected management lands; 4) proposed and final critical habitats; 5) waters of the U.S. and waters of the State, including wetlands; and, 6) wildlife corridors. An analysis was then made to determine whether the proposed updates to the City's General Plan would result in impacts to any of these biological resources.

9 Avian species protected by the Migratory Bird Treaty Act (MBTA) are not considered "special-status species."

Impact Analysis

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

and

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Less Than Significant Impact

A search of the CNDDB (CDFW, 2021) and IPaC (USFWS, 2021a) produced records of 31 special-status wildlife species and 20 special-status plant species (for species provided by CNDDB, see **Figure 4.4-1** and **Figure 4.4- 2;** for a list of species provided by the USFWS (USFWS, 2021a)**.** Additional plant and wildlife species are protected under the MSHCP on a site-by-site basis, typically including most of the plant and wildlife species recorded by the CNDDB, with the addition of species that are considered sensitive within the western Riverside County region.

The CNDDB and MSHCP also identified the presence of vegetation communities (e.g., southern cottonwood willow riparian forest, coastal sage scrub habitat, riparian scrub, etc.) within the City of Perris which are also considered to be sensitive by CDFW and the MSHCP. Specifically, for the San Jacinto corridor, the MSCHP has mapped and proposed for conservation the following habitat types: playas and vernal pool habitat; coastal sage scrub; riparian scrub, riparian woodland, riparian forest; grassland and chaparral habitat.

As stated in the City of Perris General Plan 2030 - Conservation Element, Policy II.A of the Conservation Element requires compliance *with state and federal regulations to ensure protection and preservation of significant biological resources*;

- **Implementation Measure II.A.2**: For public and private projects located in areas with potential for moderate or high plant and wildlife sensitivity, require biological surveys as part of the development review process.

Policy III.A requires *that the City review all public and private development and construction projects and any other land use plans or activities within the MSHCP area, in accordance with the conservation criteria procedures and mitigation requirements set forth in the MSHCP* (City of Perris, 2004, p. 46).

- **Implementation Measure III.A.1:** Maintain a current copy of the MSHCP, including all of its appendices, as part of the Planning Division's environmental database.
- **Implementation Measure III.A.2:** Provide training to City Planning Staff with respect to the project review procedures, conservation goals, biological survey and analysis criteria, mitigation fee structure, and coordination with regional agencies to ensure effective and efficient administration of habitat protection plans.

Critical habitat designated by the USFWS exists within the City of Perris vicinity: coastal California gnatcatcher (*Polioptila californica californica*), spreading navarretia (*Navarretia fossalis*), and thread-leaved brodiaea (*Brodiaea filifolia*; see **Figure 4.4-3**).

Figure 4.4-1
CNDDB KNOWN OCCURENCES: PLANT SPECIES AND HABITATS

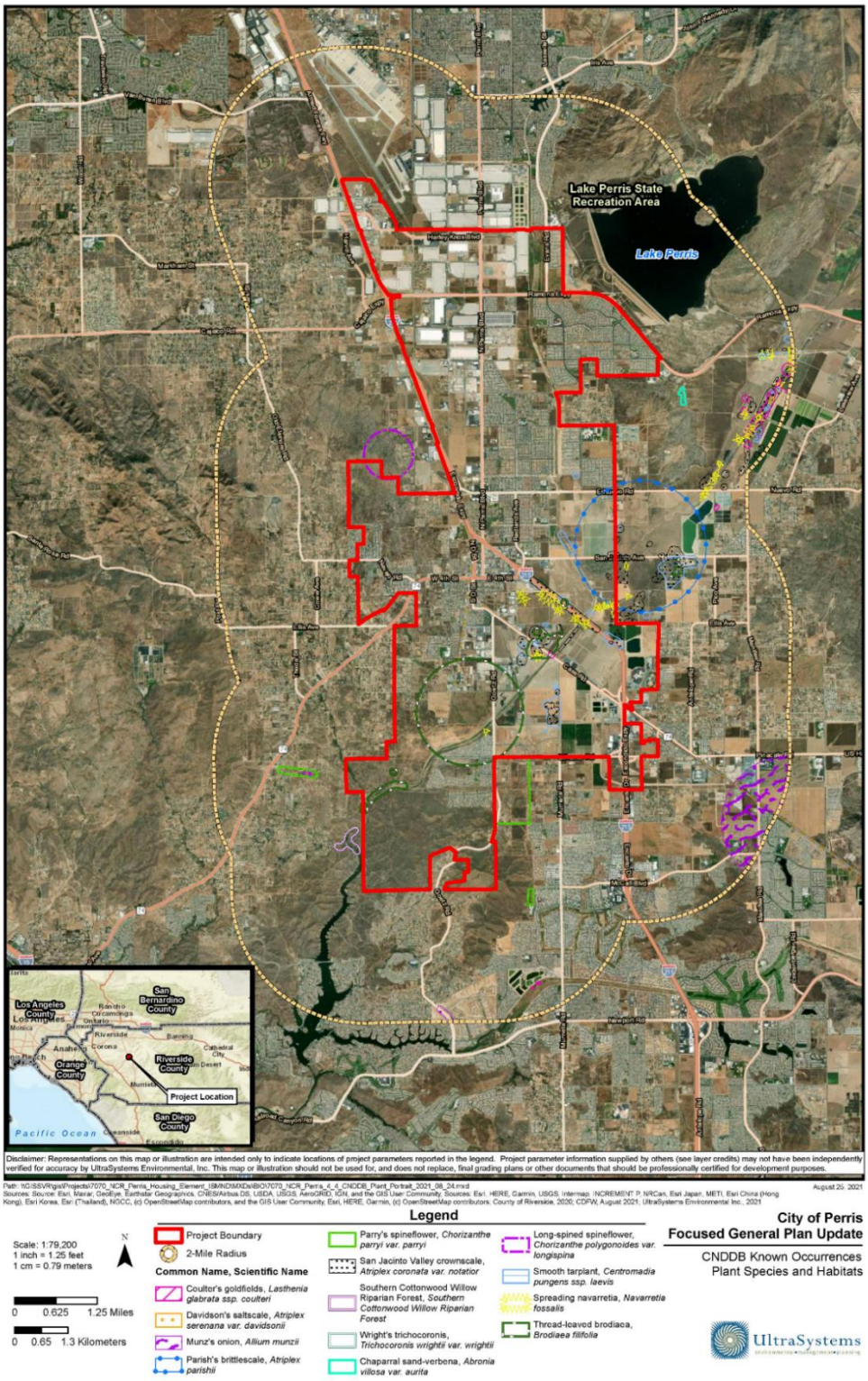
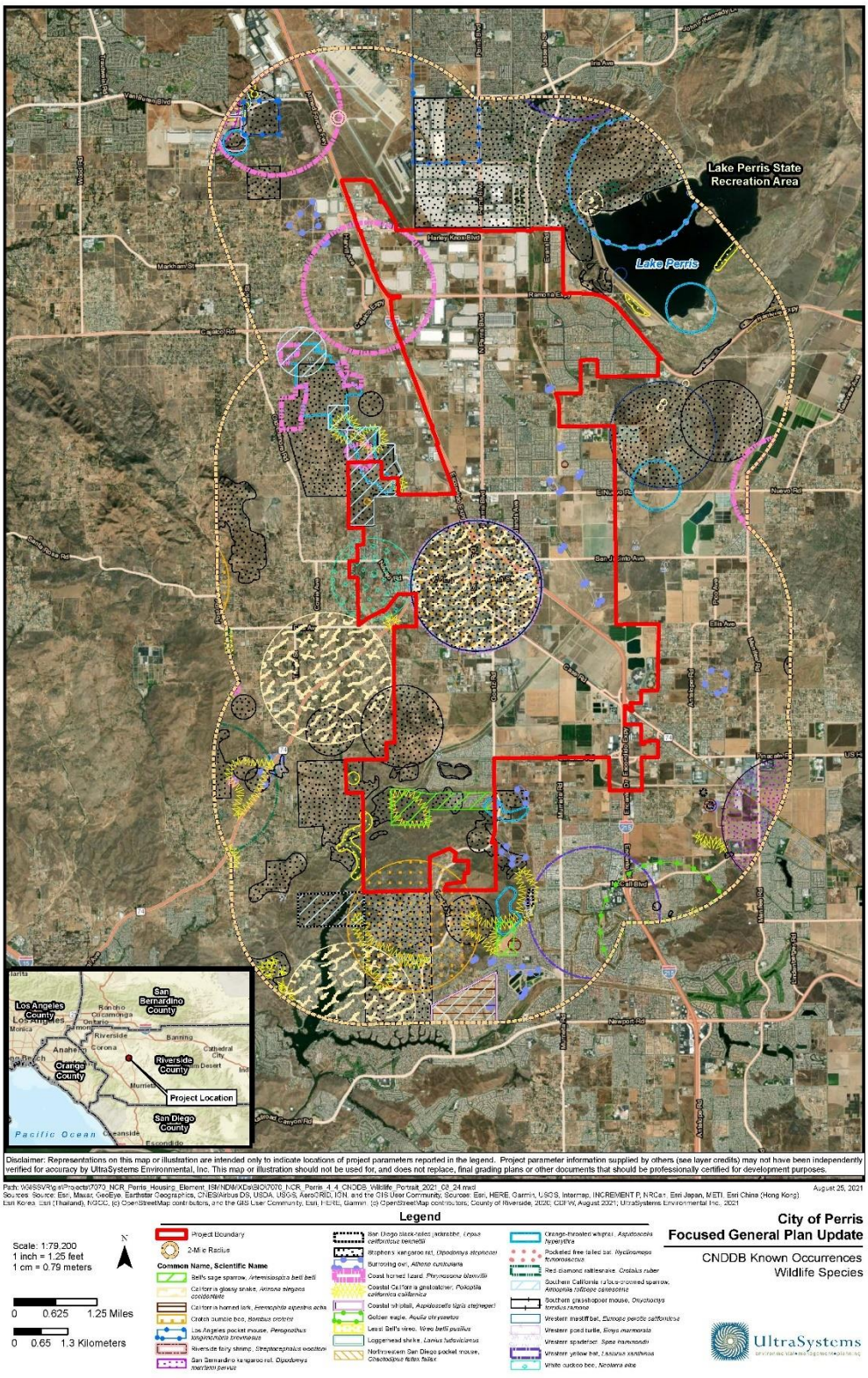


Figure 4.4-2
CNDDB KNOWN OCCURENCES: WILDLIFE SPECIES



Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. The selection of the Housing Opportunity Areas did take into consideration potential biological resources and efforts were made to avoid areas of the City that include sensitive natural communities and riparian habitats. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could remove habitat used by sensitive species, including sensitive natural communities and riparian habitats. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential biological resource impacts are addressed. Impacts would be less than significant.

Safety Element

The proposed Safety Element does not include goals or policies that would impact sensitive plant or wildlife species, riparian and other sensitive natural habitats, or impact USFWS-designated critical habitat. No impact would occur.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact

The USFWS NWI uses aerial photography to delineate wetlands and conduct a nationwide inventory of wetlands across the country to provide biologists and others with information on the distribution and type of wetlands to aid in conservation efforts. Within the City of Perris, the NWI has mapped at least six classifications of wetlands, as presented in **Figure 4.4-4** The majority of these wetlands are mapped along the San Jacinto River corridor; however, wetlands may occur in or adjacent to open space, agricultural lands, and as ephemeral, intermittent, and perennial streams and rivers. Wetlands may also include water bodies such as the Lake Perris (Perris Reservoir; see **Figure 4.4-4**).

The following categories of wetlands are mapped on the NWI within the City of Perris:

Freshwater pond: several ponds are mapped in the northern part of the City: these appear to be depressions or detention basins on vacant land.

Riverine: river, stream, and drainage channels in Perris include the San Jacinto River; the Perris Valley Storm Drain; and other drainage channels and natural stream channels.

Lake: lakes and reservoirs. One lake is mapped in Perris consisting of surface tanks at the Perris Regional Valley Regional Water Reclamation Facility.

To protect habitat required to support sensitive wildlife and plant species, including those protected by the MSHCP, the MSHCP requires the mapping and analysis of Riparian/Riverine Areas and Vernal Pools as described in Section 6.1.2 of the MSHCP. In addition, water features (e.g., streams, washes, wetlands) must be delineated and analyzed as required by federal and state regulations.

Figure 4.4-3
USFWS CRITICAL HABITATS

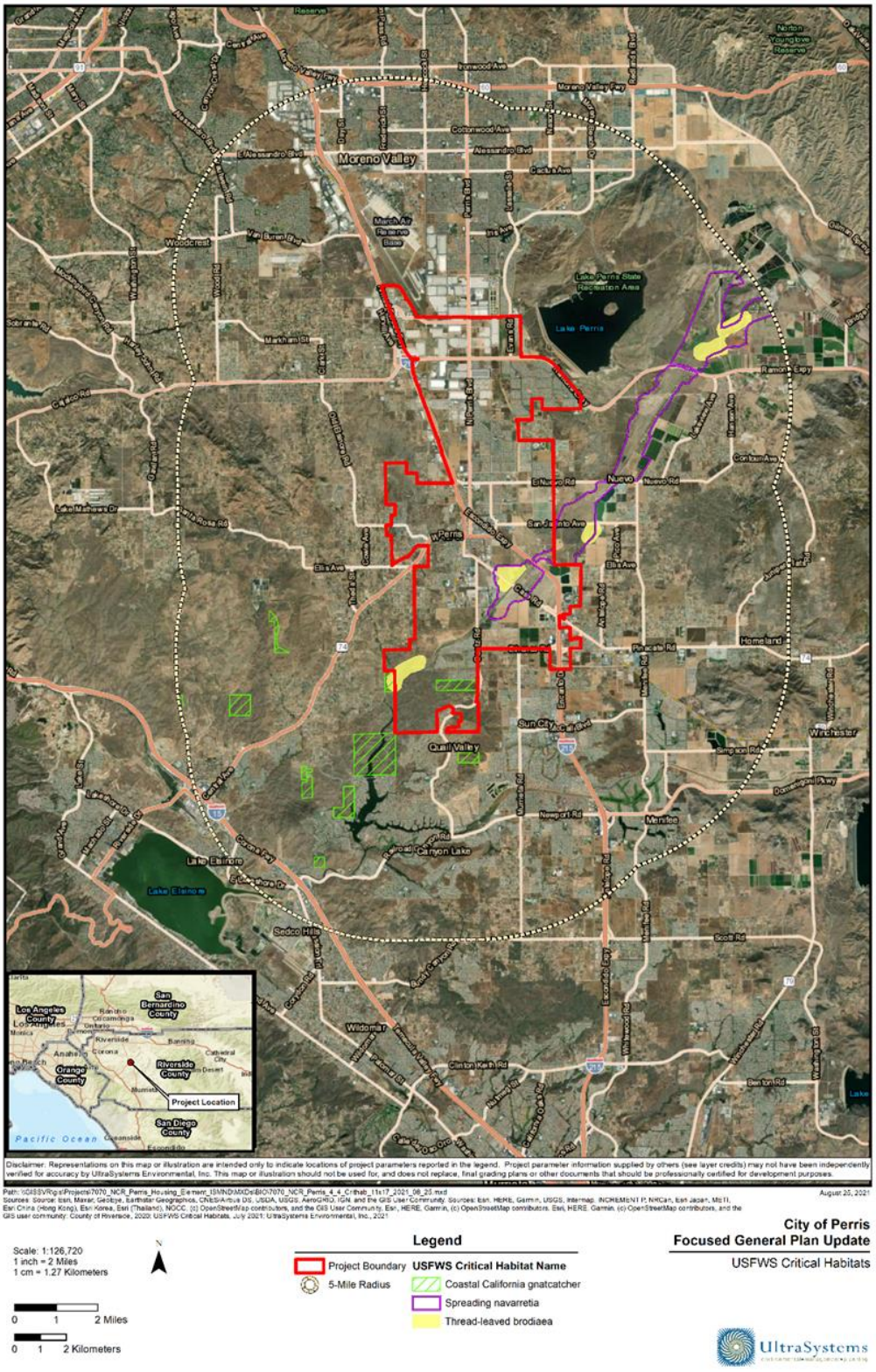
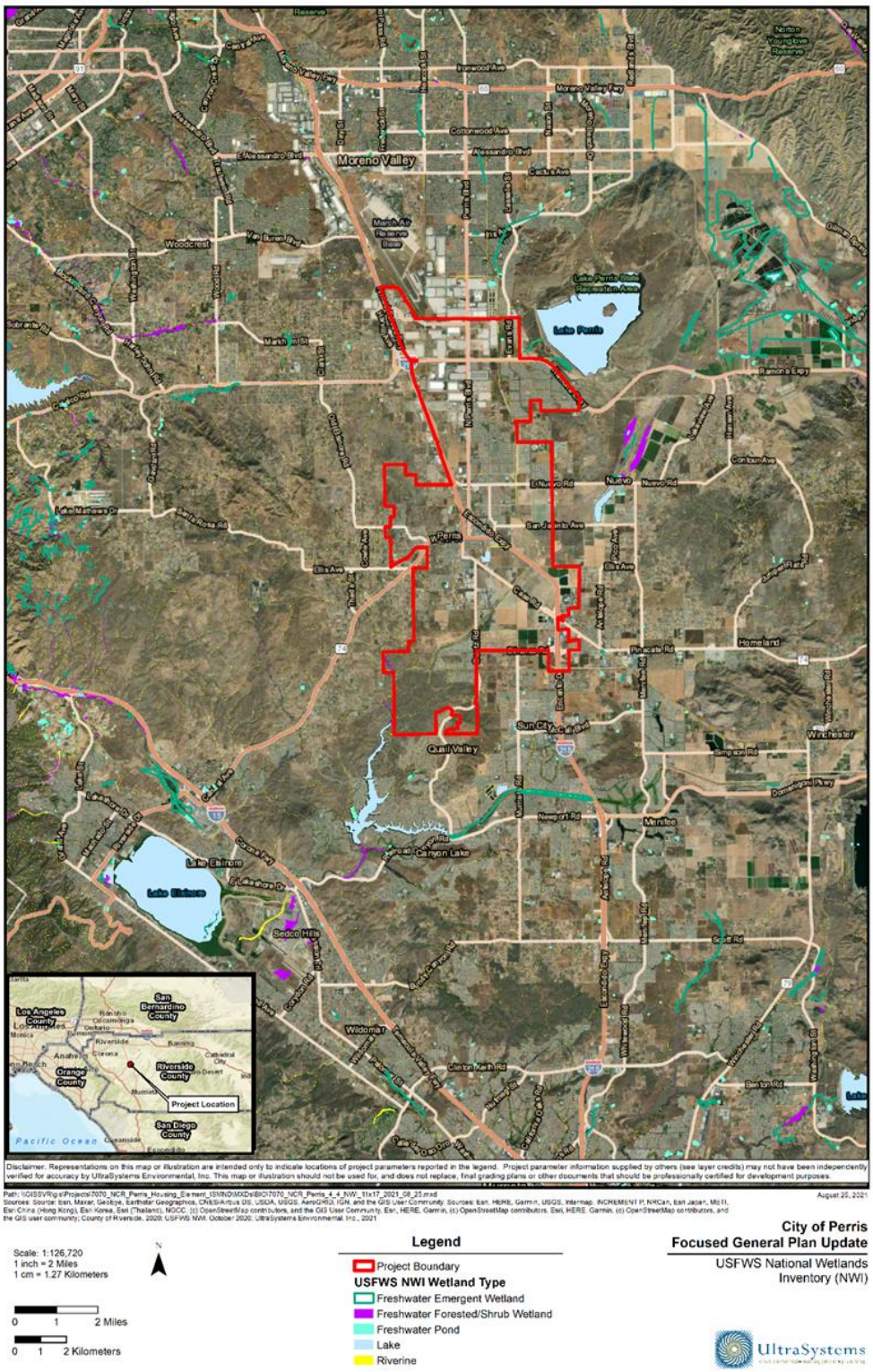


Figure 4.4-4
USFWS NATIONAL WETLANDS INVENTORY (NWI)



Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting the development of affordable housing. The selection of the Housing Opportunity Areas did take into consideration potential biological resources and as a result areas of the City that are within the MSHCP were not included in the inventory. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could impact wetlands or other waters protected by federal or state regulations, or to riparian and other sensitive natural habitats protected by the MSHCP. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential biological resource impacts are addressed. Impact would be less than significant.

Safety Element

The proposed updates to the Safety Element do not provide specific development proposals that would impact wetlands or other waters protected by federal or state regulations, or to riparian and other sensitive natural habitats protected by the MSHCP. Adoption and implementation of the Safety Element would not cause impacts on these resources. No impact would occur.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites?

Less than Significant Impact

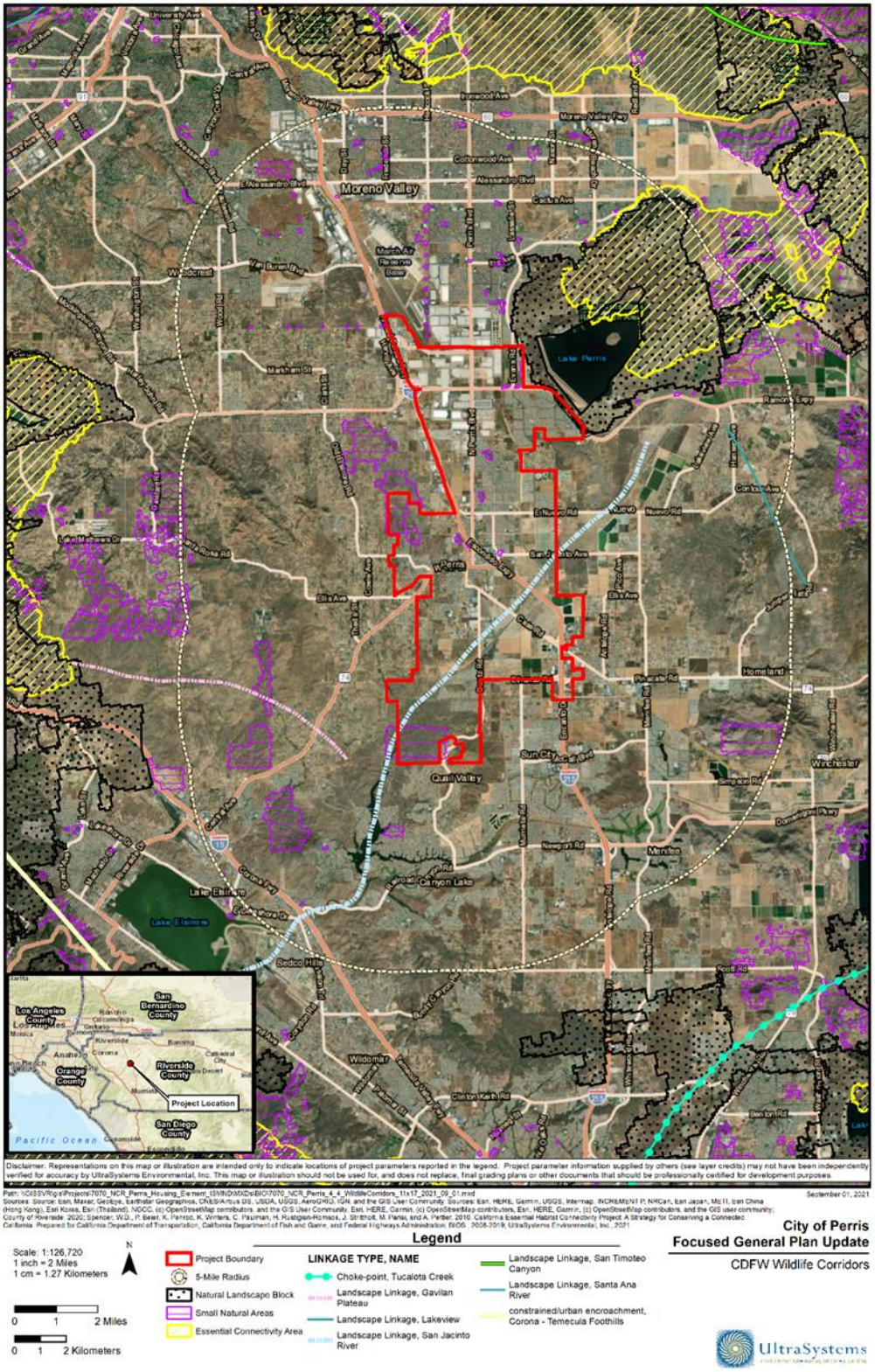
As depicted in **Figure 4.4-5**, the CNDDB has mapped Small Natural Areas and a Landscape Linkage associated with the San Jacinto River within the City of Perris. Additional Small Natural Areas as well as Natural Landscape Blocks and Essential Connectivity Areas are mapped within a five-mile radius of the City boundary.

The MSHCP also maintains a continuous Linkage along the San Jacinto River corridor between the western and eastern boundaries of the Mead Valley Area Plan (of which the City of Perris is a part). Per the MSHCP, a Linkage is a *connection between Core Areas* [Habitat Blocks] *with adequate size, configuration and vegetation characteristics to generally provide for "Live-In" Habitat and/or provide for genetic flow for identified Planning Species. Areas identified as Linkages in MSHCP may provide movement Habitat but not Live-In Habitat for some species, thereby functioning more as movement corridors*. Thus, a Linkage functions as a wildlife corridor.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting the development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could impact Small Natural Areas designated by the CDFW (see **Figure 4.4-5**). Separate CEQA

Figure 4.4-5
CNDDB WILDLIFE CORRIDORS



analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential biological resource impacts are addressed. Impacts would be less than significant.

Safety Element

The proposed updates to the Safety Element do not provide specific development proposals that would interfere with the movement of wildlife species, including wildlife corridors; nor would the proposed updates impede the use of native nursery sites. Adoption and implementation of the Safety Element would not cause impacts on these resources. No impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact

The City of Perris Municipal Code §§ 19.71.010 et. seq. sets forth the establishment of an Urban Forestry Board to establish guidelines (i.e., Urban Forestry Plan) for the planting, care, and maintenance of trees within the City. The Urban Forestry Plan establishes the protection or public and many privately-owned trees and specifies the protection of trees during construction activities.

The City of Perris General Plan 2030 - Conservation Element, Policy II.A of the Conservation Element requires compliance with state and federal regulations to ensure protection and preservation of significant biological resources; and Policy III.A requires that the City Review all public and private development and construction projects and any other land use plans or activities within the MSHCP area, in accordance with the conservation criteria procedures and mitigation requirements set forth in the MSHCP (City of Perris, 2004, p. 46). Adherence to the Implementation Measures for each Policy is required by the City of Perris.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting the development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and could impact trees protected under City of Perris Municipal Code §§ 19.71.010. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential biological resource impacts are addressed. Impacts would be less than significant.

Safety Element

The proposed updated Safety Element does not provide specific development proposals that would conflict with local policies or ordinances protecting biological resources. Adoption and

implementation of the Safety Element would not cause impacts on local policies or ordinances protecting biological resources. No impact would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant Impact

The City of Perris is a signatory to the Implementing Agreement for the MSHCP. Implementation of and adherence to the MSHCP is written into the City of Perris General Plan 2030 - Conservation Element (City of Perris, 2005, p. 50):

- **Goal III – Biological Resources:** Implementation of the Multi-Species Habitat Conservation Plan (MSHCP)
    - *Policy III.A:* Review all public and private development and construction projects and any other land use plans or activities within the MSHCP area, in accordance with the conservation criteria procedures and mitigation requirements set forth in the MSHCP.
        - Implementation Measure III.A.1: Maintain a current copy of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), including all of its appendices, as part of the Planning Division's environmental database.
        - Implementation Measure III.A.2: Provide training to City Planning Staff with respect to the project review procedures, conservation goals, biological survey and analysis criteria, mitigation fee structure, and coordination with regional agencies to ensure effective and efficient administration of habitat protection plans.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting the development of affordable housing. The selection of the Housing Opportunity Areas did take into consideration potential biological resources and as a result, areas of the City that are within the MSHCP were not included in the inventory. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus would need to be analyzed for consistency with local policies or ordinances protecting biological resources. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential biological resource impacts are addressed. Impacts would be less than significant.

Safety Element

The proposed updates to the Safety Element do not provide specific development proposals that would conflict with local policies or ordinances protecting biological resources. Adoption and implementation of the Environmental Justice and Safety Elements would not result in impacts to local policies or ordinances protecting biological resources. No impact would occur.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?		**X**		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		**X**		
c) Disturb any human remains, including those interred outside of formal cemeteries?			**X**	

4.5.1 Methodology

Information on cultural resources in the City of Perris was obtained from the following sources:

- City of Perris General Plan Conservation Element, amended 2008 (City of Perris, 2008)
- City of Perris (website). 2021. History (City of Perris, 2021c).
- National Park Service (NPS). 2021. National Register of Historic Places (NRHP) Viewer (NPS, 2021).
- California Office of Historic Preservation (OHP). 2021. California Historical Resources (OHP, 2021).
- Cultural Resources Assessment, Stratford Ranch Residential Project, City of Perris, Riverside County, California (LSA, 2020).

4.5.2 Existing Conditions

Background

Ethnographic Background

Many archaeologists follow the regional chronology developed by William Wallace in 1955 and modified by others (Wallace, 1978; Warren, 1968; Chartkoff and Chartkoff, 1984; Moratto, 1984; Sutton et al., 2007 and others). Although the beginning and ending dates vary, the general framework of prehistory in the area consists of the following four periods:

- **Paleoindian and Lake Mojave Periods** [Pleistocene and Early Holocene] (ca. 11000 B.C. to 6000 B.C.). This time period is characterized by highly mobile foraging strategies and a broad-spectrum subsistence pursuits. These earliest expressions of aboriginal occupation in America were marked by the use of large dart or spear points.

- **Millingstone Horizon** [Middle Holocene] (ca. 6000 B.C. to A.D. 1000), during which mobile hunter-gatherers became more sedentary and relied more on plant foods and small game animals. This prehistoric cultural expression is often characterized by a large number of millingstones consisting of bases (metates) and handstones (manos) where manos were moved back and forth (by comparison, a pestle is rotated). Scraping tools are also abundant in artifacts from this period.

- **Late Prehistoric Period** (ca. A.D. 1000 to 1500), during which a more complex social organization, more diversified subsistence base and an extensive use of the bow and arrow is evidenced. Small, light arrow points, millingstones and, later, pottery mark this period along with the full development of regional Native cultures and tribal territories.

- **Protohistoric Period** (ca. A.D. 1500 to 1700s) ushered in long-distance contacts with Europeans, and thereby led to the Historic Period (ca. A.D. 1700 to contemporary times). Small arrow points are a hallmark of this period.

The project area lies within a region that was occupied by people whose language belongs to the Takic group of the Uto-Aztecan linguistic stock, and who became known historically as the Luiseño. The current preferred term is ‘Ataaxum (the People) which will be used here.

The ‘Ataaxum occupied a territory extending from the coast in Orange and San Diego counties inland to the San Jacinto Valley.

The ‘Ataaxum resided in permanent, well-defined villages and associated seasonal camps. Each village contains 35 to 300 persons; these consisted of a single lineage in the smaller villages, and of a dominant clan joined with other families in the larger towns. Each clan/village had its own resource territory and was politically independent, yet maintained ties to others through economic, religious and social networks in the immediate region. There were three hierarchical social classes: the elite class consisting of chiefly families, lineage heads and other ceremonial specialists; middle class of established and successful families; and finally, there were people of disconnected or wandering families and captives of war (Bean, 1976:109-111). Native leadership consisted of the Nota, or clan chief, who conducted community rites and regulated ceremonial life in conjunction with the council of elders, or puuplem, which was made up of lineage heads and ceremonial specialists in their own right. This body discussed and decided upon matters of the community, which were then carried out by the Nota and his staff.

Plant foods were by far the largest part of the traditional diet. The following description is taken from the summary by Bean and Shipek (1978:552). Acorns were the most important single food source; two species were used locally. Villages were located near water sources necessary for the leaching of acorns, which was a daily occurrence.

The principal game animals were deer, rabbit, jackrabbit, wood rats, mice antelope and ground squirrels and quail, dove, ducks, migratory birds and other fowl. Trout and other fish were caught in the streams, while salmon were available as they ran in the larger creeks.

Historical Background

Spanish / Mexican Era

Europeans did not attempt inland exploration until 1769, when Lieutenant Colonel Gaspar de Portolá led an overland expedition from San Diego to Monterey. This expedition of 62 people in August 1769 passed through *'Ataaxum* lands but west of the current study area (Brown, 2001).

Early history of the western Riverside County area did not begin until 1772 when Lieutenant Pedro Fages, then military governor of California, crossed through the San Jacinto Valley (Beattie and Beattie 1939). Two years later, Juan Bautista de Anza led an expedition through the valley (Bancroft 1884).

Development of the Franciscan Order's chain of missions, beginning with the establishment of San Diego de Alcala in 1769, led ultimately to substantial *'Ataaxum* depopulation as a result of imported diseases, human concentration at Mission San Luis Rey, and the replacement of a hunting-gathering economy by European farming and especially livestock herding land use practices.

By the early 1800s, Spanish army officers and veterans living in California began receiving tracts of land (but not title, which still rested with the crown) and establishing large private grazing areas. Fourteen Spanish Period rancho tracts were made in Riverside County. Mexico rebelled against Spain in 1810, and by 1821, Mexico, including California, achieved independence. The Mexican Republic began to grant private land to citizens to encourage emigration to California. Huge land grant ranchos took up large sections of land in California surrounding the mission lands. The mission lands had been held in trust for Native peoples by the Franciscan missionaries for eventual redistribution. Following secularization of the missions under Mexican rule in 1832, however, former Mission lands were opened for settlement by Mexican colonists.

Although 14 Mexican Rancho Period land grants were made in Riverside County (Beck and Haas 1974:38), only two occur within the San Jacinto Valley. All of the grants were patented during the American Period, i.e., confirmed in their ownership. The north and eastern portion of the City of Perris lies within the Rancho San Jacinto Nuevo y Potrero. This grant is also known as Rancho Potrero San Jacinto Nuevo. Its 48,861 acres were granted to Miguel Pedrorena in 1846. In 1833, Mission San Luis Rey's Rancho San Jacinto was secularized and was granted in 1842 to José Antonio Estudillo. The Rancho San Jacinto was a remote rancho with no nearby settlers.

American Era

The Mexican-American War of 1846 saw the invasion of California from both land and sea; United States rule was firmly established. California became a United States territory in 1846, per the Treaty of Guadalupe Hidalgo that ended the Mexican-American War. Following the rapid influx of population to the north because of the Gold Rush of 1849, California was made a state in 1850. The economic and social order was slow to change in the southern portion of the state, however, and rancheros were left in control of their vast estates through the 1860s. Riverside (originally part of Los Angeles and San Diego counties) was a part of the "Cow Counties" and had little representation in the state legislature because of the sparse population. This allowed the predominantly Anglo population of the north to pass laws aimed at breaking up the ranches for settlement by Eastern farmers and, coupled with devastating droughts that crippled many livestock raisers, their dismemberment soon came (Cleland, 1951).

A gold mining district (Pinecate) was established south of present-day Perris in the 1870's and continued producing until the early 1880's (LSA, 2020). The California Southern Railroad was built through Perris in the 1880's on a route from Barstow to San Diego; the Perris Station opened in 1886. Service on the rail line ended after several floods destroyed the tracks in the early 1890's (City of Perris, 2021c). The township of Perris was platted in 1886 and was one of the original townships in Riverside County when the County was formed in 1893 (LSA, 2020). Agriculture became an important industry in the region by the mid-1880's, expanding to over 50,000 acres just before World War 1, consisting mostly of dry-land grain farming (LSA, 2020). The City of Perris was incorporated in 1911. Irrigated agriculture became more common after water was brought to the Valley beginning in the 1950's; major crops included alfalfa, potatoes, and beets (City of Perris, 2021c). Perris became a recreational area after Lake Perris was built in the 1960's and 1970's; recreation in the City includes hot-air ballooning and skydiving (City of Perris, 2021c).

Cultural Resources

Prehistoric Archaeological Resources

Nine prehistoric archaeological sites within the City of Perris are mentioned in the General Plan Conservation Element, consisting of milling slick sites, pictographs (rock art), and small stone flake scatters; and 11 other prehistoric archaeological sites within 0.25 mile of the City boundary were mentioned (City of Perris, 2008).

Historic Resources

Ten historic archaeological sites are present in the City consisting of remnants (such as foundations) of historic buildings and/or ranch complexes (City of Perris, 2008). Two buildings in the City of Perris are listed on the National Register of Historic Places: the Southern Hotel, 445 South D Street, built approximately 1887; and the Perris Depot, 120 West Fourth Street, built 1892 (NPS, 2021). No resources in the City of Perris are listed as California Historical Landmarks or California Points of Historical Interest by the California Office of Historic Preservation (OHP, 2021).

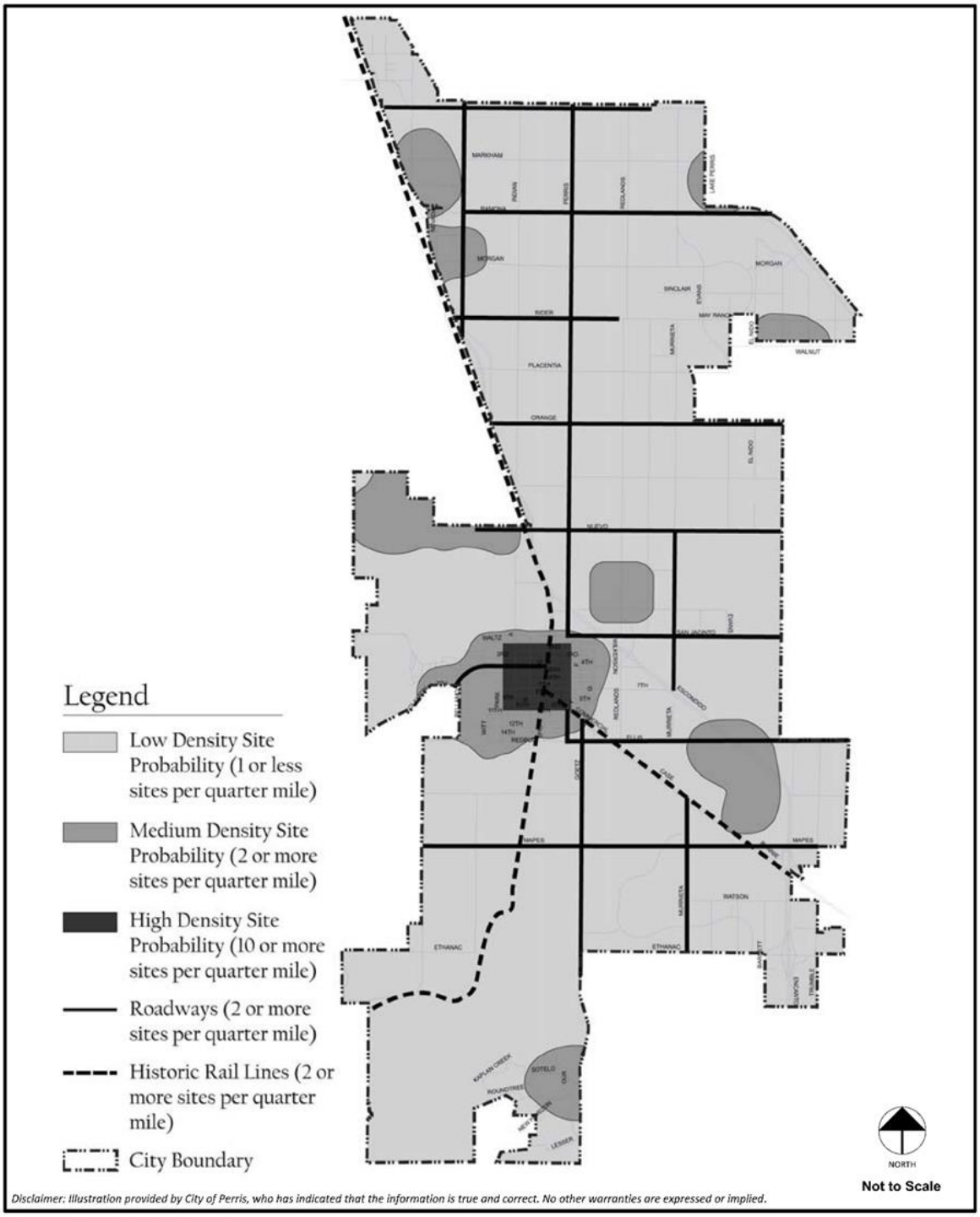
The General Plan Conservation Element states that 98 historic sites are within the City limits, with an additional seven sites within a 0.25-mile buffer surrounding the City. Forty historic sites and buildings within the City listed in the Conservation Element are listed below in **Table 4.5-1**. Some of the sites and buildings in **Table 4.5-1** may have been destroyed through development or decay (City of Perris, 2008). No assessment is provided regarding whether the sites and buildings are eligible for listing on the California Register of Historical Resources (CRHR)—and thus whether the buildings and sites are considered historical resources pursuant to CEQA. Cultural resource sensitivity in the City of Perris is mapped below on **Figure 4.5-1**.

Table 4.5-1
HISTORICAL SITES AND BUILDINGS IN THE CITY OF PERRIS

Building/Site	Year Built	Address
Dora Nelson African-American History Museum	-	316 E. Seventh Street
Santa Fe Depot/ Historical Museum	1892	120 W. 4th
Smith Brothers Potato Shed	1930's	3rd and C Streets
Perris City Hall	1925	101 N. D Street
Gymnasium	1930	101 N. D Street
Police Department	1910	101 N. D Street
Recreation Department	1910	120 N. Perris Blvd.
Perris Theatre	1930's	295 S. D Street
Nance Building	1905	318 S. D Street
Mapes General Store	1880's	4th Street
Mapes-Cummins Home	1890	196 E. 6th Street
First Congregational Church	1900	177 E. 6th Street
Formerly Brun's - Fashion Livery Stable	1900	600 S. "D" Street
Mexico Lindo Cafe	1890s	505 S. "D" Street
Mission Inn Building	1912	502 S. "D" Street
Southern Hotel	1887	455 S. D Street
Formerly Bank of Perris	1904	400 S. D Street
Formerly Robertine Hotel and Boarding	1893	504 and 510 "C" Street
Holloway Home	1913	230 W. 7th Street
A.W. Hook Home	1895	223 W. 7th Street
Merritt/C Kirkpatrick Home	1895	239 W. 7th Street
Morrison Home	1897	303 W. 7th Street
Thompson Home	1900	363 W. 7th Street
J.F. Hook/Stewart Home	1893	650 Park Avenue
Paul/Neely Home	Pre-1900	402 Park Avenue
Shelton/Mitchler/Stewart Home	1908	496 W. 4th Street
Formerly Stationmaster's Home	1891	328 W. 5th Street
Austin/Reese Home	1905	306 W. 5th Street
Boardman Home	1916	270 W. 5th Street
A.W. Metz/Homer Smith Home	1893	400 S. "B" Street
C.R. Stewart Home	1910	326 W. 4th Street
T. Kirkpatrick Home	1910	251 W. 4th Street
Reynold's Home	1905	246 W. 4th Street
Railway/Pinacate Station	1882	2201 S. "A" Street
Rock House	1928	246 Lomita Drive
Red and White Market	-	325 S. "D" Street
John Reynolds/Kingston Home	Late 1880's	SE corner 4th & Perris Blvd.
Harford/Sheldon/Stewart Home	1906	240 W. 4th Street
Hook and Oaks Building	-	7th and "D" Street
Pratt House	-	Old Nuevo Road

These sites and buildings are listed in Riverside County Historic Property data files.
Buildings shown in **boldface** are listed on the National Register of Historic Places.
For the remaining buildings and sites no assessment is provided regarding eligibility for listing on the California Register of Historical Resources. Some sites and buildings may have been destroyed due to development or decay.
Source: City of Perris, 2004.

FIGURE 4.5-1
CULTURAL RESOURCE SENSITIVITY



Source: city of Perris, February 18, 2008.

UltraSystems

City of Perris
Focused General Plan Update
Cultural Resource Sensitivity

Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?

Less than Significant Impact with Mitigation Incorporated

Historic resources include any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could adversely impact historical resources. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential cultural resource impacts are addressed.

Safety Element

Safety Element Update Implementation Action S-5.1c includes new text shown underlined: Enforce current California Building Code standards to exclude the use of materials that pose a fire risk, such as untreated wood roofing materials, and retrofit existing structures with these elements. Retrofitting could diminish the historical significance of structures that may be historical resources pursuant to CEQA. Implementation of Mitigation Measures **CUL-1** through **CUL-4**, set forth below, would reduce this impact to less than significant.

MM CUL-1 If exterior retrofits to structures for removal of materials posing a fire risk are carried out pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary of the Interior's Standards; Code of Federal Regulations Title 36 Section 68), the retrofit would not cause significant impact to the historical significance of the structure and no further action is required under this Mitigation Measure.

MM-CUL-2 If the affected structure(s) are 45 years old or older, and if such exterior retrofits are not intended to be conducted pursuant to the Secretary of the Interior's Standards, then, before any alteration is made to the structure, the structure's owner shall have a historical resources assessment (HRA) of the structure conducted by an architectural historian meeting the Secretary of the Interior's Qualifications for Architectural Historian. The HRA shall assess whether the structure is eligible for listing on the California Register of Historic Resources (CRHR). The architectural historian shall prepare and submit a written report of their methods, research, and findings to the City of Perris Development Services Director.

MM-CUL-3 If the historical resources assessment concludes that the structure is eligible for listing on the CRHR, then the retrofit must be carried out pursuant to the Secretary of the Interior's Standards.

MM-CUL-4 If the historical resources assessment determines that the structure is not eligible for listing on the CRHR, then the retrofit may proceed without adherence to the Secretary of the Interior's Standards, and no further action is required under this Mitigation Measure.

Level of Significance After Mitigation

Impacts to historical resources would be less than significant after implementation of Mitigation Measure **CUL-1** through **CUL-4**.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact with Mitigation Incorporated

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could adversely impact archaeological resources. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential archeological resource impacts are addressed.

Safety Element

Safety Element implementation would include retrofitting existing structures to replace materials posing fire risk; such retrofits could adversely affect archaeological resources. This impact would be potentially significant. Implementation of Mitigation Measures **CUL-1** through **CUL-4** would reduce this impact to less than significant.

Level of Significance After Mitigation

Impacts to archaeological resources would be less than significant after implementation of Mitigation Measure **CUL-1** through **CUL-4**.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact

Housing and Environmental Justice Elements

The Housing and Environmental Justice elements set forth policies promoting development of housing including the implementation of the proposed HOO zone. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could adversely impact human remains. Project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential cultural resource impacts are addressed; implementation of all feasible mitigation measures would be required for any significant impacts identified. This analysis assumes that buried human remains could be found anywhere in the City, and that sensitivity for human remains is not concentrated in downtown Perris as it is for cultural resources generally. Impacts would be less than significant.

Safety Element

The proposed updates to the Safety Element do not provide specific development proposals that would impact human remains. Adoption and implementation of the Safety Element would not cause impacts in this regard. No impact would occur.

4.6 Energy

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

Impact Analysis

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

and

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact

Housing and Environmental Justice Elements

The Housing and Environmental Justice Elements set forth policies promoting energy conservation and energy efficiency enumerated below. Those policies are address both new developments and rehabilitation of existing housing. Adoption and implementation of the three General Plan elements would not involve wasteful, inefficient, or unnecessary energy use.

Housing Element (NRC, 2021b, p. 230-231)

Goal 6: Encourage energy conservation activities in all neighborhoods.

- Policy 6.1: Comply with all adopted federal and state actions to promote energy conservation.
- Policy 6.2: Promote development of public policies and regulations that achieve a high level of energy conservation in new and rehabilitated housing units.

Environmental Justice Element (NCR, 2021a, p. 38-39)

2. Land Use and the Environment

Goal 2: Minimize the impacts of environmental justice on disadvantaged communities.

Policies:

- Convert the City's existing car fleet to transition to clean air vehicles.
- Ensure that industries are enforcing the state's five-minute maximum idling limitation for stationary diesel trucks.

5. Affordable Housing

Goal 5.1: A diverse housing stock that preserves and enhances housing affordability in the community.

Policies:

- Prioritize net-zero energy affordable housing developments that do not adversely impact disadvantaged communities.

The City of Perris Climate Action Plan has goals and measures to reduce energy use within the City to achieve greenhouse gas emission targets (City of Perris, 2016b; see further discussion in **Section 4.8**).

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Construction and operation of developments and redevelopments within the HOO zone would use energy. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential energy impacts are addressed. Implementation of the policies under the Affordable Housing goal of the Environmental Justice Element could involve development and redevelopment of housing in the City and thus could use energy. However, the Environmental Justice Element Affordable Housing policies largely parallel Housing Element policies; thus, any marginal impact of implementation of Environmental Justice Element policies on energy use is expected to be minor. Impacts would be less than significant.

Safety Element

The Safety Element sets forth policies; Safety Element implementation would not involve development of structures and would not affect energy use. No impact would occur.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				**X**
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?			**X**	
b) Result in substantial soil erosion or the loss of topsoil?			**X**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d) Be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			**X**	

Existing Conditions

Seismic Hazards

No active faults—that is, faults showing evidence of surface displacement within the last 11,000 years—are mapped in the City of Perris by the California Geological Survey (see **Figure 4.7-1**). No Alquist-Priolo Earthquake Fault Zones, where fault studies are required before cities can permit development of structures for human occupancy, are present in or next to the City (CGS, 2021; see **Figure 4.7-2**).

Several active faults are known in the region, and strong ground shaking is likely to occur in the region within the next few decades. The U.S. Geological Survey estimates that there is a 60% probability of an earthquake measuring 6.7 magnitude striking the Los Angeles region during a 30-year period (USGS, 2015).

Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load-supporting capability when strongly shaken. Loose granular soils and silts that are saturated by relatively shallow groundwater are susceptible to liquefaction. The Perris Valley is comprised of extensive alluvial deposits. Although depths to groundwater generally exceed 100 feet, the central and northeastern parts of the City are comprised of materials considered susceptible to moderate to very high liquefaction potential (City of Perris, 2005, p. 9).

Other Geologic Hazards

Much of the southwest part of the City of Perris, and scattered portions of the western part of the City, are susceptible to landslides (City of Perris, 2005a, p. 12). The main cause of ground subsidence is the excessive withdrawal of groundwater. Alluvial valleys, such as the Perris Valley, are particularly susceptible to subsidence (City of Perris, 2005a, p. 12).

Collapsible soils shrink upon being wetted and/or being subject to a load. Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. These soils are distributed throughout the southwestern United States, specifically in areas of young alluvial fans, debris flow sediments, and wind-blown sediment deposits. Soil collapse occurs when the land surface is saturated at depths greater than those reached by typical rain events. This saturation eliminates the clay bonds holding the soil grains together. Collapsible soils result in structural damage such as cracking of the foundation, floors, and walls in response to settlement (AEG, 2019).

Expansive soils contain substantial amounts of clay that swells when wetted and shrinks when dried; the swelling or shrinking can shift, crack, or break structures built on such soils. Expansive soils are found in hillside areas as well as in alluvial basins (City of Perris, 2005a, p. 14).

Paleontological Resources

On the Perris Valley floor, excavations to depths greater than five feet below ground surface (bgs) may encounter fossils. Paleontological sensitivity in the City is ranked on a five-point scale. The highest sensitivity area (Area #1) comprises most of the northwest quadrant of the City, and the second-most sensitive area (Area #2) is in the southeast corner of the City (City of Perris, 2005b, p. 20).

Figure 4.7-1
REGIONALLY ACTIVE FAULTS

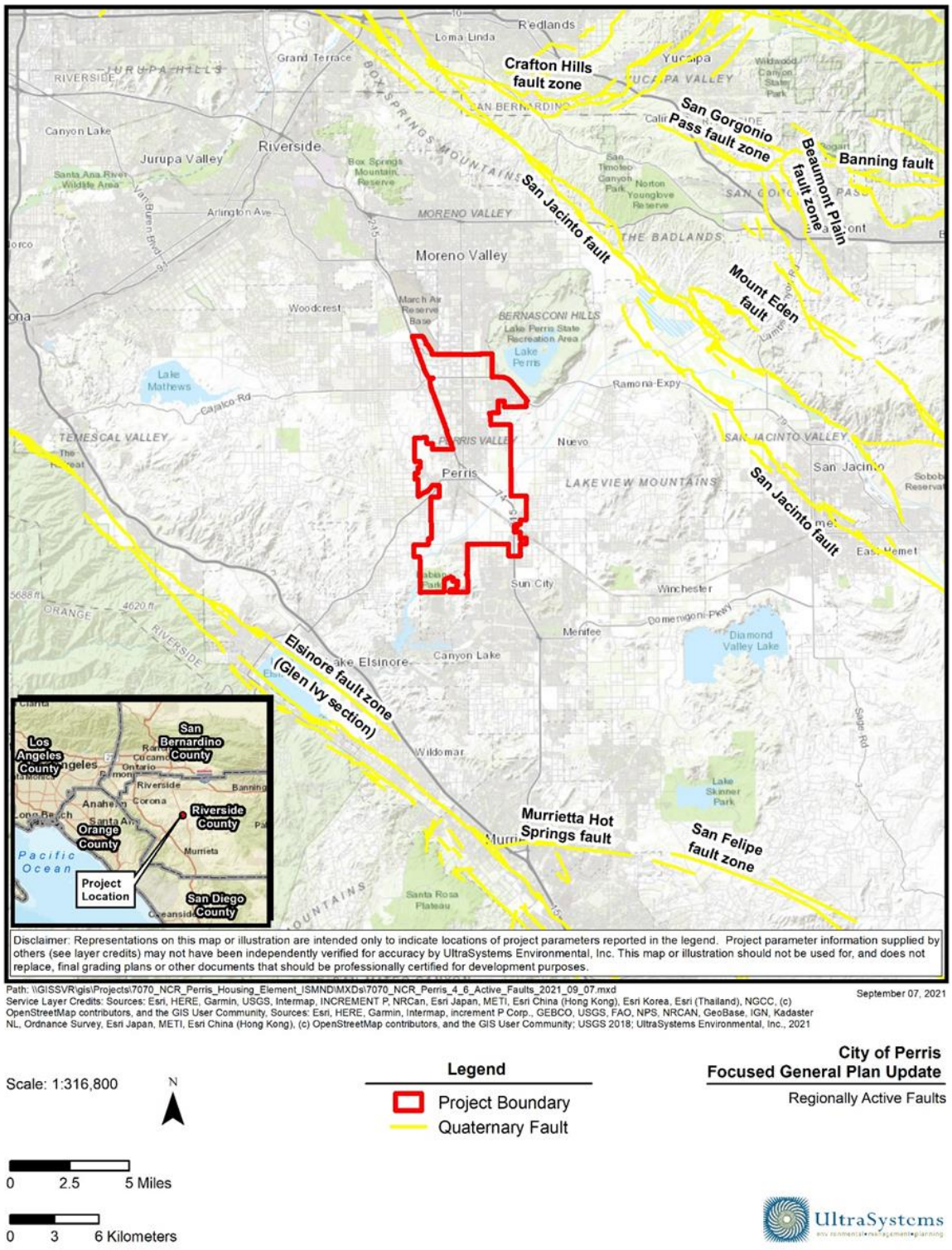
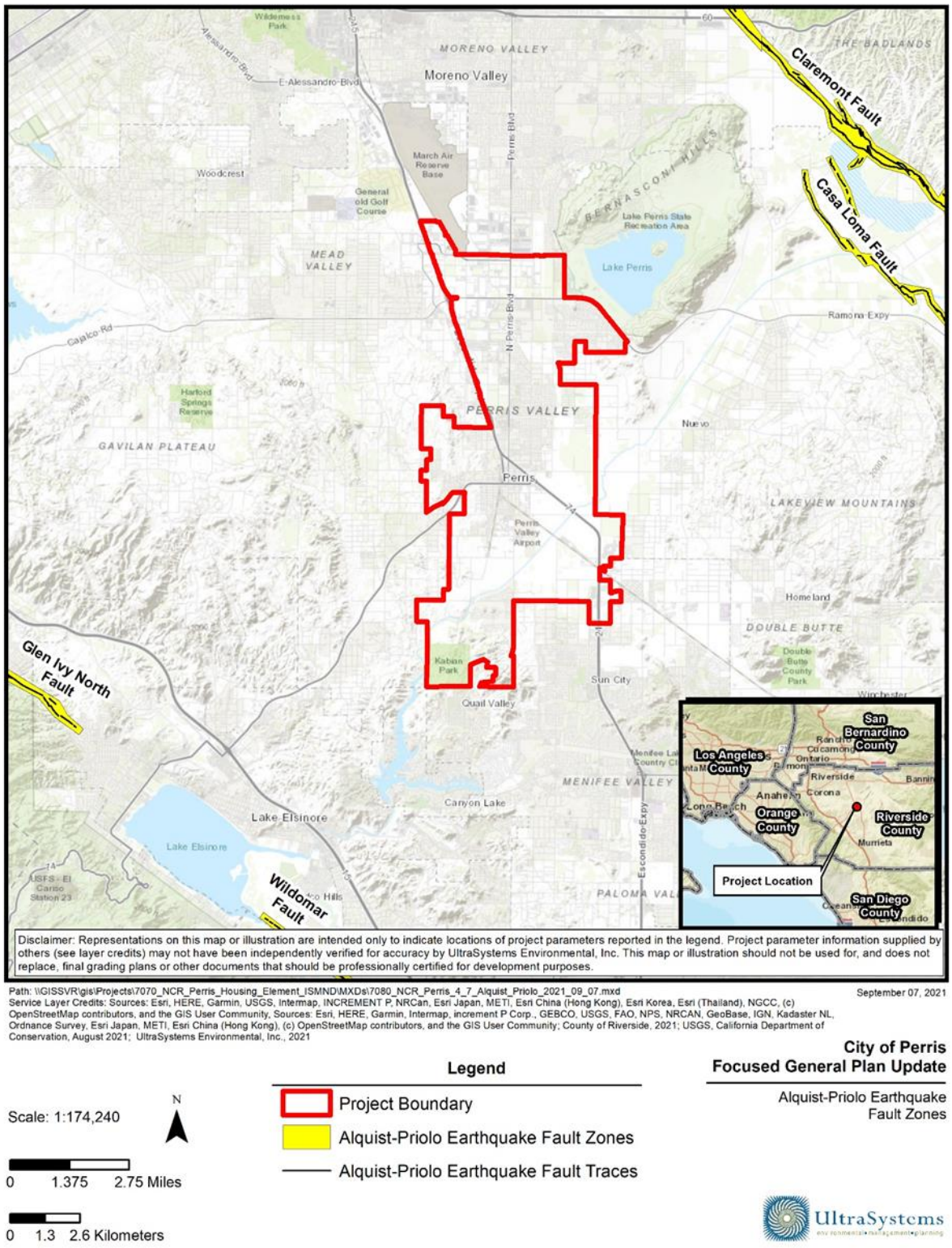


Figure 4.7-2
ALQUIST PRIOLO FAULT ZONES



Impact Analysis

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact

Housing and Environmental Justice Elements

The Housing Element commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts are addressed. No active faults—that is, faults showing evidence of surface displacement within the last 11,000 years—are mapped in the City of Perris by the California Geological Survey. No Alquist-Priolo Earthquake Fault Zones, where fault studies are required before cities can permit development of structures for human occupancy, are present in or adjacent to the City (CGS, 2021). Adoption and implementation of the two General Plan elements would not exacerbate risks arising from surface rupture of a known active fault, and no impact would occur.

Safety Element

Safety Element adoption and implementation would not involve development of structures and therefore would not exacerbate risks arising from surface rupture of a known active fault. No impact would occur.

ii) Strong seismic ground shaking?

Less than Significant Impact

Several active faults are known in the region, and strong ground shaking is likely to occur in the region within the next few decades.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation

measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential seismic ground shaking impacts are addressed. Impacts would be less than significant.

Safety Element

Proposed Safety Element Update Implementation Action S-7.2d would require the City to adopt and enforce the most current version of the California Building Code (CBC), California Code of Regulations, Title 24, Part 2, which is updated on a three-year cycle. The current 2019 CBC took effect in January 2020, and the next 2022 CBC is scheduled to take effect in January 2023. Safety Element Update Policy S-7.2 requires geological and geotechnical investigations by State-licensed professionals in areas with potential for seismic and geologic hazards as part of the environmental and development review and approval process. Note that the CBC is already adopted, with local amendments, as the City of Perris Building Code in Chapter 16.08 of the City of Perris Municipal Code. Geotechnical investigations are already required by the City Building Code. Adoption and implementation of the Safety Element would not involve construction of structures and would not exacerbate risks arising from geologic hazards. No impact would occur.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact

The central and northeastern parts of the City are comprised of materials considered susceptible to moderate to very high liquefaction potential (City of Perris, 2005).

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and could exacerbate hazards from liquefaction or other seismic ground failure. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential seismic-related ground failure and/or liequefaction impacts are addressed. Impacts would be less than significant.

Safety Element

The proposed updates to the Safety Element do not provide specific development proposals that would exacerbate hazards related to liquefaction or other seismic ground failure. No impact would occur.

iv) Landslides?

Less than Significant Impact

Much of the southwest part of the City of Perris, and scattered portions of the western part of the City, are susceptible to landslides (City of Perris, 2005a). The impact analysis in Section 4.7.a.ii above for the three proposed 2021 General Plan elements also applies to earthquake-induced landslides.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and could exacerbate hazards from liquefaction or other seismic ground failure. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts from hazards due to liquefaction or other seismic ground failure are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not involve land development or construction of structures, and thus would not exacerbate landslide hazards. No impact would occur.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact

Erosion is the movement of soil from place to place and is a natural process. The main natural agents of erosion in the region are wind and flowing water. Erosion can be accelerated dramatically by ground-disturbing activities if effective erosion control measures are not used. Soil can be carried off construction sites or bare land by wind and water and tracked off construction sites by vehicles.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and could cause substantial soil erosion or loss of topsoil. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts regarding soil erosion or the loss of topsoil are addressed.

All development and redevelopment projects pursuant to the proposed HOO zone and one acre or more in area would involve preparation and implementation of Stormwater Pollution Prevention

Plans (SWPPPs) specifying best management practices (BMPs)—including erosion control and sediment control BMPs—to be implemented during project construction.

All projects developed in accordance with the HOO zone—and/or pursuant to the Housing Element and/or the Environmental Justice Element—and one acre or more in area would also be required to prepare Water Quality Management Plans (WQMPs) specifying BMPs to be implemented during project design and operation. Projects must infiltrate or harvest and reuse, or use bioretention and biotreatment measures, on runoff from 85th percentile storms (RCFCWCD, 2012, pp. 25-40). Erosion impacts from projects developed in accordance with the HOO zone would be less than significant after preparation and implementation of SWPPPs and WQMPs. Impacts would be less than significant.

Safety Element

Adoption and implementation of the updated Safety Element would not involve construction of structures and thus would not cause soil erosion. No impact would occur.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact

Housing and Environmental Justice Elements

Subsidence

Alluvial valleys such as the Perris Valley are highly susceptible to subsidence. The main cause of ground subsidence is the excessive withdrawal of groundwater. The Eastern Municipal Water District (EMWD) provides water to the City of Perris. EMWD water supplies in the City consist of imported water from northern California; and local groundwater in a small area of Perris along Perris Boulevard south of Ramona Expressway (EMWD, 2021).

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Land susceptible to subsidence could be present in the Housing Opportunity Areas. Water supplies for all or nearly all of the Opportunity Sites consist of imported water; thus, future developments pursuant to the HOO zone would not substantially contribute to ground subsidence through withdrawal of groundwater. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts regarding subsidence are addressed. Impacts would be less than significant.

Collapsible Soils

Collapsible soils may be present in Perris. The analysis for subsidence also applies to collapsible soils.

Lateral Spreading

Lateral spreading is the rapid downslope movement of surface sediment, in a fluid-like flow, due to liquefaction in a subsurface layer. Lateral spreading is possible in portions of the City due to moderate to high susceptibility to liquefaction. The preceding analysis of subsidence also applies to lateral spreading.

Safety Element

Safety Element adoption and implementation would not involve development of structures, and would not exacerbate hazards arising from ground subsidence, collapsible soils, or lateral spreading. No impact would occur.

d) Would the project be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact

Expansive soils contain substantial amounts of clay that swells when wetted and shrinks when dried; the swelling or shrinking can shift, crack, or break structures built on such soils. Expansive soils are found in hillside areas as well as in alluvial basins (City of Perris, 2005a).

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris that could exacerbate hazards from expansive soils. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts regarding expansive soils are addressed. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation would not involve development of structures, and would not exacerbate hazards arising from expansive soils. No impact would occur.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Septic systems are not typically used in the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Any projects developed in accordance with the Housing and Environmental Justice Elements are expected to involve installation of sewer laterals, and are not anticipated to use septic tanks or alternative wastewater disposal systems. No impact would occur.

Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts regarding septic tanks and/or wastewater disposal systems are addressed.

Safety Element

Safety Element adoption and implementation would not involve development of structures and thus would not affect soils incapable of supporting alternative wastewater disposal systems. No impact would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact

On the Perris Valley floor, excavations to depths greater than five feet below ground surface (bgs) may encounter fossils. Paleontological sensitivity in the City is ranked on a five-point scale. The highest sensitivity area (Area #1) comprises most of the northwest quadrant of the City, and the second-most sensitive area (Area #2) is in the southeast corner of the City (see Figure 4.7-1; City of Perris, 2005b).

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris that could damage paleontological resources. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts regarding paleontological resources are addressed. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation would not involve development of structures, and thus would not damage paleontological resources. No impact would occur.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

4.8.1 Background Information on Greenhouse Gas Emissions

Life on earth depends on energy coming from the sun. About half the light reaching Earth's atmosphere passes through the air and clouds to the surface, where it is absorbed and then radiated upward in the form of infrared heat. About 90% of this heat is then absorbed by carbon dioxide (CO_2) and other greenhouse gases (GHG) and radiated back toward the surface, which is warmed to a life-supporting average of 59 degrees Fahrenheit (°F) (NASA, 2018).

Human activities are changing the natural greenhouse. Over the last century, the burning of fossil fuels such as coal and oil has increased the concentration of atmospheric CO_2. This happens because the coal or oil burning process combines carbon in the fuel with oxygen in the air to make CO_2. To a lesser extent, the clearing of land for agriculture, industry, and other human activities has increased concentrations of GHGs (NASA, 2018).

GHGs are defined under the California Global Warming Solutions Act of 2006 (AB 32) as CO_2, methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfur hexafluoride (SF_6). [10]

Associated with each GHG species is a "global warming potential" (GWP), which is a value used to compare the abilities of different GHGs to trap heat in the atmosphere. GWPs are based on the heat-absorbing ability of each gas relative to that of CO_2, as well as the decay rate of each gas (the amount removed from the atmosphere over a given number of years). The GWPs of CH_4 and N_2O are 25 and 298, respectively (GMI, 2019). "Carbon dioxide equivalent" (CO_2e) emissions are calculated by weighting each GHG compound's emissions by its GWP and then summing the products. HFCs, PFCs, and SF_6 would not be emitted in significant amounts by proposed project sources, so they are not discussed further.

Carbon Dioxide (CO_2). Carbon dioxide is a colorless, odorless gas consisting of molecules made up of two oxygen atoms and one carbon atom. CO_2 is produced when an organic carbon compound (such as wood) or fossilized organic matter (such as coal, oil, or natural gas) is burned in the presence of oxygen. Since the industrial revolution began in the mid-1700s, industrial activities have increased

[10] http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf.

in scale and distribution. Prior to the industrial revolution, CO_2 concentrations were stable at a range of 275 to 285 ppm (IPCC, 2007a). The National Oceanic and Atmospheric Administration's Earth System Research Laboratory indicates that global concentration of CO_2 was 413.67 parts per million (ppm) in March 2020 (ESRL, 2020). These concentrations of CO_2 exceed by far the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores.

Methane (CH_4). Methane is a colorless, odorless non-toxic gas consisting of molecules made up of four hydrogen atoms and one carbon atom. CH_4 is combustible, and is the main constituent of natural gas, a fossil fuel. CH_4 is released when organic matter decomposes in low oxygen environments. Natural sources include wetlands, swamps and marshes, termites, and oceans. Anthropogenic sources include the mining of fossil fuels and transportation of natural gas, digestive processes in ruminant animals such as cattle, rice paddies, and the buried waste in landfills. Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH_4. Other anthropogenic sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide (N_2O). Nitrous oxide is a colorless, non-flammable gas with a sweetish odor, commonly known as "laughing gas," and sometimes used as an anesthetic. N_2O is naturally produced in the oceans and in rainforests (USEPA, 2019b). Manmade sources of N_2O include the use of fertilizers in agriculture, nylon and nitric acid production, cars with catalytic converters and the burning of organic matter. Concentrations of N_2O also began to rise at the beginning of the industrial revolution.

4.8.2 Regulatory Setting

GHGs are regulated at the national, state, and air basin level; each agency has a different degree of control. The United States Environmental Protection Agency (USEPA) regulates at the national level; the California Air Resources Board (ARB) regulates at the state level; and the South Coast Air Quality Management District (SCAQMD) regulates at the air basin level in the project area.

4.8.2.1 Federal Regulations

The USEPA collects several types of GHG emissions data. These data help policy makers, businesses, and the USEPA track GHG emissions trends and identify opportunities for reducing emissions and increasing efficiency. The USEPA has been maintaining a national inventory of GHG emissions since 1990 and in 2009 established mandatory reporting of GHG emissions from large GHG emissions sources.

Before January 20, 2017, the USEPA was implementing regulatory initiatives such as mobile source GHG emission standards and the Clean Power Plan; partnering with the private sector through voluntary energy and climate programs; and reducing USEPA's carbon footprint with the federal GHG requirements and USEPA's Strategic Sustainability Performance Plan. The recently concluded Trump administration had a different strategy in relation to climate change and took the USEPA in a new direction (USEPA, 2017). Executive Order on Energy Independence (WH, 2017) (Executive Order 13783) specifically addressed revisions in the Clean Power Plan and standards of performance for GHGs for new stationary sources; CH_4 standards for the oil and gas sector; and light-duty vehicle GHG standards. On January 20, 2021, President Biden issued Executive Order 13990 (White House, 2021), which rescinded the Executive Order on Energy Independence, along with several other executive orders concerning energy, climate, and environmental protection. Among the stated goals of Executive Order 13990 are "to reduce greenhouse gas emissions" and "to bolster resilience to the

impacts of climate change." Various federal agencies are restoring prior regulations and developing new ones to further these policies.

4.8.2.2 State Regulations

Executive Order S 3-05

On June 1, 2005, the governor issued EO S 3-05, which set the following GHG emission reduction targets:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels;
- By 2050, reduce GHG emissions to 80% below 1990 levels.

To meet these targets, the Climate Action Team (CAT)[11] prepared a report to the Governor in 2006 that contains recommendations and strategies to help ensure that the targets in EO S-3-05 are met.

Assembly Bill 32 (AB 32)

In 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as AB 32. AB 32 focuses on reducing GHG emissions in California. GHGs, as defined under AB 32, include CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6. AB 32 requires that GHGs emitted in California be reduced to 1990 levels by the year 2020. The ARB is the state agency charged with monitoring and regulating sources of emissions of GHGs that cause global warming. AB 32 also requires that by January 1, 2008, the ARB must determine what the statewide GHG emissions level was in 1990, and it must approve a statewide GHG emissions limit, so it may be applied to the 2020 benchmark. The ARB approved a 1990 GHG emissions level of 427 million metric tons of CO_2e ($MMTCO_2e$), on December 6, 2007 in its Staff Report. Therefore, in 2020, emissions in California are required to be at or below 427 $MMTCO_2e$.

Under the "business as usual or (BAU)" scenario established in 2008, statewide emissions were increasing at a rate of approximately one percent per year as noted below. It was estimated that the 2020 estimated BAU of 596 $MMTCO_2e$ would have required a 28% reduction to reach the 1990 level of 427 $MMTCO_2e$.

Climate Change Scoping Plan

The Scoping Plan released by the ARB in 2008 (ARB, 2008) outlined the state's strategy to achieve the AB 32 goals. This Scoping Plan, developed by ARB in coordination with the CAT, proposed a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health. It was adopted by ARB at its December 2008 meeting. According to the Scoping Plan, the 2020 target of 427 $MMTCO_2e$ requires the reduction of 169 $MMTCO_2e$, or approximately 28.3%, from the state's projected 2020 BAU emissions level of 596 $MMTCO_2e$.

[11] The Climate Action Team (CAT) members are state agency secretaries and the heads of agencies, boards, and departments, led by the Secretary of the California Environmental Protection Agency (Cal/EPA). They coordinate statewide efforts to implement global warming emission reduction programs and the state's Climate Adaptation Strategy.

In August 2011, the Scoping Plan was re-approved by the Board and includes the Final Supplement to the Scoping Plan Functional Equivalent Document (ARB, 2011). This document includes expanded analysis of project alternatives and updates the 2020 emission projections by considering updated economic forecasts. The updated 2020 BAU estimate of 507 $MMTCO_2e$ yielded that only a 16% reduction below the estimated new BAU levels would be necessary to return to 1990 levels by 2020. The 2011 Scoping Plan expands the list of nine Early Action Measures into a list of 39 Recommended Actions contained in **Appendices C** and **E** of the Plan.

In May 2014, ARB developed, in collaboration with the CAT, the First Update to California's Climate Change Scoping Plan (Update) (ARB, 2014), which shows that California is on track to meet the near-term 2020 GHG limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32. In accordance with the United Nations Framework Convention on Climate Change, ARB has mostly transitioned to the use of the Intergovernmental Panel on Climate Change's (IPCC's) Fourth Assessment Report (AR4)'s 100-year GWP (IPCC, 2007b) in its climate change programs. ARB recalculated the 1990 GHG emissions level with the AR4 GWPs to be 431 $MMTCO_2e$; therefore the 2020 GHG emissions limit established in response to AB 32 is now slightly higher than the 427 $MMTCO_2e$ in the initial Scoping Plan.

In November 2017, ARB published the 2017 Scoping Plan (ARB, 2017b) which builds upon the former Scoping Plan and Update by outlining priorities and recommendations for the state to achieve its target of a 40% reduction in GHGs by 2030, compared to 1990 levels. The major elements of the framework proposed are enhancement of the Renewables Portfolio Standard (RPS) and the Low Carbon Fuel Standard; a Mobile Source Strategy, Sustainable Freight Action Plan, Short-Lived Climate Pollutant Reduction Strategy, Sustainable Communities Strategies, and a Post-2020 Cap-and-Trade Program; a 20% reduction in GHG emissions from the refinery sector; and an Integrated Natural and Working Lands Action Plan.

Renewables Portfolio Standard (Scoping Action E-3)

The California Energy Commission estimates that in 2000 about 12% of California's retail electric load was met with renewable resources. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. California's current RPS is intended to increase that share to 33% by 2020. Increased use of renewables will decrease California's reliance on fossil fuels, thus reducing emissions of GHGs from the electricity sector. Most recently, Governor Brown signed into legislation Senate Bill (SB) 350 in October 2015, which requires retail sellers and publicly-owned utilities to procure 50% of their electricity from eligible renewable energy resources by 2030.

Senate Bill 375 (SB 375)

SB 375 was signed by the governor on September 30, 2008. SB 375 requires coordination of land use and transportation planning to reduce GHG emissions from transportation sources. Regional transportation plans, which are developed by metropolitan transportation organizations such as the Southern California Association of Governments (SCAG), are to include "sustainable community strategies" to reduce GHG emissions.

Title 24

The Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations) were established in 1978 in response to a legislative mandate to

reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Compliance with Title 24 will result in decreases in GHG emissions.

The provisions of Title 24, Part 6 apply to all buildings for which an application for a building permit or renewal of an existing permit is required by law. They regulate design and construction of the building envelope, space-conditioning and water-heating systems, indoor and outdoor lighting systems of buildings, and signs located either indoors or outdoors. Title 24, Part 6 specifies mandatory, prescriptive and performance measures, all designed to optimize energy use in buildings and decrease overall consumption of energy to construct and operate residential and nonresidential buildings. Mandatory measures establish requirements for manufacturing, construction and installation of certain systems, equipment and building components that are installed in buildings.

4.8.2.3 South Coast Air Quality Management District (SCAQMD)

In the process of fulfilling its mandate to reduce local air pollution, the SCAQMD has promoted a number of programs to combat climate change, e.g. energy conservation, low-carbon fuel technologies, renewable energy, vehicle miles traveled (VMT) reduction programs, and market incentive programs.

Air Quality-Related Energy Policy

In 2011, the SCAQMD Board adopted an Air Quality-Related Energy Policy (SCAQMD, 2011) that integrates air quality, energy, and climate change issues in a coordinated and consolidated manner. The Energy Policy presents policies to guide and coordinate SCAQMD efforts and actions to support the policies.

4.8.2.4 Local Regulations

City of Perris Climate Action Plan

The City of Perris Climate Action Plan (CAP) has goals and measures to reduce energy use within the City to achieve greenhouse gas emission targets (City of Perris, 2016b).

State and Regional GHG Reduction Measures

The CAP describes 14 state and regional measures categorized here into renewable energy and building energy conservation, transportation, solid waste diversion, and water conservation.

- Renewable Energy and Building Energy Conservation
    - Renewables Portfolio Standard
    - California Building Energy Efficiency Standards
    - Home Energy Renovation Opportunity (HERO) Residential Program[12]
    - HERO Commercial Program
    - Utility Programs

[12] HERO Program consists of financing for energy efficiency and renewable energy improvements repaid through property tax payments.

- Transportation
    - Pavley and Low Carbon Fuel Standard
    - Metrolink Expansions
    - Express Lanes
    - Congestion Pricing
    - Telecommuting
    - Goods Movement
    - Electric Vehicle Plan and Infrastructure
- Solid Waste Diversion
    - Construction and Demolition Waste Diversion
- Water Conservation
    - Water Conservation and Efficiency

Local GHG Reduction Measures

The CAP describes 15 local GHG reduction measures categorized into energy, transportation, and solid waste measures.

- Energy
    - E-1 Energy Action Plan
- Transportation
    - T-1 Bicycle Infrastructure Improvements
    - T-2 Bicycle Parking
    - T-3 End of Trip Facilities
    - T-4 Transit Frequency Expansion
    - T-5 Traffic Signal Coordination
    - T-6 Density
    - T-7 Mixed-Use Development
    - T-8 Design/Site-Planning
    - T-9 Pedestrian Only Areas
    - T-10 Limited Parking Requirements for New Development
    - T-11 Voluntary Transportation Demand Management
    - T-12 Accelerated Bike Plan Implementation
- Solid Waste
    - SW-1 Yard Waste Collection
    - SW-2 Food Scrap and Paper Diversion

Overall, through state, regional, and local GHG reduction measures combined, the City aimed to reduce GHG emissions by approximately 2,472,000 metric tons of CO_2 equivalent total over 10 years by 2020 compared to 2010 levels.

Perris General Plan Conservation Element

The City of Perris General Plan Conservation Element set forth a policy and several implementation measures addressing GHG reductions. This policy and implementation measures are carried out through the City's CAP; thus, the policy and measures are not discussed in detail here.

4.8.3 GHG Emissions

4.8.3.1 National Emissions

The United States is the second largest emitter of GHGs globally (behind China) and emitted approximately 6.5 billion metric tons of CO_2 equivalent ($MTCO_2e$) in 2016, not including GHG absorbed by forests and agricultural land. The largest source of GHG in the United States (28.5 percent) comes from burning fossil fuels for transportation. Electrical power generation accounted for the second largest portion (28.4 percent) and industrial emissions accounted for the third largest portion (21.6 percent) of U.S. GHG emissions. The remaining 21.5 percent of U.S. GHG emissions were contributed by the agriculture, commercial, and residential sectors, plus emissions generated by U.S. Territories. Agriculture accounted for 9.4 percent of the U.S. emissions, commercial accounted for 6.4 percent, and residential accounted for 5.1 percent with U.S. territories accounting for 0.6 percent of emissions.

4.8.3.2 State Emissions

The World Resources Institute (WRI) reports that in 2014, the average GHG emissions per capita in the United States was 20.00 $MTCO_2e$ (WRI, 2019) but with a total GHG emissions in California of 444.7 $MMTCO_2e$ in 2014 (ARB, 2020b), California had an average GHG emissions per capita of only 11.36 $MTCO_2e$.[13] California had a larger percentage of its total GHG emissions coming from the transportation sector (56%) and a smaller percentage of its total GHG emissions from the electricity generation sector; i.e., California has 13 percent.

4.8.3.3 Local Emissions

The City of Perris Climate Action Plan (City of Perris, 2016b) presented a current and projected GHG emissions estimate in its Appendix 2 – Air Quality Analysis (AQA), which showed the City to have an existing GHG emissions inventory totaling 378,099 TCO_2e. **Table 4.8-1** shows the results of the existing citywide inventory.

[13] Based on a California population of 39,148,760 (USDOC, 2018).

Table 4.8-1
EXISTING CITY-WIDE GREENHOUSE GAS INVENTORY

Source	$MTCO_2e$	% of Total CO_2e
Residential	73,879	20%
Commercial/Industrial	57,258	15%
Transportation	228,578	60%
Waste Generation	8,936	2%
Wastewater & Sewer Systems	9,447	3%
Total	**378,099**	**100%**

Source: City of Perris, 2016b.

Impact Analysis

a) Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could emit GHGs. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. In addition, Housing Element Policy 1.5 promotes energy-efficient housing, which is expected to have some favorable impact regarding GHG emissions. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any greenhouse gas impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation would not involve development of structures, and thus would generate GHG emissions. No impact would occur.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG?

Less Than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could emit GHGs. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Housing Element Policy 1.5 promotes energy-efficient housing, which is expected to have some favorable impact regarding GHG emissions. Implementation of the two General Plan elements would not conflict with plans, policies and regulations requiring reduction of GHG emissions. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any greenhouse gas impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation would not involve development of structures, and thus would not affect compliance with policies requiring GHG emissions reductions. No impact would occur.

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?			**X**	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			**X**	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			**X**	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			**X**	

Impact Analysis

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact

Hazardous materials are classified by the U.S. Department of Transportation as materials that are: explosive; flammable; combustible; oxidizers; poison; infectious; radioactive; and/or corrosive (GPO, 2021).[14]

The Riverside County Department of Environmental Health (RCDEH) is the Certified Unified Program Agency (CUPA) for Riverside County; the Certified Unified Program coordinates and makes consistent enforcement of several state and federal regulations governing hazardous materials (CalEPA, 2021). DEH oversees six hazardous materials programs in Riverside County: aboveground petroleum storage tanks; California accidental release prevention program; hazardous materials business plan; underground storage tanks; waste generator; and waste treatment (tiered). The DEH Hazardous Materials Emergency Response Team (HMERT) responds to hazardous materials emergencies in Riverside County (DEH, 2021).

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could involve use, transport, and disposal of hazardous materials. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

Safety Element

Although the Housing and Environmental Justice Elements do not include goals or policies specifically related to Hazardous Materials, the Safety Element Update sets forth the following goal and policies pertaining to hazardous materials:

Goal S-8: Built and Natural Environments protected from exposure to hazardous materials.

Policies

S-8.1 Coordinate with the Riverside County Fire Department to ensure commercial and industrial activities comply with all federal, state, county, and local laws regulating hazardous materials waste.

S-8.2 Ensure that the transport, use, storage, and disposal of hazardous materials occur in a responsible manner that protects public health and safety.

[14] Oxidizers are solids, liquids, or gases that react readily with most organic material or reducing agents (that is, substances that combine with oxygen) with no energy input; and are severe fire hazards (University of Illinois 2021).

S-8.3 Facilitate coordinated, effective responses to hazardous materials emergencies in the City to minimize health and environmental risks.

S-8.4 Educate residents and businesses about proper disposal methods of household hazardous waste and the availability of less toxic materials that can be used in place of more toxic household materials.

These policies are new; the existing Safety Element sets forth one policy addressing hazardous materials:

Policy 1.F: The City will cooperate with the County of Riverside and the Riverside County Fire Department to enforce all rules related to Hazardous Materials generators and handlers

The Safety Element policies are intended to reduce risks to people and the environment from use and accidental releases of hazardous materials. Implementation of those policies is expected to have a small favorable impact on risks from hazardous materials, and no adverse impact would occur.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could result in upset and accident conditions involving the release of hazardous materials into the environment. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

Safety Element

The Safety Element sets forth several policies for reducing risks from hazardous materials, listed above in Section 4.9.a. Safety Element adoption and implementation would not cause adverse impacts related to hazardous materials risks. No impact would occur.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact

There are 17 public K-12 schools in the City of Perris (see **Table 4.15-1** in **Section 4.15** of this document).

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could result in emissions or handling of hazardous material, substances, or waste within one-quarter mile of an existing or proposed school. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

Safety Element

The Safety Element sets forth several policies for reducing risks from hazardous materials. Safety Element adoption and implementation would not subject persons at schools to substantial risks from hazardous materials. No adverse impact would occur.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant Impact

California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Seven sites in the City of Perris are listed on the Cortese List maintained pursuant to Government Code Section 65962.5, described below in **Table 4.9-1** and shown on **Figure 4.9-1**.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could be developed near hazardous materials sites listed on the Cortese List. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

Safety Element

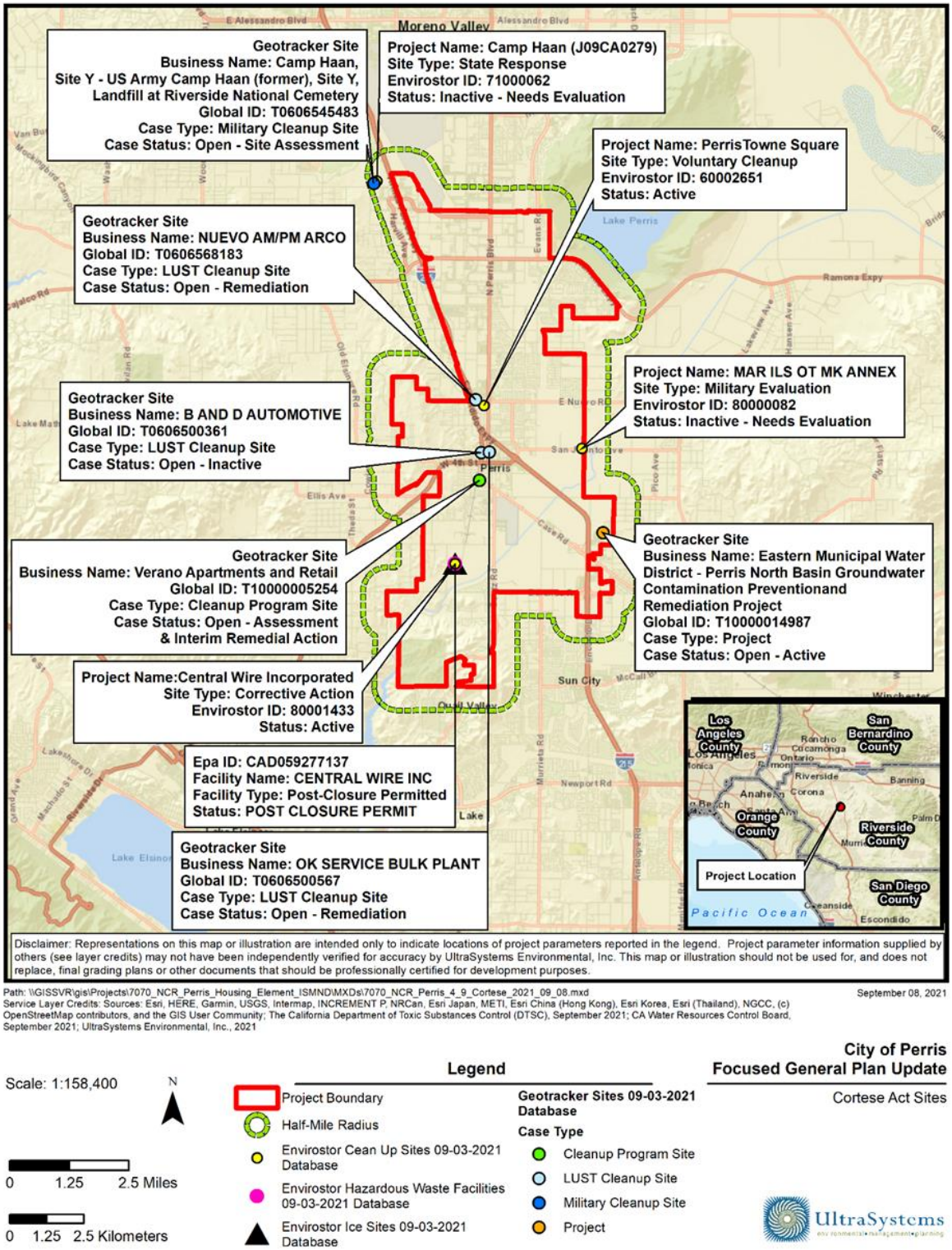
The Safety Element sets forth several policies for reducing risks from hazardous materials. Safety Element adoption and implementation would not exacerbate risks arising from known hazardous materials sites. No adverse impact would occur.

Table 4.9-1
CORTESE SITES IN THE CITY OF PERRIS

Site Name Address	Additional information
GeoTracker, State Water Resources Control Board	
Eastern Municipal Water District - Perris North Basin Groundwater Contamination Prevention and Remediation Project 2270 Trumble Rd	Chemicals of concern Tetrachloroethylene (PCE), Trichloroethylene (TCE), Nitrate, Perchlorate, TDS, Per- and Polyfluoroalkyl Substances (PFAS). Affected drinking water aquifer. Case open.
B And D Automotive 102 S D St	Leaking Underground Storage Tank (LUST) site. Gasoline release affected soil. Case open.
Verano Apartments and Retail 904 S D St	Cleanup Program Site. Lead affected soil; case open.
OK Service Bulk Plant 240 E 1st St	LUST site. Gasoline release affected drinking water aquifer. Case open.
Nuevo AM/PM Arco 280 Old Nuevo Rd	LUST site. Gasoline release affected soil. Case open.
Camp Haan, Site Y - US Army Camp Haan (former), Site Y, Landfill at Riverside National Cemetery West and North of the Intersection of Nandina Ave and I-215	Military Cleanup Site Chemicals of concern Dioxin / Furans, Copper, Lead, Nickel, Polynuclear aromatic hydrocarbons (PAHs) Affected groundwater other than drinking water Case open.
EnviroStor, Department of Toxic Substances Control	
Central Wire Incorporated 2500 S A St	Corrective Action Site; Hazardous Waste Facility; and Inspection, Compliance and Enforcement (ICE) Site. Chemicals of concern and media affected unspecified. Case open.
Perris Towne Square 75 W. Nuevo Road	Voluntary Cleanup Site. Chemicals of concern and media affected unspecified. Case open.
MAR ILS OT MK Annex	Military Evaluation Site Chemicals of concern and media affected unspecified. Case open.

Sources: SWRCB, 2021; DTSC, 2021

Figure 4.9-1
CORTESE ACT SITES IN THE CITY OF PERRIS



e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less than Significant Impact

Most of the City of Perris is in safety zones surrounding March Air Reserve Base (MARB) where land uses are regulated to minimize hazards from aircraft crashes to persons on the ground. Parts of central Perris are also in safety zones surrounding Perris Valley Airport (see **Figure 4.9-2**). MARB, which abuts the northwest City of Perris boundary, is home to several military units and is used for civilian air cargo operations (Perris, 2008). Estimated MARB flight operations in 2018 totaled 52,172 consisting of approximately 31,172 military operations and 21,000 civilian (March Joint Powers Authority) operations (AFRC, 2018).

Perris Valley Airport is privately owned; uses include skydiving and ballooning. Airport operations in 2020 totaled 19,285 (takeoffs and landings are each considered operations) (City of Perris, 2021c; FAA, 2021).

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could result in development of housing within the vicinity of an airport. All of the areas that would be zoned HOO are within the Airport Influence Area for MARB. Housing Opportunity Areas 1-5, 9-11, and 13 are also within the airport influence area for Perris Valley Airport. The selection of the Housing Opportunity Areas included an analysis of the ALUP and AICUZ. The Draft Housing Element was also submitted to the ALUC for review prior to adoption. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

Safety Element

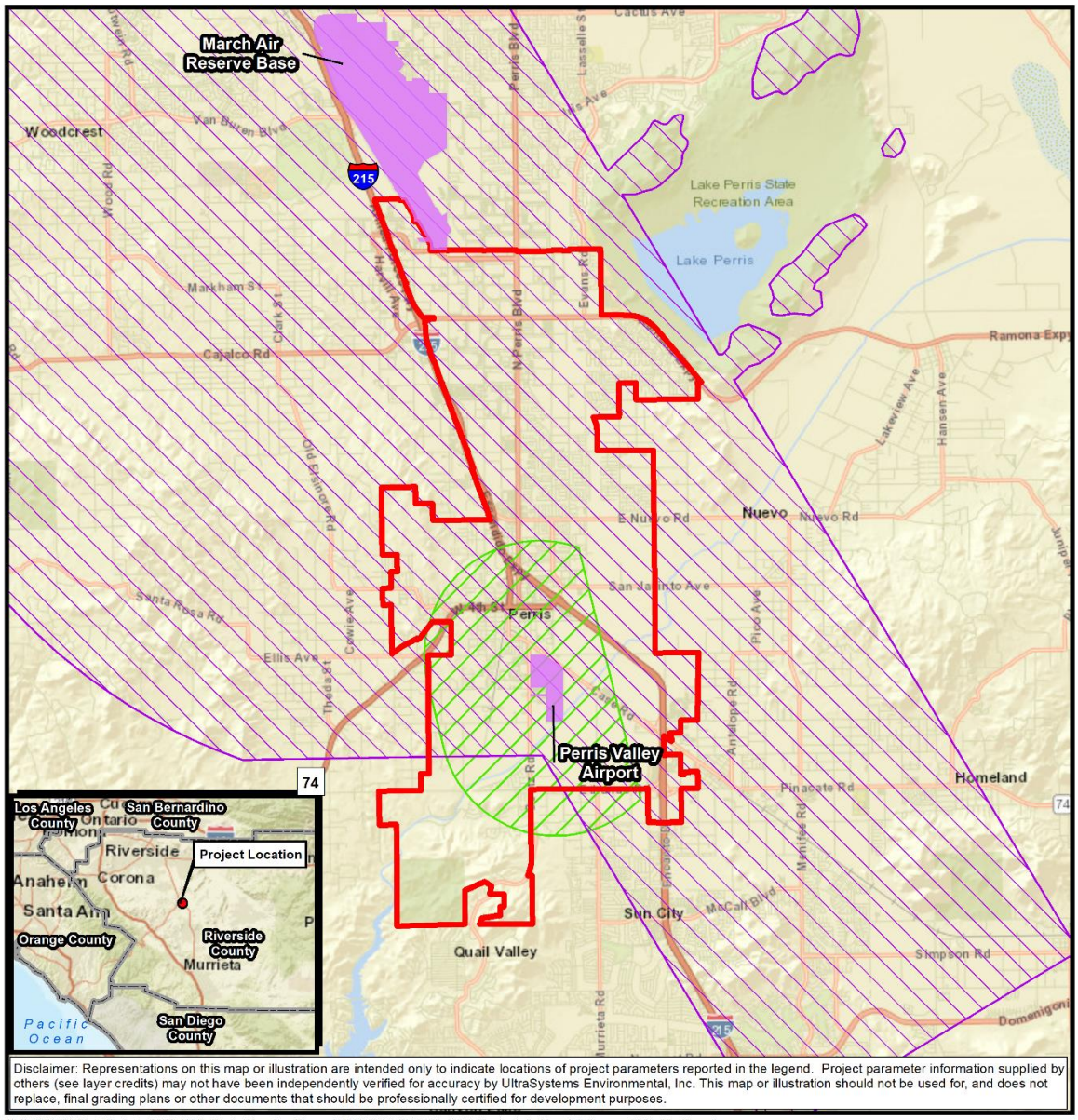
The Safety Element Update sets forth the following Implementation Actions respecting aircraft hazards:

S-6.2a – Participate in March Operations Assurance Task Force to resolve inconsistencies between local land use regulations and AICUZ and ALUP policies.

S-6.2b – Continue to notify March Air Reserve Base of new development project applications and consider their input before making land-use decisions.

S-6.2c – Development on property within the Perris Valley Airport Interim Influence Area 1 shall be subject to prior determination, in consultation with ALUC, and subsequent adoption of

Figure 4.9-2
AIRPORTS AND AIRPORT INFLUENCE AREAS



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Path: \\GISSVR\gis\Projects\7070_NCR_Perris_Housing_Element_ISMND\MXDs\7070_NCR_Perris_4_9_Airport_Influence_2021_09_15.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community;County of Riverside, 2021; UltraSystems Environmental, Inc., 2021

September 15, 2021

Scale: 1:126,720

N

0 1 2 Miles

0 1 2 Kilometers

Legend

- Project Boundary
- Airport

Airport Influence Area (AIA)

- March Air Reserve Base
- Perris Valley Airport

City of Perris
Focused General Plan Update

Airports and Airport Influence Areas

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appropriate use and development restrictions necessary to minimize the potential for loss of life.

Safety Element adoption and implementation would not cause aviation-related hazards, and no impact would occur.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

The existing City of Perris General Plan Safety Element is the current emergency response plan in effect for the City of Perris.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Developments pursuant to the HOO zone and the Housing and Environmental Justice elements would comply with City of Perris Public Works Department construction traffic management requirements. Thus, adverse impacts on emergency response plans are not anticipated. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

Safety Element

The Safety Element Policy S-2.1 would require road upgrades to ensure adequate evacuation and emergency vehicle access. However, it would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan. Therefore, no impact would occur.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact

Portions of the west and northwest parts of the City of Perris are classified within Very High Fire Hazard Severity Zones (VHFHSZ) in a local responsibility area by the California Department of Forestry and Fire Protection (CAL FIRE, 2021), as shown in **Figure 4.9-3**. In local responsibility areas cities and/or counties are responsible for the costs of wildfire suppression and prevention. Portions of the land abutting the City on its west, south, and northeast sides are in fire hazard severity zones in State Responsibility Areas (see **Figure 4.9-4**) where the state is responsible for the costs of wildfire prevention and suppression.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. None of the areas to be rezoned HOO are within fire hazard severity zones (see **Figures 3.2-1** and **4.9-3**). Thus, future developments within the HOO zone are not anticipated to increase wildfire hazards. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

Safety Element

The Safety Element Update sets forth several implementation actions, set out below, intended to reduce fire risk. While the implementation actions do not mention wildfire overtly, all of the relevant actions would apply to wildfire risk.

- **S-5.1a** – Ensure the City's fuel modification requirements meet or exceed state requirements and best practices.
- **S-5.1b** – Adopt landscaping standards to include a fire-resistant plant palette, where appropriate.
- **S-5.1c** – Enforce current California Building Code standards to exclude the use of materials that pose a fire risk, such as untreated wood roofing materials, and retrofit existing structures with these elements.
- **S-5.1d** – Maintain weed abatement efforts through code enforcement.

Implementation actions S-5.1a, S-5.1b, and S-5.1d, enumerated above, would limit increases in wildfire risk due to new development by limiting flammable vegetation near structures. Implementation action S-5.1c would limit wildfire risk in new construction by excluding use of materials posing fire risk; and would reduce wildfire risk to existing structures by retrofitting the structures to remove such materials. No impact would occur.

Figure 4.9-3
FIRE HAZARD SEVERITY ZONES – LOCAL RESPONSIBILITY AREA

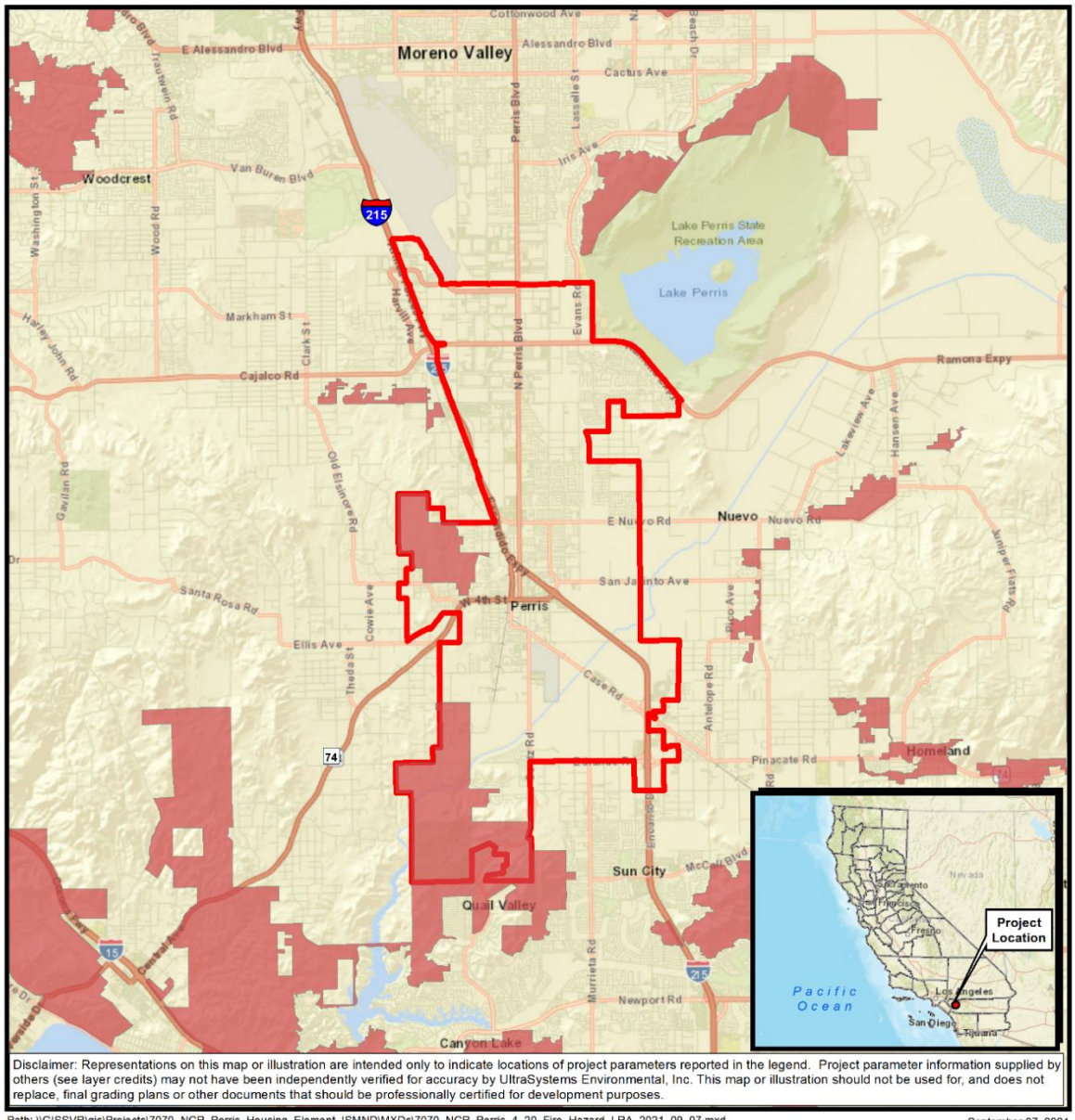
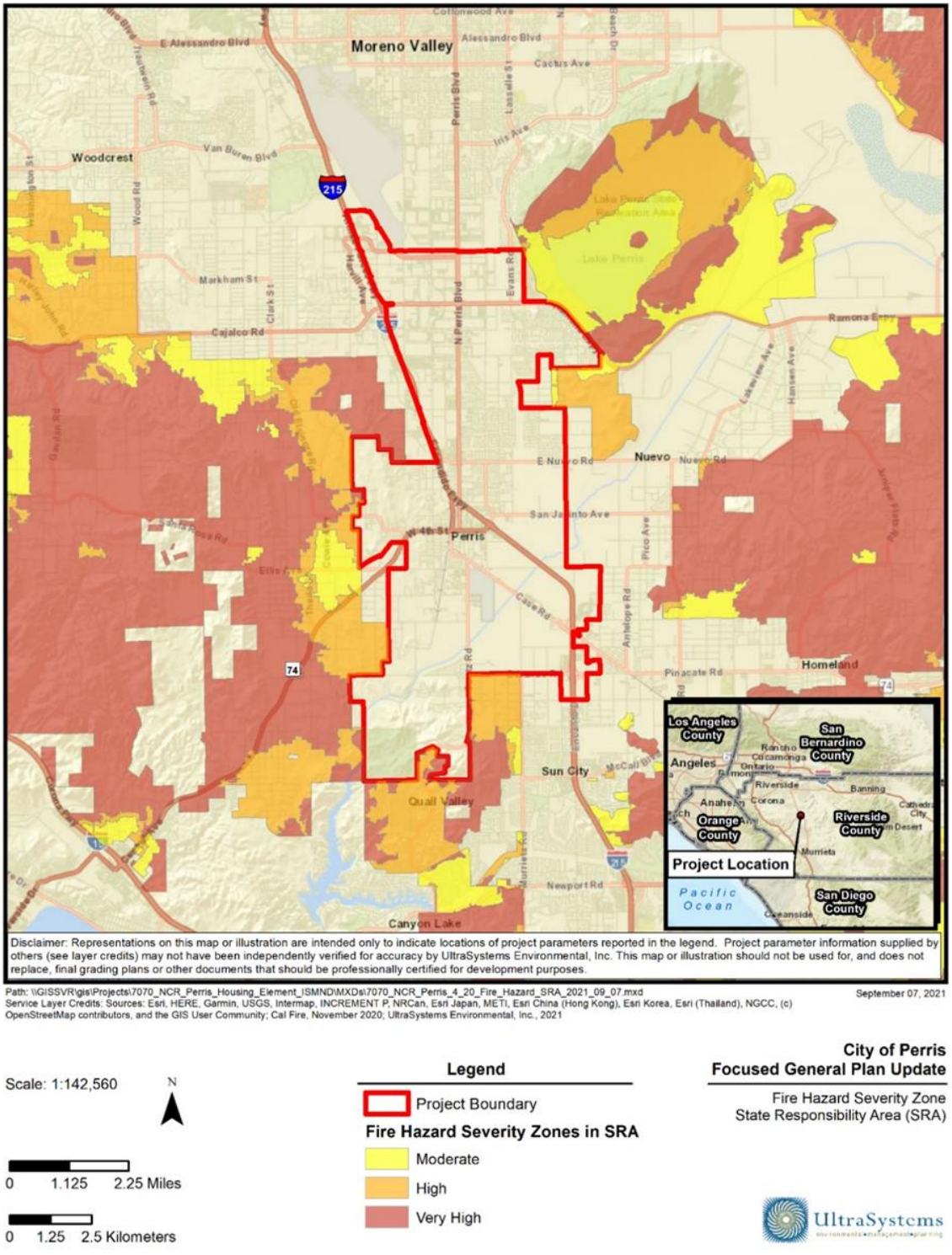


Figure 4.9-4
FIRE HAZARD SEVERITY ZONES – STATE RESPONSIBILITY AREA



4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			**X**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			**X**	
i) result in substantial erosion or siltation on- or off-site;			**X**	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			**X**	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			**X**	
iv) impede or redirect flood flows?			**X**	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			**X**	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			**X**	

Impact Analysis

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact

The City of Perris is in the San Jacinto Subbasin (Subbasin), which spans approximately 765 square

miles in western Riverside County. The San Jacinto River, the major stream in the Subbasin, extends east to west from the San Jacinto Mountains to Lake Elsinore and passes through the southern part of Perris (CDFW, 2021).

Typically, only low flows occur in the lower San Jacinto River except during and immediately after rainstorms. Flow is perennial in the headwater tributaries in the San Jacinto Mountains but is intermittent in the valley reaches. For analysis of historical trends, six USGS stream gages measured average daily flow in the watershed over extended periods. These data helped to characterize the river as an ephemeral system, with flow reaching Canyon Lake and Lake Elsinore only during wet periods (Tetra Tech 2007, p. 26). The San Jacinto River eventually discharges into the Pacific Ocean via the Santa Ana River.

Stormwater is drained via either natural drainages or municipal storm drains which discharge into either into the Perris Valley Storm Drain or the San Jacinto River, of which the Perris Valley Storm Drain is a tributary. **Figure 4.10-1** shows the USGS surface waters and watersheds.

The San Jacinto Groundwater Basin (SJGB) spans 247.7 square miles underlying the San Jacinto, Perris, Moreno, and Menifee Valleys in western Riverside County (see **Figure 4.10-2**). The SJGB extends from the San Jacinto Mountains on the east, the San Timoteo Badlands on the northeast, the Box Springs Mountains on the north, lower-relief hills on the west (e.g., Gavilan Peak and Steele Peak), and the Santa Rosa Hills and Bell Mountain on the south (Dudek, 2021, p. 2-1).

The West san Jacinto Groundwater Management Area (Management Area) is located in the western portion of Riverside County within the San Jacinto River Watershed and includes the cities of Moreno Valley, Menifee, and Perris, as well as the unincorporated areas of Lakeview, Nuevo, and Winchester. The Eastern Municipal Water District (EMWD) oversees the Monitoring Programs within the Management Area including groundwater quality.

The California State Water Resources Control Board requires its nine Regional Water Quality Control Boards (RWQCBs) to develop water quality control plans (Basin Plans) designed to preserve and enhance water quality and protect the beneficial uses of all Regional waters. Specifically, Basin Plans designate beneficial uses for surface waters and groundwater, set narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State antidegradation policy, and describe implementation programs to protect all waters in the Regions. In addition, Basin Plans incorporate by reference all applicable State and Regional Board plans and policies, and other pertinent water quality policies and regulations.

The City of Perris is within the jurisdiction of the Santa Ana RWQCB, and water quality standards, control plans, and waste discharge requirements are defined and implemented in the RWQCB'S Basin Plan (RWQCB, 2019).

Figure 4.10-1
USGS SURFACE WATERS AND WATERSHEDS

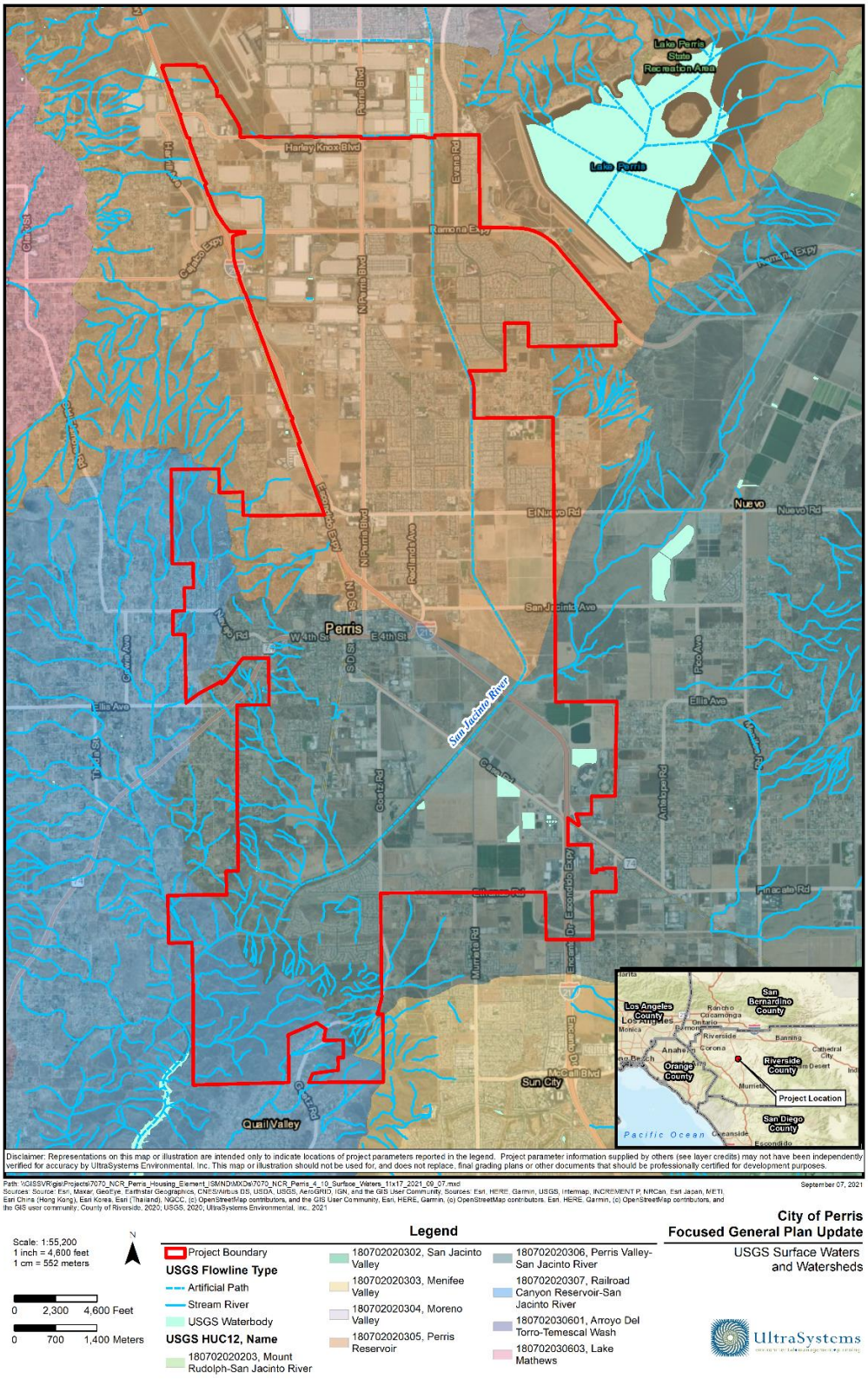
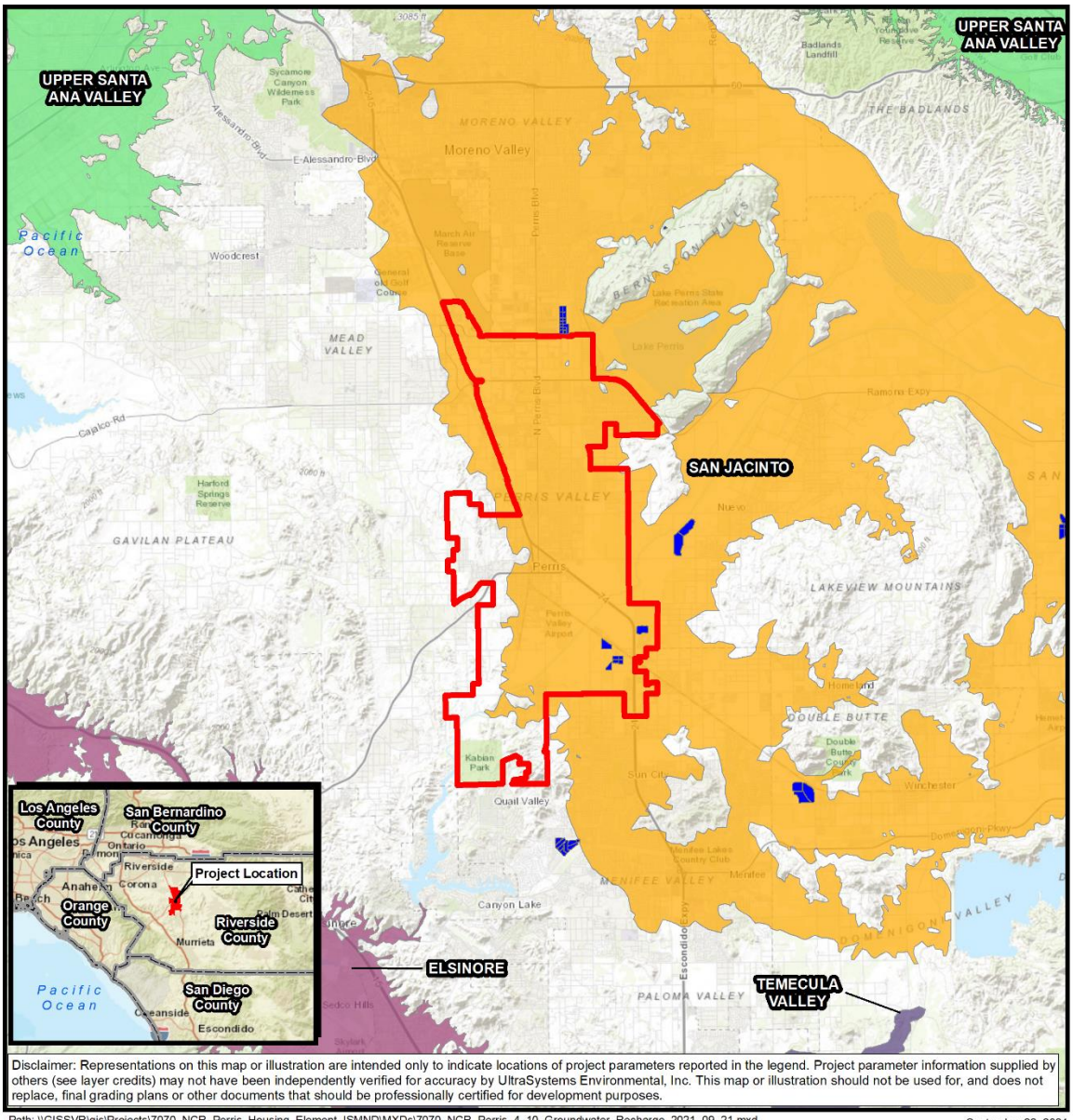


Figure 4.10-2
GROUNDWATER BASINS



Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing an HOO zone. The Housing Element and Environmental Justice Element set forth policies promoting development of housing. Construction and operation of future developments within the HOO zone, and pursuant to the Housing and Environmental Justice elements could emit pollutants that would contaminate stormwater. All development and redevelopment projects pursuant to the proposed HOO zone and the two General Plan elements, and one acre or more in area, would involve preparation and implementation of Stormwater Pollution Prevention Plans (SWPPPs) specifying best management practices (BMPs)—including erosion control and sediment control BMPs—to be implemented during project construction.

The Housing Element commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and could emit pollutants that would contaminate stormwater. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. All development and redevelopment projects pursuant to the proposed HOO zone and the Housing and Environmental Justice Elements, and one acre or more in area, would involve preparation and implementation of Stormwater Pollution Prevention Plans (SWPPPs) specifying best management practices (BMPs)—including erosion control and sediment control BMPs—to be implemented during project construction. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

All projects developed in accordance with the HOO zone, and/or the two General Plan elements, and one acre or more in area would also be required to prepare Water Quality Management Plans (WQMPs) specifying BMPs to be implemented during project design and operation. Projects must infiltrate or harvest and reuse, or use bioretention and biotreatment measures, on runoff from 85th percentile storms (RCFCWCD, 2012, pp. 25-40). Water quality impacts from projects developed in accordance with the HOO zone and/or the two General Plan elements would be less than significant after preparation and implementation of SWPPPs and WQMPs. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential water quality impacts are addressed. Impacts would be less than significant.

Safety Element

Adoption and implementation of the Safety Element would not involve construction of structures and would not cause stormwater contamination. No impact would occur.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact

The EMWD is the Groundwater Sustainability Agency (GSA) for the non-adjudicated portions of the SJDB, and in this capacity has developed a Groundwater Sustainability Plan (GSP) in compliance with the 2014 Sustainable Groundwater Management Act (SGMA), which is codified in California Water Code (CWC), Part 2.75 (Sustainable Groundwater Management), §§ 10720 et seq. The SGMA defines sustainable groundwater management as the management and use of groundwater in a manner that can be maintained over a 50-year planning and implementation horizon without causing undesirable results, including but not limited to: seawater intrusion, violation of water quality standards, land subsidence, and depletions of interconnected surface water (Dudek, 2021, pp. 1-1 - 1-2).

The purpose of this GSP is to define the conditions under which the groundwater resources of the Plan Area, which support agricultural, domestic, municipal and industrial (M&I), and environmental uses, will be managed sustainably in the future to maintain long-term, sustainable use of groundwater resources within the Plan Area, as required by SGMA.

The sustainability goal for the GSP is to manage groundwater production in a way that facilitates long-term sustainable management of the groundwater resources of the San Jacinto Groundwater Basin. Long-term sustainable management includes:

- Maintaining sufficient groundwater in storage to allow for ongoing groundwater production that meets the operational demands of groundwater users in the Plan Area.

- Protecting beneficial uses such as municipal and domestic supplies of fresh groundwater resources in the Lakeview and Perris North Groundwater Management Zones (GMZs) to the extent possible, by minimizing the northward and eastward migration of brackish groundwater from the Perris South GMZ.

- Avoiding subsidence related to groundwater production that substantially interferes with surface land uses.

- Ensuring that groundwater production does not result in significant and unreasonable loss of groundwater dependent ecosystems (Dudek, 2021, pp. 1.2 – 1.3).

EMWD will evaluate the GSP every five (5) years. This 5-year evaluation will assess whether the Plan implementation, including implementation of projects and management actions, are suitable to maintain sustainable groundwater use in the SJGB. Should future conditions indicate that the SJGB is undergoing undesirable or unsustainable conditions, EMWD will re-evaluate the GSP to ensure that implementation of projects and management actions, are suitable to maintain sustainable groundwater use in the SJGB (Dudek, 2021, p. 5-4).

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. The Eastern Municipal Water District (EMWD) provides water to the City of Perris. EMWD water supplies in the City consist of imported water from northern California; and local groundwater in a small area

of Perris along Perris Boulevard south of Ramona Expressway (EMWD, 2021). Water supplies for all or nearly all of the proposed HOO zoned areas consist of imported water; thus, future developments pursuant to the HOO zone and/or the two General Plan elements would not substantially decrease groundwater supplies; would infiltrate or harvest and reuse stormwater; or provide bioretention and biotreatment for stormwater; thus, such projects would not substantially reduce groundwater recharge. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential groundwater impacts are addressed. Impacts would be less than significant.

Safety Element

Adoption and implementation of the Safety Element would not involve construction of structures and would not deplete groundwater or impede groundwater recharge. No impact would occur.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on or offsite;

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant Impact

The City of Perris is comprised of varying topography and different landscape types, as well as developed, urbanized areas. As discussed in **Section 4.4(c)**, water features (e.g., streams, washes, wetlands) must be delineated and analyzed as required by federal and state regulations.

Housing and Environmental Justice Elements

Portions of the City of Perris are in 100-year flood zones (see **Figure 4.10-3**). Separate CEQA analysis will be conducted for the HOO zone and for projects developed pursuant to the HOO zone and/or the two General Plan elements; implementation of all feasible mitigation measures would be required for any significant impacts identified. Impacts would be less than significant.

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris All projects developed in accordance with the HOO zone and with the two General Plan elements, and one acre or more in area, would also be required to prepare WQMPs specifying BMPs to be implemented during project design and operation. Projects must infiltrate or harvest and reuse—or

use bioretention and biotreatment measures—on runoff from 85th percentile storms (RCFCWCD, 2012). Drainage impacts from projects developed in accordance with the HOO zone, and/or with the two General Plan elements, would be less than significant after preparation and implementation of WQMPs. Portions of the City of Perris are in 100-year flood zones (see **Figure 4.10-3**). Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential water quality impacts are addressed. Impacts would be less than significant.

Safety Element

The Safety Element sets forth several policies for reducing flood hazards. Adoption and implementation of the Safety Element would not exacerbate flood hazards or exceed the capacities of drainage systems. No impact would occur.

iv) Impede or redirect flood flows?

Less than Significant Impact

On December 21, 2018, the Department of Water Resources released updated dam breach inundation area maps for dams with extremely high, high, and significant hazard downstream inundation areas. Perris Dam (National Dam ID CA00054; DWR 2018) was determined to have a significantly high risk of downstream inundation in the event of a dam failure (see **Figure 4.10-4**). This inundation area would cover the majority of the City of Perris.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and are within dam inundation areas shown in **Figure 4.10-4**. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts regarding flood flows are addressed. Impacts would be less than significant.

Safety Element

The proposed updated Safety Element sets forth several policies for reducing flood hazards. Adoption and implementation of the Safety Element would not involve development of structures; would not exacerbate flood hazards; and no impact would occur.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Less Than Significant Impact

Portions of the City of Perris are in 100-year flood zones.

The downtown area of the City of Perris is approximately 35 miles inland from the Pacific Ocean (as measured from Dana Point) and would not be at risk of inundation by tsunami.

A seiche is an oscillating wave, formed by earthquakes or winds, in an enclosed or partially enclosed waterbody. The Perris Dam is the nearest waterbody in which a seiche could form; as discussed previously, the City is within the dam breach inundation area and would likely be at risk of inundation by seiche.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and may be in 100-year flood zones and/or dam inundation areas for Perris Dam. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential flood hazard, tsunami, or seiche zones impacts are addressed. Impacts would be less than significant.

Safety Element

The Safety Element Update sets forth the following implementation actions respecting flood hazards. All three actions are in the existing Safety Element, and adoption and Safety Element Update implementation would not change General Plan implementation actions respecting flood hazards.

S-4.2a – Provide leadership in efforts to improve the Perris Valley Storm Channel and San Jacinto River Channel.

S-4.2b – Adopt Capital Facility Fees to fund drainage improvements.

S-4.2c – Prepare and adopt a revised Area Drainage Plan including "regional" stormwater detention basins capable of serving at least 100 acres of contributory areas.

The proposed updated Safety Element sets forth several policies for reducing flood hazards. Adoption and implementation of the Safety Element would not involve development of structures and would not exacerbate flood hazards; no impact would occur.

Figure 4.10-3
FLOOD HAZARD ZONES

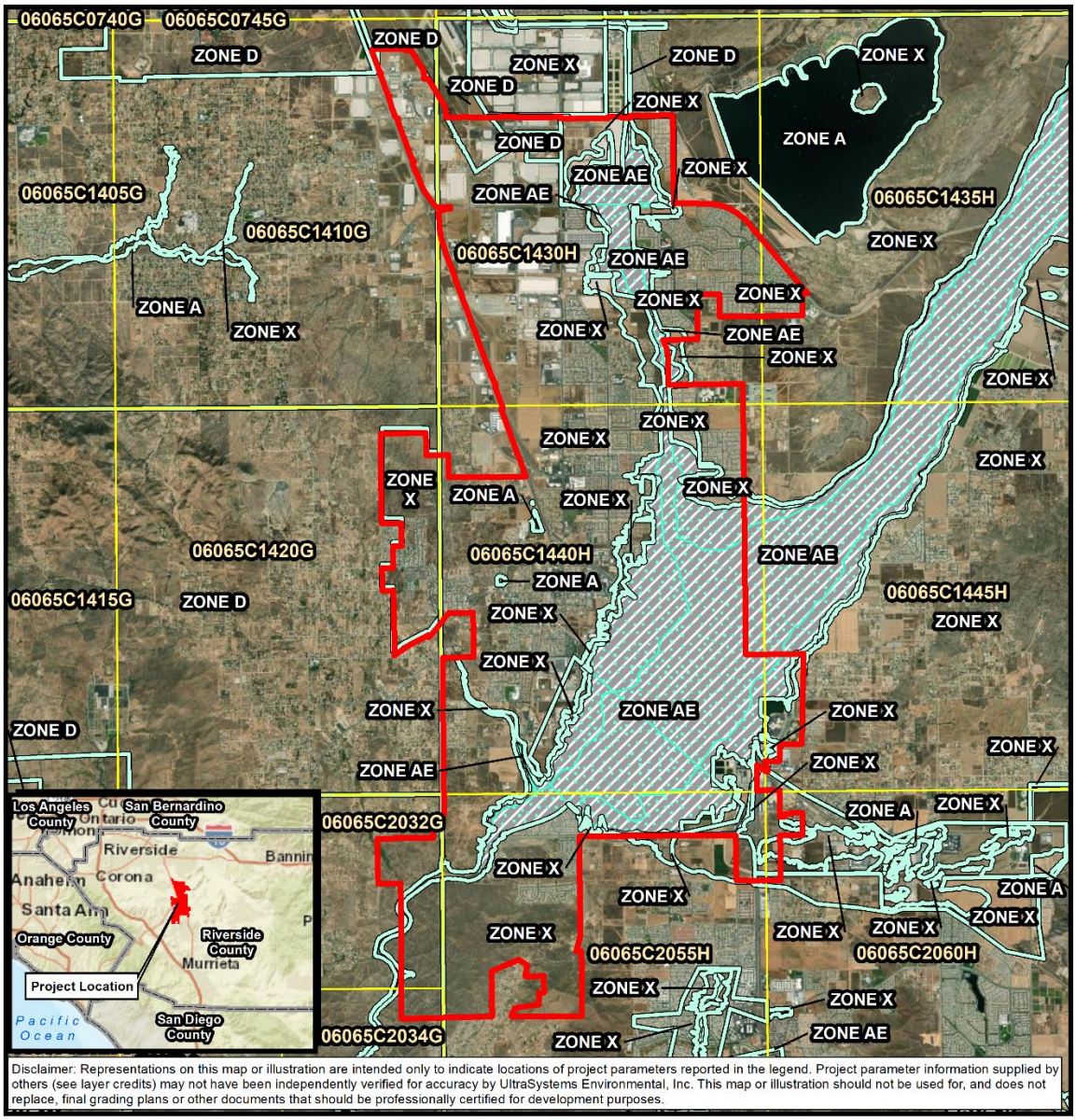
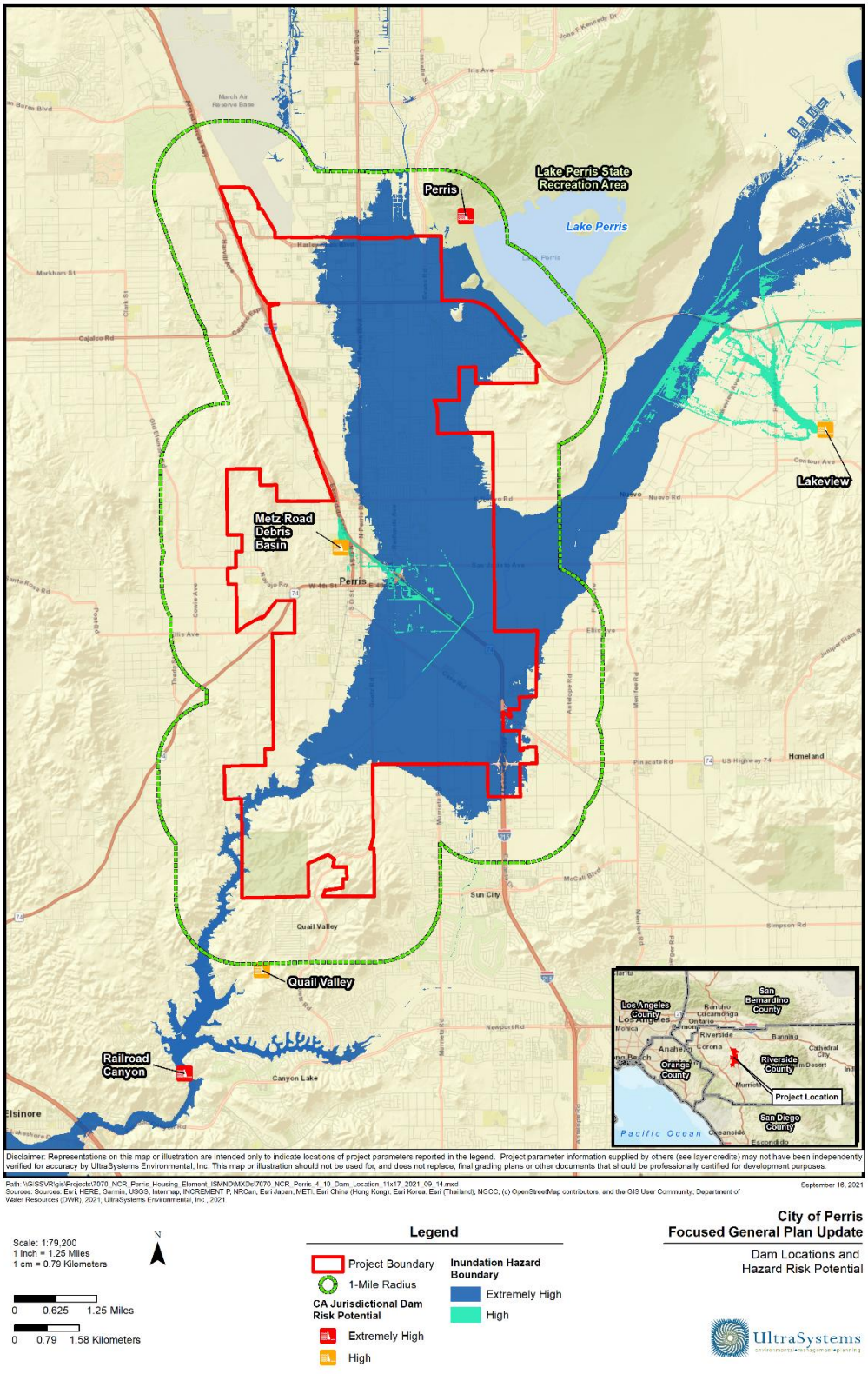


Figure 4.10-4
DAM LOCATIONS AND HAZARD RISK POTENTIAL



e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Surface- and groundwater quality within the City of Perris and vicinity is defined by the Basin Plan, which sets forth surface- and groundwater quality goals and implementation guidelines based on the beneficial uses of receiving waters. Impacts to the Groundwater Sustainability Plan are addressed above under Section 4.10.b. Water quality impacts of adoption and implementation of the three elements are expected to be less than significant after regulatory compliance, as described above in Section 4.10.a. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential water quality or groundwater plan impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element would not involve development of structures; and would not set forth policies conflicting with a water quality control plan or sustainable groundwater management plan. No impact would occur.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				**X**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				**X**

Impact Analysis

a) Would the project physically divide an established community?

Housing and Environmental Justice Elements

No Impact

The proposed elements are policy-level documents that do not include any specific development proposals that would divide an established community. However, the proposed elements have goals and policies that aim to develop future housing, which could possibly divide an established community (NCR, 2021a, p. 37-41; NCR, 2021b, p. 205-235; Atlas Planning Solutions, p. 10-26). Future development would be developed to adhere to the City's Municipal Code to ensure that development would not divide existing public spaces.

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential land use and planning impacts are addressed. No separation of uses or disruption of access between land use types would occur as a result of the project. Therefore, no impact would occur in this regard.

Safety Element

Safety Element adoption and implementation would not involve construction of structures and would not divide an established community. No impact would occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact

Housing and Environmental Justice Elements

The proposed elements are policy-level documents that do not include any specific development proposals that would cause significant environmental impact. However, the proposed elements have goals and policies that aim to develop future housing, which could possibly conflict with existing zoning designation policies (NCR, 2021a, p. 37-41; NCR, 2021b, p. 205-235; Atlas Planning Solutions, p. 10-26). The Housing Element identifies 13 Housing Opportunity Areas that are zoned appropriately to encourage and facilitate future residential development to satisfy the City's 2021-2029 RHNA. The selection of opportunity areas is based on vacant land with zoning allowing residential uses; underutilized residential sites that could be developed more intensively; and non-residential-zoned sites that could be redeveloped and/or rezoned for residential uses. The Housing Element commits the City to creating an HOO zone, that will be applied to approximately 254 acres and will allow residential development, by-right, up to 30 dwelling units per acre. The Housing Element commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential land use and planning impacts are addressed. Proposed project adoption and implementation would not cause adverse impacts on land use policies and there would be no impact.

Safety Element

Safety Element adoption and implementation would not involve construction of structures and would not conflict with plans, policies, or regulations for reducing environmental impacts. No impact would occur.

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				**X**
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				**X**

Impact Analysis

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

and

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact

The California Geological Survey (CGS) classifies regional mineral resources significance in accordance with the California Surface Mining and Reclamation Act (SMARA). Most of the City of Perris is located within Mineral Resource Zone 3 (MRZ-3), which is defined as areas containing mineral deposits, the significance of which cannot be evaluated with available data. Refer to **Figure 4.12-1** below which is a mineral resources zone map that covers the City of Perris. Part of the northern half of the City is in MRZ-1 meaning that available geologic information indicates that little likelihood exists for the presence of significant mineral resources (CGS, 2008). According to the Mineral Land Classification the City is primarily designated as an Urban Area with no aggregate production areas. The City of Perris does not have any identified locally important mining sites or oil wells outlined on local general plan, specific plan, or other land use plan (refer to **Figure 4.12-2** and **Figure 4.12-3**).

Housing, Environmental Justice, and Safety Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to creating an HOO zone. The Housing Element and Environmental Justice Element set forth policies promoting development of housing. No land in the City of Perris is classified MRZ-2, where significant mineral resources are known to be present or to be likely present. Most of the City is mapped as urban area by the CGS, and the balance of the City is mapped as MRZ-1. The Housing Element commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within

the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential mineral resources impacts are addressed. All future development within the City would undergo CEQA analysis and developments in accordance with the HOO zone and with the two General Plan elements would not cause a loss of availability of known mineral resources valuable to the region, and no impact would occur. The proposed updates to the Safety Element do not provide specific development proposals that would impact mineral resources. Adoption and implementation of the Safety Element would not cause impacts on these resources. No impact would occur.

Figure 4.12-1
DESIGNATED MINERAL RESOURCE ZONES

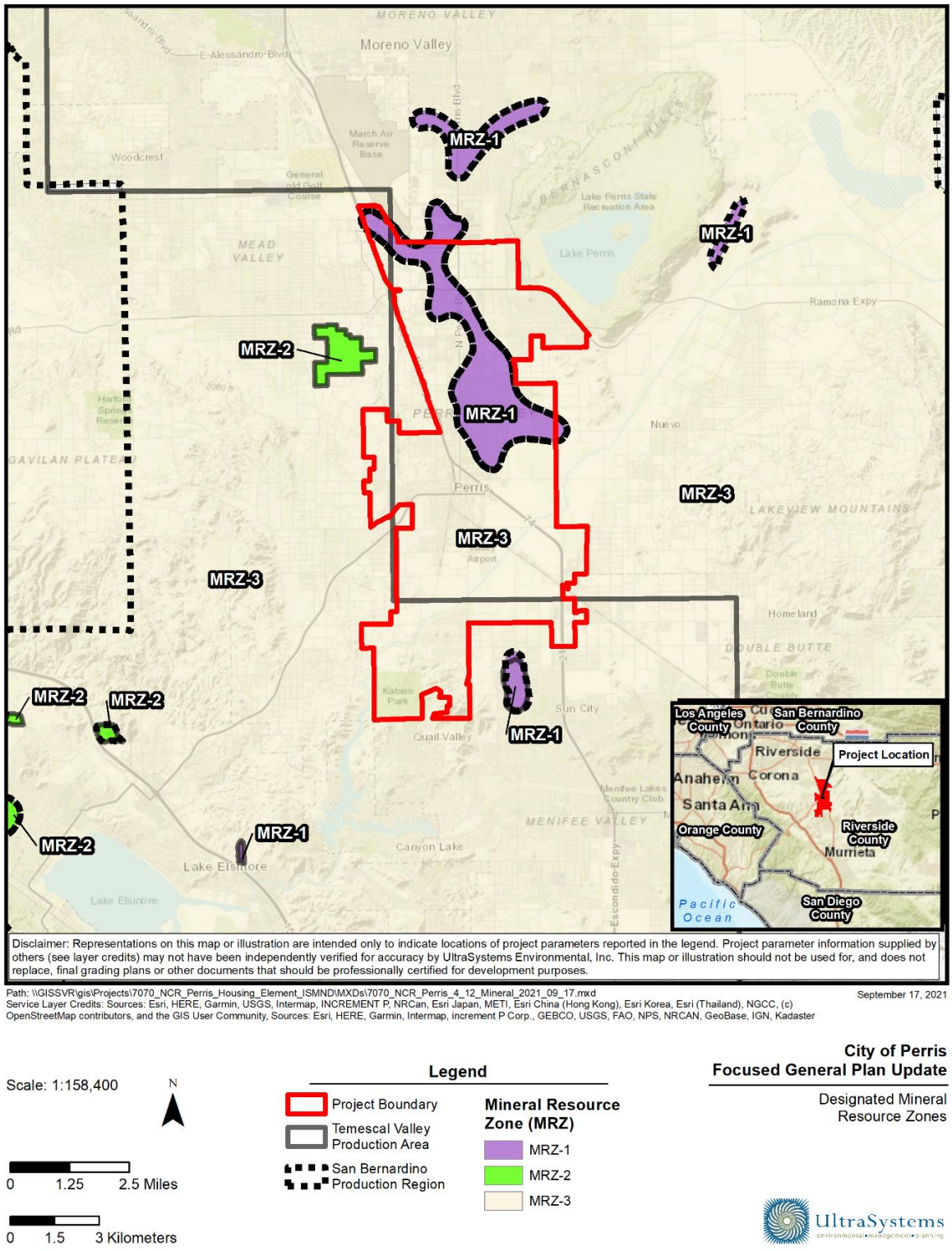


Figure 4.12-2
OIL AND GAS WELLS

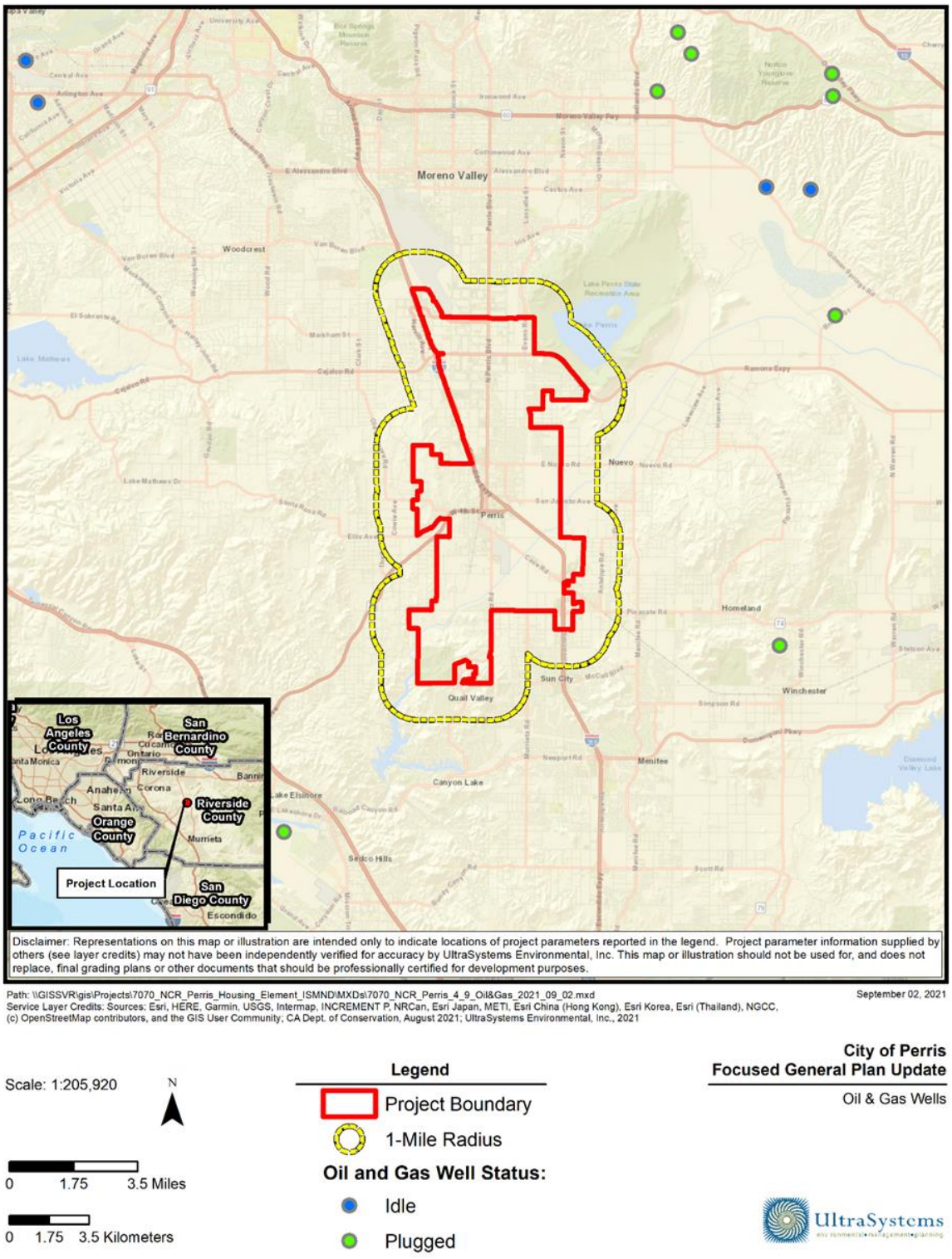
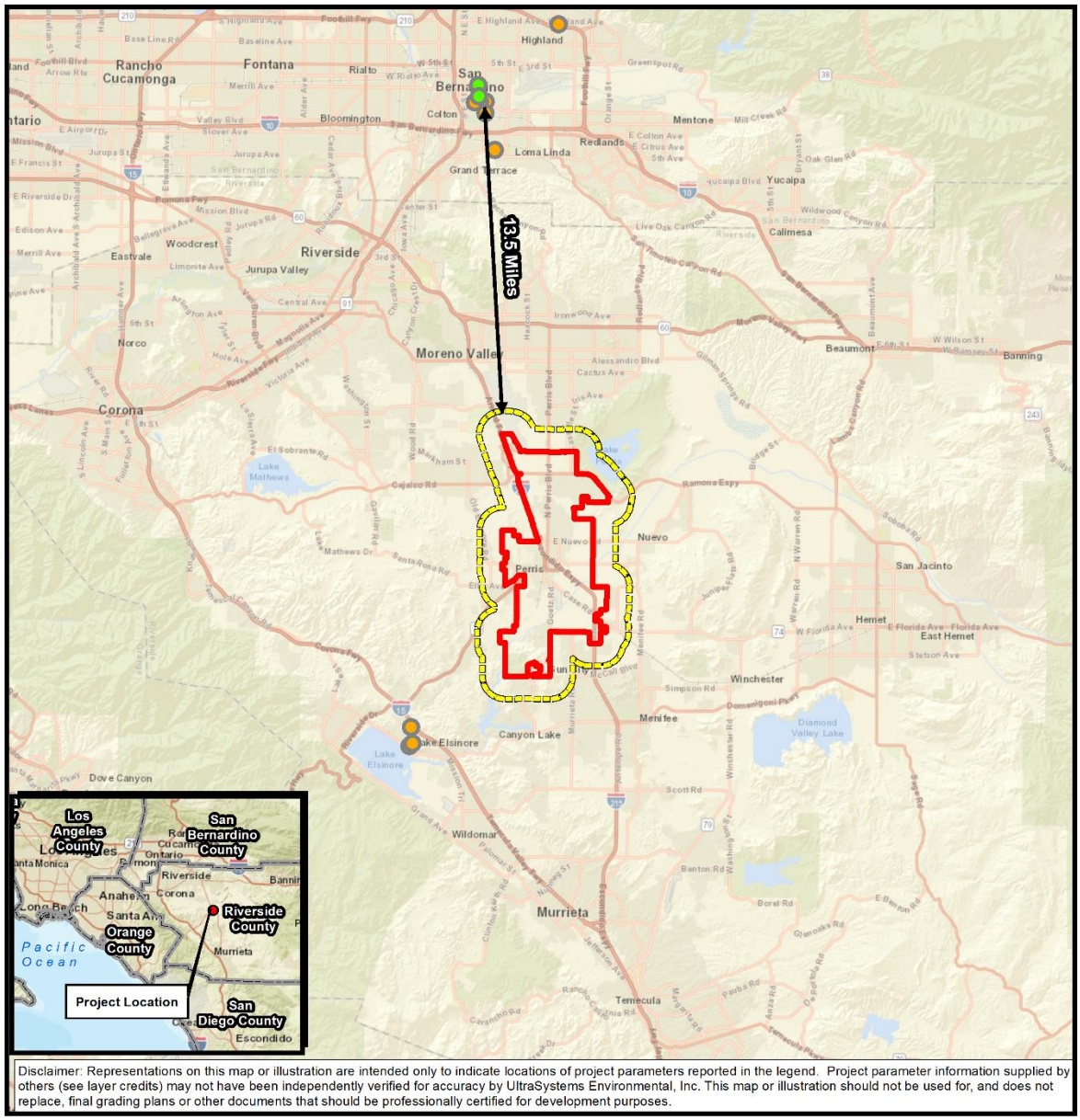


Figure 4.12-3
GEOTHERMAL WELLS



4.13 Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

4.13.1 Characteristics of Sound

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in hertz or cycles per second), and duration (measured in seconds or minutes). The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micropascals (zero dBA). The scale ranges from zero (for the average least perceptible sound) to about 130 (for the average human pain level).

4.13.2 Existing Noise

Existing noise sources in the City of Perris identified in the 2030 General Plan included roadway noise; railway noise; March ARB/March Inland Port; Perris Valley Airport; industrial land uses; and the Perris Auto Speedway next to the City in the Lake Perris State Recreation Area (City of Perris, 2005). Each of these existing noise sources is discussed below. 2005, the year the City's existing General Plan was adopted, is the base year for comparison with present-day conditions.

Changes to Existing Noise Sources Since 2005

Roadway noise: Regional traffic growth is estimated to be consistent with growth forecast in the SCAG RTP. Traffic within Perris is partly trips within Perris and partly regional trips; Riverside County demographic estimates are used here as a proportional gauge of regional trips. The

population of Perris more than doubled, and employment increased by approximately 75 percent, between 2000 and 2021. The corresponding increases in Riverside County were 57 percent and 40 percent, respectively (CDF, 2021; US Census, 2021; Hogle-Ireland, 2004). See **Table 4.13-1**.

Table 4.13-1
CITY OF PERRIS AND RIVERSIDE COUNTY POPULATION AND EMPLOYMENT ESTIMATES

		2000 (Hogle-Ireland)	2021, DOF/USCB	Increase, 2000-2021	Percent Increase, 2000-2021
City of Perris	Population	36,304	78,997	42,693	117.6%
	Employment	11,715	20,534[a]	8,819	75.3%
Riverside County	Population	1,559,482	2,454,453	894,971	57.4%
	Employment	526,541	734,950[a]	208,409	39.6%

[a] Employment information is from 2018
Sources: CDF, 2021; US Census, 2021; Hogle-Ireland, 2004.

Industrial land uses: No estimate of growth in industrial land uses in Perris between 2005 and the present day is available. Employment in the City is used here as a substitute measure. Employment in Perris in 2000 was estimated at 11,715 (Hogle-Ireland, 2004); employment in 2018 was estimated at 20,534 (USCB, 2021), an increase of 8,819 or 75 percent.

Railway noise: railway traffic in Perris on the Riverside County Transportation Commission (RCTC) track passing through the City amounted to two freight trains per day in 2004 (Hogle-Ireland, 2004). Four Metrolink commuter train round trips per day on weekdays—and two on weekends—began operating in 2016 (Metrolink, 2016). Approximately two freight trains per week currently use the track (CALCOG, 2021).

The **Perris Auto Speedway** remains in operation (Perris Auto Speedway, 2021).

Aircraft Noise: total flight operations at MARB in 2018, the latest year for which data are available, were 52,172 (takeoffs and landings are each considered operations) (AFRC, 2018). No flight volume data are available for previous years.

4.13.3 Regulatory Setting

State of California

The California Department of Health Services (DHS) Office of Noise Control has studied the correlation of noise levels with effects on various land uses. (The Office of Noise Control no longer exists.) The most current guidelines prepared by the state noise officer are contained in the "General Plan Guidelines" issued by the Governor's Office of Planning and Research in 2003 and reissued in 2017 (OPR, 2017). These guidelines establish four categories for judging the severity of noise intrusion on specified land uses:

- **Normally Acceptable**: Is generally acceptable, with no mitigation necessary.
- **Conditionally Acceptable**: May require some mitigation, as established through a noise study.
- **Normally Unacceptable**: Requires substantial mitigation.

- **Clearly Unacceptable**: Probably cannot be mitigated to a less-than-significant level.

The types of land uses addressed by the state standards, and the acceptable noise categories for each, are presented in **Table 4.13-2**. There is some overlap between categories, which indicates that some judgment is required in determining the applicability of the numbers in a given situation.

Title 24 of the California Code of Regulations requires performing acoustical studies before constructing dwelling units in areas that exceed 60 dBA L_{dn}. In addition, the California Noise Insulation Standards identify an interior noise standard of 45 dBA CNEL for new multi-family residential units. Local governments frequently extend this requirement to single-family housing.

City of Perris General Plan Noise Element

The Noise Element of the City of Perris General Plan (City of Perris, 2005) identifies sources of noise in the City and provides objectives and policies that ensure that noise from various sources would not create an unacceptable noise environment.

The General Plan Noise Element has the following applicable goals and associated policies for addressing noise issues in the community (City of Perris, 2005, p. 56):

Goal I – Land Use Siting: Future land uses compatible with projected noise environments.

Policy 1.A The State of California Noise/Land Use Compatibility Criteria shall be used in determining land use compatibility for new development.

Implementation Action 1.A.1:

All new development proposals will be evaluated with respect to the State Noise/Land Use Compatibility Criteria. Placement of noise sensitive uses will be discouraged within any area exposed to exterior noise levels that fall into the "Normally Unacceptable" range and prohibited within areas exposed to "Clearly Unacceptable" noise ranges.

Implementation Action 1.A.2:

Site plans for new residential development near roadway and train noise sources shall incorporate increased building setbacks and/or provide for sufficient noise barriers for usable exterior yard areas so that the noise exposure in those areas does not exceed the levels considered "Normally Acceptable" in The State of California Noise/Land Use Compatibility Criteria.

Implementation Action 1.A.3:

Acoustical studies shall be prepared for all new development proposals involving noise sensitive land uses, as defined in § 16.22.020 of the Perris Municipal Code, where such projects are adjacent to roadways and within existing or projected roadway CNEL levels of 60 dBA or greater.

Table 4.13-2
CALIFORNIA LAND USE COMPATIBILITY FOR COMMUNITY NOISE SOURCES

Land Use Category	Noise Exposure (dBA, CNEL)						
	55	60	65	70	75	80	
Residential – Low-Density Single-Family, Duplex, Mobile Homes							
Residential – Multiple Family							
Transient Lodging – Motel, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arena, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							

Industrial, Manufacturing, Utilities, Agriculture	
	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.
	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: Governor's Office of Planning and Research, 2017.

Implementation Action 1.A.4:

As part of any approvals of noise sensitive projects where reduction of exterior noise to 65 dBA is not reasonably feasible, the City will require the developer to issue disclosure statements to be identified on all real estate transfers associated with the affected property that identifies regular exposure to roadway noise.

Implementation Action 1.A.5:

No new residential dwellings shall be placed in areas with mitigated or unmitigated exterior noise levels that exceed 70 dBA CNEL.

City of Perris Municipal Code

City of Perris Municipal Code noise regulations are set forth in Chapter 7.34, Noise Control. Municipal Code noise compatibility requirements for noise-sensitive land uses are set forth in Chapter 16.22, Construction Located Near Arterials, Railroads and Airports. City of Perris Municipal Code § 7.34.060 explicitly exempts construction activities from these requirements as long as they occur between 7:00 a.m. and 7:00 p.m. Monday through Saturday except legal holidays.

4.13.4 Significance Thresholds

This analysis is based upon the noise thresholds prescribed in Appendix G of the CEQA Guidelines, as amended (AEP, 2018), and shown as checklist questions a) through c) at the beginning of this section. As stated in the City's General Plan, the City of Perris' regulations with respect to noise are included in Municipal Code Chapter 7.34 (Noise Control).

- **Construction Noise**. Section 7.34.060, Construction noise, of Chapter 7.34, Noise Control, is the relevant ordinance controlling construction noise. According to § 7.34.060, construction, demolition, alteration, and repairs generating disturbing, excessive or offensive noise are prohibited between 7:00 p.m. and 7:00 a.m. Monday through Saturday, and all day

Sunday and on certain holidays. Construction activity shall not exceed 80 dBA in residential zones in the City.

- An increase in noise exposure exceeding 5 dBA is considered to be significant.

Impact Analysis

a) Would the project result in generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

and

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. The HOO zone would permit development of residential uses at densities up to 30 units per acre. The HOO zone would not permit land uses with operations generating intense noise—such as heavy industrial uses, truck routes, or railroad tracks. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential temporary or permanent noise impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not involve development of structures and thus is not expected to create substantial new noise sources. No impact would occur.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact

The City of Perris has two airports within or near its City limits: 1) March Air Reserve Base/Inland Port Airport (March ARB/IPA), and 2) Perris Valley Airport (NRC, 2021b, p. 153).

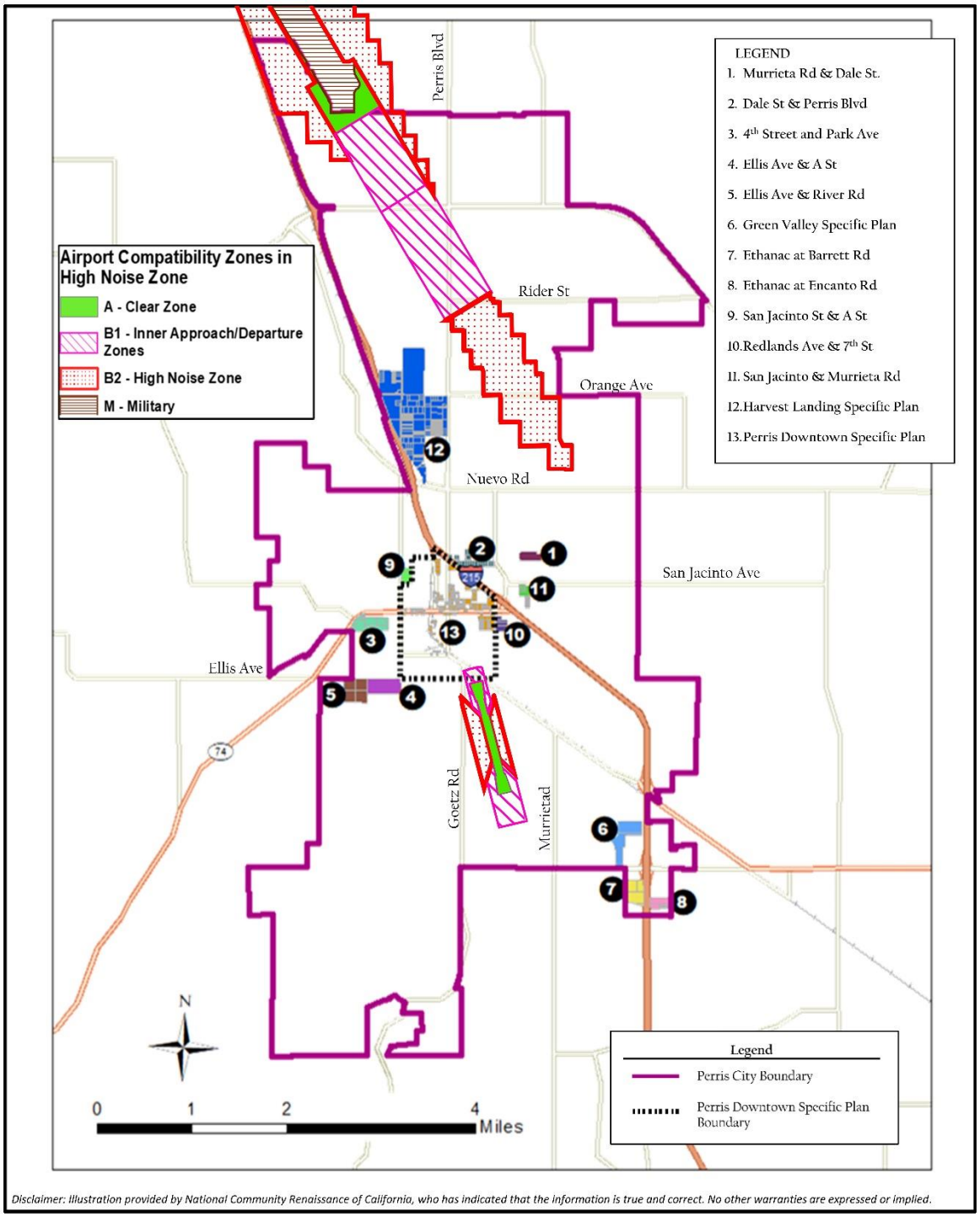
Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. The Housing Element and Environmental Justice Element set forth policies promoting development of housing. The 12 Housing Opportunity Areas that would be zoned HOO are all outside of both aforementioned airport high noise contours. Developments conforming with the HOO zone and with the two General Plan elements would not expose people to excessive noise levels. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential airport-related noise impacts are addressed. Impacts would be less than significant. **Figure4.13-1** below shows the airport high noise contours.

Safety Element

Adoption and implementation of the Safety Element would not involve construction of structures and would not expose people to excessive levels of airport-related noise. No impact would occur.

Figure 4.13-1
AIRPORT HIGH NOISE CONTOURS



Disclaimer: Illustration provided by National Community Renaissance of California, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: National Community Renaissance of California, July 30, 2021; Riverside County Airport Land Use Commission, September 9, 2019.

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City of Perris
Focused General Plan Update

Airport High Noise Zones

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Impact Analysis

a) Would the project induce substantial unplanned growth in an area either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact

City of Perris Population Estimates and Forecasts

The population of the City of Perris is forecast to increase approximately 53 percent between 2021 and 2045; the number of households by approximately 84 percent; and employment by approximately 29 percent, as shown below in **Table 4.14-1** (CDF, 2021; SCAG, 2020; US Census, 2021).

Table 4.14-1
CITY OF PERRIS DEMOGRAPHIC FORECAST

	2021	2045 Forecast, SCAG	Increase, 2021-2045	Percent Increase, 2021-2045
Population	78,997	121,000	42,003	53.2%
Households	18,331	33,800	15,469	84.4%
Average Household Size	4.31	3.58	2.52	Not applicable
Employment	20,534[1]	26,400	5,866	28.6%

[1] Employment information is from 2018
Sources: CDF, 2021; SCAG, 2020; US Census, 2021.

Regional Housing Needs Assessment

The City's fair share of existing and future housing needs for all income groups, that is, the RHNA, is determined by SCAG. The City's 2021-2029 RHNA is shown above in **Table 3.1-1**.

Housing Opportunity Areas

The Housing Element identifies 13 Opportunity Areas in the City totaling approximately 447 acres (see **Figure 3.2-1**). The residential development potential identified for the 13 Opportunity Areas, assuming implementation of two non-overlapping overlay zones each permitting maximum densities of 30 residential units per acre, and development of 90 percent of each Opportunity Area, is 8,782 units (see **Table 3.1-2**). This exceeds the City's 2021-2029 RHNA of 7,805 units shown in **Table 3.1-1.** Buildout of all of those units is estimated to add 37,763 persons to the City's population, an increase of nearly 48 percent over the 2021 population, as shown in **Table 4.14-2**. Development of the Opportunity Areas would be via separate development projects subject to independent CEQA review.

Table 4.14-2
HOUSING OPPORTUNITY AREAS BUILDOUT: RESIDENTIAL UNITS AND RESIDENTS

	2021	2021 Plus Buildout of All 13 Housing Opportunity Areas	Increase, Buildout – 2021	Percent Increase, Buildout – 2021
Population	78,977	116,740	37,763[1]	47.8%
Residential Units	19,585	28,367	8,782	44.8%

[1] Estimated using average household size of 4.30 persons in 2021 (source: CDF, 2021)
Sources: CDF, 2021; US Census, 2021.

Housing Opportunity Overlay Zone

The Housing Element commits the City of Perris to creating an HOO zone that would permit development of up to 6,205 residential units (see Table **4.14-3** below). The regional forecast for the City of Perris is that 15,469 households will be added to the City between 2020 and 2045 (SCAG, 2020). Adverse population impacts are defined as those exceeding the regional forecast for a jurisdiction. Therefore, residential development pursuant to the HOO zone would not be an adverse impact. Note also that the number of residential units that would be permitted in the HOO zone is fewer than that required in the City of Perris under the 2021-2029 RHNA.

Table 4.14-3
HOUSING OPPORTUNITY ZONE BUILDOUT: RESIDENTIAL UNITS AND RESIDENTS

	2021	2021 Plus Buildout of Proposed Housing Opportunity Zone Areas	Increase, Buildout – 2021	Percent Increase, Buildout – 2021
Population	78,977	105,659	26,682[1]	33.8%
Residential Units	19,585	25,790	6,205	31.7%

[1] Estimated using average household size of 4.30 persons in 2021 (source: CDF, 2021)
Sources: CDF, 2021; US Census, 2021.

Direct Impacts: Residential Growth

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City of Perris to creating an HOO zone. that would be applied to 12 of the 13 Housing Opportunity Areas. The HOO zone would permit residential uses up 30 dwelling units per acre and allow for the development of up to 6,205 residential units. Buildout of all 13 Housing Opportunity Areas proposed in the Housing Element would involve development of 8,782 residential units. Such growth would be less than the existing population forecast for the City for 2045 and thus would not be a significant adverse impact. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential population and housing impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not involve development of residences, and no impact would occur.

Direct Impacts: Growth of Employment-Generating Land Uses

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential population and housing impacts are addressed. Adoption and implementation of the two General Plan elements would not add employment-generating land uses to the City and would not add employment to the City. No impact would occur through increase in employment due to project implementation.

Safety Element

Safety Element implementation would not involve development of employment-generating land uses, and no impact would occur.

Jobs-Housing Balance

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting

development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential population and housing impacts are addressed.

Jobs and housing are in balance when an area has enough employment opportunities for most of the people who live there and enough housing opportunities for most of the people who work there. Jobs-housing goals and ratios are advisory only. The American Planning Association's recommended target for an appropriate jobs-housing ratio is 1.5, with a recommended range of 1.3 to 1.7 (Los Angeles County, 2018; Weltz, 2003). Jurisdictions with jobs-housing ratios substantially higher than 1.7 are described as jobs-rich, and those with ratios substantially lower than 1.3 are described as housing-rich.

The City of Perris is forecast to be very housing-rich by 2045, with a jobs-housing ratio of 0.78 shown below in **Table 4.14-4**. Development of residences pursuant to the proposed HOO zone would contribute to the City becoming more housing-rich. However, the number of residences that would be added pursuant to developments in the HOO zone is nearly 10,000 fewer than the net increase between 2020 and 2045 according to the regional forecast (compare **Tables 4.14-3** and **4.14-4**). Therefore, development of residences per the HOO zone would not cause an adverse impact on jobs-housing balance. This analysis applies to Environmental Justice Element implementation as well. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation would not change land uses in the City and thus would not affect jobs-housing balance.

Table 4.14-4
CITY OF PERRIS DEMOGRAPHIC FORECAST

	2021	2045 Forecast, SCAG
Households	18,331	33,800
Employment	20,534[1]	26,400
Jobs-Housing Ratio	1.12	0.78

1 Employment information is from 2018; source US Census Bureau 2021
Sources: CDF, 2021; SCAG, 2020; US Census, 2021.

Indirect Impacts: Extension of Infrastructure Including Roads

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation

measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential population and housing impacts are addressed.

Adoption and implementation of the two General Plan elements would not extend roads or other infrastructure such as water or sewer mains or electrical or natural gas distribution infrastructure. While most of the land that would be zoned HOO is vacant (approximately 231 acres out of 254 total acres), the areas that would be zoned HOO are in developed portions of the City. The largest single area that would be zoned HOO is Housing Opportunity Area 5, which is 36.5 acres; a square 36.5 acres in area is approximately 1,260 feet on a side. Therefore, any extensions of utility mains would be short, extending from developed areas into abutting vacant areas. The areas that would be zoned HOO are already designated and zoned for development; thus, project implementation would not involve extension of infrastructure into land not so designated and zoned. Impacts would be less than significant.

Safety Element

Safety Element adoption and implementation would not involve development of land uses and thus would not extend infrastructure; no impact would occur.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The areas that would be zoned HOO are vacant except for one underutilized area: 23.6 acres in the 4th Street Gateway District of the Perris Downtown Specific Plan area. The HOO zone would permit development of 623 residential units in the 4th Street Gateway. Existing zoning in the 4th Street Gateway is Commercial Neighborhood and Professional Office (City of Perris, 2012, p. 2-5). Therefore, while a small number of residential units may be present in the 4th Street Gateway, developments pursuant to the HOO would build a vastly larger number of units than those that may be displaced. Per California Government Code section 7260, relocation assistance requirements will be assessed as projects are proposed.

Safety Element

Adoption and implementation of the Safety Element would not involve construction of structures and would not displace housing or residents. No impact would occur.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			**X**	
b) Police protection?			**X**	
c) Schools?			**X**	
d) Parks?			**X**	
e) Other public facilities?			**X**	

Impact Analysis

a) Fire protection?

Less than Significant Impact

The City of Perris Fire Department (PFD) provides fire protection and emergency medical services to the City under contract with the Riverside County Fire Department (RCFD). The PFD operates two stations in the City: Fire Station #1 at 210 West San Jacinto Avenue in central Perris; and Station #2 at 333 Placentia Avenue in the northern part of the City (City of Perris, 2021b). Station #1 is equipped with two Type 1 engines and one rescue squad.

Other RCFD fire stations within approximately two miles of the City of Perris include Station 5 in Quail Valley in unincorporated Riverside County south of Perris; Station 9 (Goodmeadow) in unincorporated Riverside County west of Perris; and Station 91 in the City of Moreno Valley north of Perris (RCFD, 2021).[15]

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to creating an HOO zone. The Housing Element designates 13 Housing Opportunity Areas. Buildout of all those areas would involve development of 8,782 residential units that would house 37,763 persons at full occupancy. Demands for additional fire protection facilities are generated by both the population and the total building area in the facilities' service areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and could generate increased demands for fire

[15] All of the area within two miles of the City of Perris boundary is within RCFD's service area: some of that area is in unincorporated Riverside County and the balance in incorporated cities (Moreno Valley, Canyon Lake, and Menifee) that contract with RCFD for fire protection.

protection facilities. The City of Perris estimates needs for future fire stations based on General Plan buildout projections (Hogle Ireland 2004). Housing and population increases due to developments pursuant to the HOO zone and/or the two General Plan elements would be far smaller than General Plan buildout projections; the latter are shown in **Table 4.0-3** in **Section 4.0**. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential fire protection impacts are addressed. Impacts would be less than significant.

Safety Element

Adoption and implementation of the Safety Element would not add population or buildings to the City and therefore would not require construction of new or expanded fire stations. Safety Element implementation would have a slight favorable impact on fire protection. Proposed Safety Element Implementation Action S-5.1c requires the retrofitting of existing structures to remove materials that pose a fire risk, such as untreated wood roofing materials. No adverse impact would occur.

b) Police protection?

Less than Significant Impact

Housing and Environmental Justice Elements

The Perris Police Department (PPD) provides police protection to the City of Perris under contract with the Riverside County Sheriff's Department (RCSD). The PPD is housed in the Perris RCSD Station; sheriff's department services for substantial unincorporated areas in western Riverside County are also based there. The RCSD Forensic Services section, responsible for the collection, preservation and identification of evidence for all Sheriff's stations in the western end of the county, also operates out of this station (RCSD, 2021). Demands for police facilities are generated by the population and the total building area within the police agencies' service areas.

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and could generate increased demands for police protection facilities. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential law enforcement impacts are addressed. Impacts would be less than significant.

Safety Element

Adoption and implementation of the Safety Element would not involve construction of structures and would not generate increased demands for police services or facilities. No impact would occur.

c) Schools?

Less than Significant Impact

The City of Perris is within the boundaries of the Perris Union High School District, Val Verde Unified School District, Perris Elementary School District, Romoland Elementary School District, and Menifee Union School District (Greeninfo Network, 2021). Public K-12 schools serving the City of Perris are listed below in **Table 4.15-1**.

Table 4.15-1
PUBLIC K-12 SCHOOLS SERVING THE CITY OF PERRIS
School names in italics are outside the City of Perris

District	School Level	School
Val Verde Unified School District	High	Val Verde High School (HS)
		Orange Vista HS
	Middle	*Lakeside Middle School (MS), unincorporated Riverside County*
		March MS, City of Moreno Valley
	Elementary	May Ranch Elementary School (ES)
		Avalon ES
		Triple Crown ES
		Val Verde ES
		Sierra Vista ES, unincorporated Riverside County
Perris Union High School District	High	Perris HS
		Heritage HS, City of Menifee
		Perris Lake Continuation HS
	Middle	Pinacate Middle School (MS)
	Middle/High	California Military Institute
Perris Elementary School District	Elementary	Perris ES
		Palms ES
		Clearwater ES
		Sky View ES
		Railway ES
		Enchanted Hills ES
	K-8	Innovative Horizons
Menifee Union School District	Elementary	*Quail Valley ES, City of Menifee*
	Middle	*Hans Christensen MS, City of Menifee*
Romoland School District	Elementary	*Boulder Ridge Elementary, City of Menifee*
		Romoland Elementary, City of Menifee

Sources: Greeninfo Network, 2021; Val Verde Unified School District, 2021; Perris Union High School District, 2021; Perris Elementary School District, 2021; Menifee Union School District, 2021; Romoland School District, 2021.

Housing and Environmental Justice Elements

Demands for schools are generated by the numbers of households in the schools' service areas. The California State Allocation Board estimates that new residential units generate 0.7 total students per household consisting of 0.5 elementary and middle school students, and 0.2 high school students (SAB, 2009, p. 4). The Housing Element sets forth policies and policy actions promoting development

of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could impact schools. The Housing Element identifies 13 Housing Opportunity Areas; buildout of all those areas would involve development of 8,782 residential units that would be estimated to generate 6,147 students.

Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential school impacts are addressed. Development projects pursuant to the HOO zone and the two General Plan elements would pay school development impact fees authorized under California Government Code § 65996, which defines such fees as full and complete mitigation for impacts to school facilities. Impacts would be less than significant after payment of school impact fees.

Safety Element

Safety Element implementation would not involve development of structures and thus would not generate demands for new or expanded school facilities. No impact would occur.

d) Parks?

Less than Significant Impact

The City of Perris Community Services Department operates and maintains 17 parks in the City.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Demands for parks are generated by the populations in the facilities' service areas. The HOO zone that would be created through implementation of the Housing Element would permit development of up to 6,205 residential units that would house 26,682 residents at full occupancy. The Housing Element identifies 13 Housing Opportunity Areas; buildout of all those areas would involve development of 8,782 residential units that would house 37,763 people at full occupancy. The City's parkland standard is five acres of developed parkland per 1,000 residents (City of Perris, 2006, p. 2). Thus, buildout under the HOO zone would create demand for approximately 133 acres of additional parkland. Buildout of all 13 Opportunity Areas would generate demand for nearly 189 acres of parkland. The City of Perris charges residential development projects development impact fees for parks of $8,348 per single-family unit and $7,383 per multiple-family unit (City of Perris, 2021a, p. 2). Payment of such fees would reduce impacts to parks. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements

to ensure that any potential park impacts are addressed. Impacts would be less than significant after payment of park impact fees.

Safety Element

Safety Element implementation would not involve development of structures and thus would not generate demands for new or expanded park facilities. No impact would occur.

e) Other Public Facilities?

Less than Significant Impact

The Riverside County Library System provides library services to the City of Perris through its Cesar Chavez Library at 163 East San Jacinto Avenue (City of Perris, 2021d). Kindred Hospital – Riverside, the one hospital in Perris, is at 2224 Medical Center Drive (OSHPD, 2021). Demands for libraries and hospitals are generated by the population in the facilities' service areas.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Buildout of all the Housing Opportunity Areas would involve development of 8,782 residential units that would house 37,763 residents. Housing Element implementation would therefore increase demands for libraries and hospitals. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any public facilities and/or library impacts are addressed. Future development projects in accordance with the HOO zone, and/or Housing and Environmental Justice elements would pay development impact fees for library facilities and in doing so would have less than significant impacts.

Safety Element

Adoption and implementation of the Safety Element would not involve construction of structures and would not generate demands for libraries or hospitals. No impact would occur.

4.16 Recreation

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			**X**	

Impact Analysis

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact

Housing and Environmental Justice Elements

According to the City of Perris General Plan, the city has 22 parks, covering approximately 200 acres of parks and open space (City of Perris Community Services, 2021, p. 11), including approximately 100 acres developed with facilities for active recreation. Demands for parks are generated by the population in the parks' service areas. Neighborhood parks range in size from 5 to 14 acres and are intended to serve the residents within a radius of approximately one-half mile, typically within walking or cycling distance. Community parks should be between 15 and 40 acres in size and generally designed to meet the active recreational needs of several neighborhoods. Two of the 12 existing parks in Perris are sufficiently large to be classified as community parks. The number of playfields for team sports at Perris parks is far below demand. Sports fields are overused, and maintenance time is sacrificed in favor of playtime. The city's parkland standard is five acres of developed parkland per 1,000 residents (City of Perris, 2006, p. 2).

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could increase the use of existing neighborhood and/or regional parks or other recreational facilities. The 2021 Environmental Justice Element sets forth policies, under the *Public Infrastructure and Facilities* topic, supporting establishment and improvement of park facilities, and increased use of existing facilities such as school athletic/play facilities. Projects developed in accordance with the

HOO zone and/or Housing and Environmental Justice elements would pay development impact fees for parks authorized under City of Perris Municipal Code Section 19.68.020. The analysis of impacts of the Environmental Justice Element and Housing Element on parks above in **Section 4.15** also applies to demands for existing park facilities. The City of Perris charges residential development projects development impact fees for parks; payments of such fees would reduce impacts to parks. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential recreational/park impacts are addressed. Impacts would be less than significant after payment of park impact fees.

Safety Element

Safety Element implementation would not involve development of structures and thus would not generate increased demands for existing park facilities. No impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Housing Element implementation would not involve construction or expansion of park facilities. Implementation could generate increased demands for park facilities; see the analysis of impacts to park facilities in **Section 4.15**, above. The Environmental Justice Element sets forth policies supporting establishment and improvement of park facilities, and increased use of existing facilities such as school athletic/play facilities. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any recreational facilities impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not involve development of structures and thus would not generate demands for new or expanded park facilities. No impact would occur.

4.17 Transportation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				**X**
d) Result in inadequate emergency access?			**X**	

Existing Conditions

Roadways

Two state highways pass through Perris, the Interstate 215 (I-215) freeway, which extends north-south, and State Route 74 (SR-74), east-west. Other major roadways in the City are Perris Boulevard and Evans Road (north-south); and Harley Knox Boulevard, Ramona Expressway, Placentia Avenue, Nuevo Road, San Jacinto Avenue, Ellis Avenue, and Ethanac Road (east-west).

Public Transit

Riverside Transit Agency (RTA) provides public transit bus service in western Riverside County. Nine RTA bus routes serve Perris: 9, 19, 22, 27, 28, 30, 41, 74, and 61. These routes extend north and northwest to Moreno Valley and Riverside (Routes 27, 28, and 74); west to Lake Elsinore (Route 9); south to Temecula and Murrieta (Route 61); and east to Hemet via Menifee (Routes 28 and 74). Route 30 is a local circulator in Perris (RTA, 2021).

Two portions of the City are mapped as high-quality transit areas by the Riverside County Transportation Commission: 1, a north-south corridor along Perris Boulevard from downtown Perris to the north City boundary; and 2, an area surrounding the interchange of I-215 and SR-74 in the southeast part of the City. High-quality transit areas are within 0.5 mile of major transit stops or fixed-route bus service with frequencies no longer than 15 minutes during weekday peak hours (RCTC, 2020).

Metrolink

Metrolink, a commuter railway serving six Southern California counties, serves two stations in Perris, Perris South and Perris Downtown. The Metrolink Perris Valley Line extends from Perris to downtown Los Angeles with four trips between Perris and Los Angeles in each direction on weekdays and two trips in each direction on weekends (Metrolink, 2021).

Bicycle Facilities

Approximately 15 miles of bicycle facilities are in Perris, most of which are off-road shared-use paths or striped (Class II) bicycle lanes; and most of which are in the northern part of the City (Perris, 2020).

Pedestrian Facilities

Most streets in Perris have sidewalks or pathways on at least one side, especially in newer developments and in downtown Perris (Perris, 2020).

Airports

The MARB, which abuts the northwest City of Perris boundary, is home to several military units and is used for civilian air cargo operations (City of Perris, 2008). Perris Valley Airport is privately owned; uses include skydiving and ballooning (City of Perris, 2021c).

Applicable Plans, Ordinances, and Policies

Statewide Transportation Improvement Program (STIP)

The Statewide Transportation Improvement Program (STIP) is a multi-year capital improvement program of transportation projects on and off the State Highway System, funded with revenues from the State Highway Account and other funding sources.

Riverside County Transportation Improvement Program

The Riverside County Transportation Department plans, designs, funds, builds, operates and maintains roads, bridges, and transportation facilities within the unincorporated areas of the County of Riverside spanning approximately 7,300 square miles. The County-Maintained Road System is over 2,200 miles. The Transportation Department also maintains 116 bridges in the unincorporated area and 616 traffic signals (160 within the unincorporated area and 456 within contracted cities). The Transportation Improvement Program (TIP) includes $771 million in improvements in fiscal years 2020/21 and 2021/22 (Riverside County, 2020).

Riverside County Long Range Transportation Study

The Riverside County Long Range Transportation Study (LRTS), completed by the Riverside County Transportation Commission (RCTC) in December 2019, aims to develop strategies to address transportation challenges; provide a realistic vision of transportation in Riverside County in 2045; develop a list of high priority feasible and fundable projects; and comprises RCTC's input to the Southern California Association of Governments (SCAG)'s 2020 RTP/SCS (Connect SoCal). The LRTS includes 187 projects consisting of 130 state highway and major roadway projects and 57 major local and regional transit projects (RCTC, 2019).

Measure A

Riverside County Measure A is a half-cent sales tax for transportation approved by voters in 1988 and extended by voters in 2002 through 2039. Funding is divided between highways; local roadways; public transit; new corridors; and regional arterials. Funding is also divided into three regions: Western Riverside County; the Coachella Valley; and the Palo Verde Valley (that is, the Colorado River Valley in the east end of the County (RCTC, 2021).

Transportation Uniform Mitigation Fee (TUMF)

The Western Riverside Council of Governments (WRCOG) developed and administers the Transportation Uniform Mitigation Fee (TUMF), a program that ensures that new development pays its fair share for the increased traffic that it creates. The TUMF will raise over $3 billion for transportation projects in Western Riverside County (WRCOG, 2021).

City of Perris Active Transportation Plan

The City of Perris Active Transportation Plan aims to expand the cities' networks of pedestrian and bicycle routes by over 90 percent by 2040. Bicycle facilities include shared-use, off-road (Class I) paths; striped (Class II) bicycle lanes and Class IIB buffered bicycle lanes; signed (Class III) bicycle routes and Class IIIB bicycle boulevards; and Class IV on-road separated bikeways. Pedestrian facilities include sidewalks; off-road shared-use paths; crossing facilities such as high-visibility sidewalks, beacons, and signals; and pedestrian-scale lighting (City of Perris, 2020).

City of Perris General Plan Circulation Element

The City of Perris General Plan Circulation Element sets forth goals and policies for the construction and maintenance of roadways, pedestrian and bicycle facilities, transit, goods movement, and aviation that preserves and increases mobility and safety and is balanced between modes (City of Perris, 2008).

Impact Analysis

a) Would the project conflict with a program plan, ordinance or policy addressing circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact

Housing and Environmental Justice Elements

Adoption and implementation of the proposed General Plan elements would not conflict with any of the plans summarized above. The Safety Element contains several implementation actions intended to minimize aviation-related hazards to persons on the ground. The 2021 Environmental Justice Element sets forth several policies promoting implementation of the City's Active Transportation Plan. The Environmental Justice Element also sets forth several policies intended to increase roadway safety, especially for pedestrians, bicyclists, children, and aging adults. Those policies include safe routes to school programs; enhancing pedestrian and bicycle crossings, including installation of physical barriers; and promoting safe routes for aging adults. Implementation of the Housing and Environmental Justice elements could involve development of housing; project impacts on trip generation are addressed below in **Section 4.17.b**.

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential transportation policy impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not permit development of structures and thus would not conflict with a program plan, ordinance or policy addressing the circulation system. No impact would occur.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less than Significant Impact

CEQA Guidelines section 15064.3(b) pertains to the use of Vehicle Miles Traveled (VMT) as a method of determining the significance of transportation impacts. VMT can be changed two ways: 1, change the number of vehicle trips; and/or 2, change the average trip distance.

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Development of all 13 Housing Opportunity Areas would involve construction of 8,782 residential units. Such developments would be expected to increase VMT generation in the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential transportation impacts are addressed. Impacts would be less than significant. Housing Element and Environmental Justice Element adoption would not directly impact VMT.

The Environmental Justice Element sets forth policies promoting compact, mixed-use development intended in part to promote use of active transportation as an alternative to vehicle travel. Implementation of such policies could reduce VMT per capita in the City. Environmental Justice Element Affordable Housing policies promote development of affordable housing units in the City. The analysis of Housing Element impacts above applies to the Environmental Justice Element. The potential magnitude of such impacts is unlikely to exceed impacts of implementation of the Housing

Element, as explained above in **Section 4.15** above. Environmental Justice Element implementation would not directly impact VMT. Impacts would be less than significant.

Safety Element

Safety Element implementation would not permit development of structures and thus would not conflict or be inconsistent with CEQA Guidelines Section 15064.3. No impact would occur.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. The proposed Environmental Justice Element sets forth several policies intended to increase roadway safety described in **Section 4.17.a** above. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential hazards or incompatible uses impacts are addressed. Adoption and implementation of the two proposed General Plan elements would have a favorable impact with respect to reducing hazards due to geometric design features, and no adverse impact would occur.

Safety Element

Safety Element implementation would not affect layout of roadways and thus would not cause impacts related to roadway design. No impact would occur.

d) Would the project result in inadequate emergency access?

Less than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Development of all 13 Housing Opportunity Areas would involve construction of 8,782 residential units. Trip generation by those units could increase emergency response times in the City. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA

analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential impacts regarding emergency access are addressed. Impacts would be less than significant.

Safety Element

Safety Element Update Implementation Action S-1.1b promotes preparation of evacuation routes and disaster response plans for known hazards in the City. Adoption and implementation of the Safety Element is therefore anticipated to have a small favorable impact on emergency access.

4.18 Tribal Cultural Resources

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			X	

Existing Conditions

Nine prehistoric archaeological sites within the City of Perris were mentioned in the General Plan Conservation Element, consisting of milling slick sites, pictographs (rock art), and small stone flake scatters; and 11 other prehistoric archaeological sites within 0.25 mile of the City boundary were mentioned (City of Perris, 2008).

Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?

Less than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. The HOO zone that would be established through Housing Element implementation would apply to approximately 254 acres consisting of 231 acres of vacant

land and 23.6 acres of underutilized land. The HOO zone would permit construction of up to 6,205 residential units. Approximately 29.5 acres that would be zoned HOO are in the Perris Downtown Specific Plan area, in the area of high sensitivity for cultural resources identified in the General Plan Conservation Element (see **Figure 4.5-1** in **Section 4.5**). The Housing Element and Environmental Justice Element set forth policies promoting development of housing. The 13 Housing Opportunity Areas total 447 acres including the 254 acres that would be zoned HOO. Tribal cultural resources may be present in areas that could be developed or redeveloped pursuant to the HOO zone and/or pursuant to the two General Plan elements. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and could potentially impact tribal cultural resources. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential tribal cultural resources impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not involve development of structures and thus would not cause impacts on tribal cultural resources. No impact would occur.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?

Less than Significant Impact

Housing and Environmental Justice Elements

Assembly Bill 52 (AB 52; Chapter 532, Statutes of 2014) requires meaningful consultation with California Native American Tribes on potential impacts on tribal cultural resources as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (CNRA, 2007). As part of the AB 52 process, Native American tribes must submit a written request to the lead agency to be notified of projects within their traditionally and culturally affiliated area. The lead agency must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either (1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or (2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

Senate Bill 18 (SB 18; Chapter 905, Statutes of 2004) provides California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. SB 18 consultation requirements apply to General plans, specific plans, and their amendments; and some designations of new open space. Lead agencies ask the Native American Heritage Commission (NAHC) for a list of tribes to invite to consult. After lead agencies notify tribes, tribes have 90 days to request consultation (PlaceWorks, 2015). Tribal representatives the City contacted pursuant to AB 52 and/or SB 18 are listed below in **Table 4.18-1**. A consultation meeting took place between the City and the Pechanga Band of Mission Indians

Table 4.18-11
TRIBAL REPRESENTATIVES CONTACTED BY THE CITY OF PERRIS PURSUANT TO AB 52 AND/OR SB 18

Tribe and Representative	AB 52	SB 18	Method and Date	Response to Date (11-5-21)
Agua Caliente Band of Cahuilla Indians Patricia Garcia, Director of THPO	X	X	Email 2021.8.4	None
Augustine Band of Cahuilla Mission Indians Amanda Vance, Chairperson		X	Email 2021.8.4	None
Cabazon Band of Mission Indians Doug Welmas, Chairperson		X	Email 2021.8.4	None
Cahuilla Band of Indians Daniel Salgado, Chairperson		X	Email 2021.8.4	None
Campo Band of Diegueno Mission Indians Ralph Goff, Chairperson		X	Email 2021.8.4	None
Ewiiaapaayp Band of Kumeyaay Indians Michael Garcia, Vice-Chairperson		X	Email 2021.8.4	None
La Posta Band of Dieguneo Mission Indians Javaughn Miller, Tribal Administrator		X	Email 2021.8.4	None
Los Coyotes Band of Mission Indians Ray Chapparosa, Chairman		X	Email 2021.8.4	None
Manzanita Band of Kumeyaay Nation Angela Elliot Santons, Chairperson		X	Email 2021.8.4	None
Mesa Grande Band of Diegueno Mission Indians Michael Linton, Chairperson		X	Email 2021.8.4	None
Morongo Band of Mission Indians Raymond Huaute, Tribal Historic Preservation Officer	X	X	Email 2021.8.4	None
Pala Band of Mission Indians Shasta Gaughen, Historic Preservation		X	Email 2021.8.4	None
Pechanga Band of Mission Indians Ebru Ozdil, Planning Specialist	X	X	Email: 2021.8.4 2021.9.1 2021.9.22 2021.9.23 2021.9.23 2021.10.8	Tribe requested consultation. See text above.

Tribe and Representative	AB 52	SB 18	Method and Date	Response to Date (11-5-21)
Quechan Tribe of the Fort Yuma Reservation Jill McCormick, HPO		X	Email 2021.8.4 2021.8.5	Tribe to defer to local tribes
Ramona Band of Cahuilla Mission Indians Joseph Hamilton, Chairman		X	Email 2021.8.4	None
Rincon Band of Mission Indians Cheryl Madrigal, Tribal Historic Preservation Officer	X	X	Email 2021.8.4 2021.9.2	Tribe to defer to local tribes
Santa Rosa Band of Cahuilla Indians Lovina Redner, Tribal Chair		X	Email 2021.8.4	None
Soboba Band of Luiseno Indians Joseph Ontiveros, Cultural Resource	X	X	Email 2021.8.4 2021.8.5	Tribe will follow-up with consultant time request; no follow-up has occurred
Sycuan Band of the Kumeyaay Nation Cody Martinez, Chairperson	X	X	Email 2021.8.4	None
Desert Cahuilla Indians (Torres-Martinez) Mary Resvaloso, Chairperson		X	Email 2021.8.4	None

Source: Phung, 2021

on October 8, 2021. The Tribe stated AB 168 requires City to engage with the tribe outside of CEQA for SB 18 projects that have cultural resources. Therefore, an agreement should be reached on mitigation measures for SB 18 projects (i.e., 30-units per acre overlay) prior to adoption. To achieve this goal the Tribe will send policy language for mitigation language to be worked out with tribe prior to implementation of the 30-units per acre overlay. No policy language has been submitted to date.

The analysis of impacts of adoption and implementation of the two General Plan elements above in **Section 4.18.a** applies to resources determined to be a significant to a California Native American tribe through consultation between that tribe and the City of Perris.

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. The Housing and Environmental Justice elements do not set forth specific development proposals. However, the two elements set forth policies promoting development of housing, including the HOO zone pursuant to the Housing Element. Project developed in accordance with the two elements could damage tribal cultural resources. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed

pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential tribal cultural resources impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not involve development of structures and thus would not cause impacts on tribal cultural resources. No impact would occur.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				**X**

As the General Plan elements would apply citywide, topics within this section that are site-specific (water conveyance, fire water, and sewer) have been omitted.

The Housing Element designates 13 Housing Opportunity Areas; buildout of all 13 areas in accordance with the Housing Element would involve construction of 8,782 residential units on approximately 447 acres.

The Environmental Justice Element sets forth policies supporting affordable housing development, and projects could be developed in accordance with the Environmental Justice Element. No estimate of the magnitude of such potential developments is available.

Safety Element implementation would not involve development of structures.

Impact Analysis

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact

Housing and Environmental Justice Elements

Wastewater Treatment – The EMWD provides wastewater treatment within its service area at four regional water recycling facilities (RWRFs) with total capacity of 86,300 acre-feet per year (afy). In 2020, EMWD collected 53,073 af of wastewater; thus, the residual capacities of the four RWRFs total 33,227 afy or approximately 29.7 million gallons per day (mgd). The City of Perris is within the service area of the Perris Valley RWRF, which has capacity of 26,900 afy. The EMWD collected 17,282 afy of wastewater in the service area of the Perris Valley RWRF in 2020; thus, the facility's residual capacity is 9,618 afy or approximately 8.6 mgd (EMWD, 2021).

Wastewater generation is estimated as 100 percent of indoor water use. Indoor water use by residential uses in the project region is estimated at approximately 55 percent of total water use (DWR, 2010), that is, 185 gallons per day (gpd) per unit. The Housing and Environmental Justice elements set forth policies promoting development of housing. The 8,782 residential units that could be permitted in the 13 Housing Opportunity Areas are estimated to generate approximately 1.62 mgd of wastewater. Sufficient wastewater treatment capacity is available in the region for wastewater generated by buildout of the Opportunity Areas. Proposed project implementation would not cause direct impacts on wastewater treatment capacity.

Domestic/Fire Water – Project impacts on water supplies and water treatment facilities are addressed below in **Section 4.19.b**.

Stormwater – The primary drainage channel in the City is the Perris Valley Channel, a 250-foot-wide earthen channel that extends north-south and discharges into the San Jacinto River in the southeastern part of Perris (Hogle-Ireland, 2004). Other drainage facilities in the City are a combination of open channels and underground storm drains (RCFCWCD, 1991).

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Projects developed pursuant to the HOO zone and/or the Housing and Environmental Justice elements would be required to prepare Water Quality Management Plans (WQMPs). Projects must infiltrate or harvest and reuse, or use bioretention and biotreatment measures, on runoff from 85th percentile storms (see **Section 4.10,** for further discussion). Compliance with water quality regulations by such projects would reduce impacts on stormwater drainage. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential stormwater impacts are addressed. Impacts would be less than significant.

Electric Power: Southern California Edison (SCE) provides electric power for the City of Perris. SCE's service area spans much of southern California from Orange and Riverside counties on the south to Santa Barbara County on the west to Mono County on the north (CEC, 2015). Total electricity consumption in SCE's service area is forecast to be 97,503 GWh in 2020 and 99,414 GWh in 2030 (CEC, 2020); one GWh is equivalent to one million kilowatt-hours. The Housing Element and Environmental Justice Element set forth policies promoting development of housing. Buildout of the 13 Housing Opportunity Areas would involve development of 8,782 residential units. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential electric power impacts are addressed. Impacts would be less than significant.

Natural Gas: The Southern California Gas Company (SCGC) is the primary distributor of retail and wholesale natural gas across Southern California, including the City of Perris. SCGC's service area spans much of the southern half of California, from Imperial County on the southeast to San Luis Obispo County on the northwest to part of Fresno County on the north to Riverside County and most of San Bernardino County on the east (CEC, 2015). Total natural gas supplies available to SCGC are forecast to remain constant at 3,775 million cubic feet per day (MMCF/Day) from 2015 through 2035. Total natural gas consumption in SoCalGas's service area is forecast to be 2.625 billion cubic feet per day (bcfd) in 2018 and 2.313 bcfd in 2035 (CGEU, 2020). Impacts would be less than significant.

The impact analysis for electric power also applies to natural gas; impacts would be less than significant.

Telecommunications Facilities: Cable services, including internet, phone, and television, are provided in the City of Placentia by Spectrum, Frontier, Verizon, and AT&T (City of Perris, 2021f). The impact analysis for electric power also applies to telecommunications facilities; impacts would be less than significant.

Safety Element

Safety Element implementation would not permit development of structures and thus would not generate increased utilities demands. No impact would occur.

b) Would the project have sufficient water supplies available to serve the and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact

Water Supplies

The City of Perris Water System (PWS) provides water to part of central Perris. The EMWD wholesales water to PWS and retails water to the balance of the City. The EMWD spans 555 square miles in western Riverside County; wholesales water to seven agencies within its boundaries including PWS; and is the retail water purveyor to the rest of its service area (EMWD, 2021).

EMWD obtains water from five sources:

- Imported water purchased from the Metropolitan Water District of Southern California
- Groundwater pumped from the San Jacinto Groundwater Basin
- Desalinated groundwater pumped from the San Jacinto Groundwater Basin
- Recycled water for non-potable uses
- Purified Water Replenishment (indirect potable reuse of recycled water) (EMWD, 2021).[16]

EMWD water supplied in the City of Perris consists of imported water except for a small area of Perris along Perris Boulevard south of Ramona Expressway, where supplies also include local groundwater (EMWD, 2021). The EMWD forecasts that its retail water supplies will increase from 145,930 afy in 2025 to 187,100 afy in 2045; and that its wholesale water supplies will increase from 62,970 afy in 2025 to 64,400 afy in 2045. The net increases in forecast supplies are 41,170 afy or approximately 36.8 mgd for retail supplies; and 1,430 afy or approximately 1.3 mgd for wholesale supplies. EMWD forecasts that it will have sufficient water supplies to meet demands in its retail and wholesale service areas over the 2025-2045 period during normal, single-dry-year, and multiple-dry-year conditions (EMWD, 2021). PWS purchases all of its water from EMWD (City of Perris, 2021e).

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The 13 Housing Opportunity Areas would be designated for development of up to 8,782 residential units. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could have an impact on water supply.

Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Residential water use in EMWD's retail service area in 2025 is estimated to be 337 gpd per household (EMWD, 2021). No estimate of water use per household or housing unit in PWS' service area is available; thus, the estimate for EMWD's retail service area is used here for PWS' service area also. Therefore, buildout of the 8,782 residential units pursuant to the Housing Element is estimated to increase water demands by approximately 2.96 mgd. Sufficient water supplies are available in the region for buildout according with the Housing and Environmental Justice elements. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential water supply impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not permit development of structures and thus would not increase water demands. No impact would occur.

[16] Indirect potable reuse is where highly treated wastewater is passed through an environmental buffer such as a lake, river, or groundwater basin before use as potable water (USEPA, 2021).

Water Treatment Facilities

Housing and Environmental Justice Elements

EMWD water supplies are treated at the following facilities:

Imported water purchased from MWD is treated at MWD's Mills Filtration Plant in Riverside, with capacity of 220 mgd; and Skinner Filtration Plant near Hemet, with capacity of 350 mgd (MWD, 2021). Imported water from MWD is also treated at two EMWD filtration plants: the Perris Water Filtration Plant (WFP), with 22 mgd capacity; and the Hemet WFP, with 12 mgd capacity. Brackish groundwater is treated at two EMWD desalters, with total capacity of 8,000 afy or approximately 7.1 mgd. Recycled water is produced at four EMWD regional water recycling facilities with total capacity of 86,300 afy or approximately 77 mgd (EMWD, 2021). Sufficient water treatment capacity is available in the region for water demands that may be generated by implementation of the Housing and Environmental Justice elements.

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could create additional demand on water treatment facilities. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential water treatment facility impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not involve development of structures and would not generate increased water demands. No impact would occur.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact

Housing and Environmental Justice Elements

Sufficient wastewater treatment capacity is available in the region to accommodate residential units that may be developed pursuant to the Housing and Environmental Justice elements, as substantiated above in **Section 4.19.a**.

Safety Element

Safety Element adoption and implementation would not generate wastewater and would not cause impacts to wastewater treatment capacity. No impact would occur.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact

In 2019, the latest year for which data are available, approximately 98 percent of the solid waste from the City of Perris was disposed of at the three facilities described below in **Table 4.19-1** (CalRecycle, 2021a).

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could generate additional solid waste that could place additional demand on solid waste treatment facilities. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Buildout of all 13 Housing Opportunity Areas proposed in the Housing Element would involve development of 8,782 residential units. Solid waste generation by multifamily residential units is estimated at 5.3 pounds per day (ppd) per unit (CalRecycle, 2021f). Thus, buildout of the 8,782 residential units pursuant to the Housing Element is estimated to generate approximately 46,544 pounds—or 23.3 tons—of solid waste per day. As shown below in **Table 4.19-1**, sufficient waste disposal capacity is available in the region for solid waste that would be generated by buildout according with the two General Plan elements. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential solid waste impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not permit development of structures and thus would not increase solid waste generation. No impact would occur.

Table 4.19-1
LANDFILLS SERVING THE CITY OF PERRIS

Facility and Nearest City/Community	Remaining Capacity, cubic yards	Daily Permitted Disposal Capacity, tons	Actual Daily Disposal, tons[1]	Residual Daily Disposal Capacity, tons	Estimated Closing Date
Badlands Sanitary Landfill, Moreno Valley, Riverside County	15,748,799	4,800	2,955	1,845	2022
El Sobrante Landfill, Corona, Riverside County	143,977,170	16,054	11,398	4,656	2051
Lamb Canyon Sanitary Landfill, Beaumont	19,242,950	5,000	1,970	3,030	2029

Facility and Nearest City/Community	Remaining Capacity, cubic yards	Daily Permitted Disposal Capacity, tons	Actual Daily Disposal, tons[1]	Residual Daily Disposal Capacity, tons	Estimated Closing Date
Total	**178,968,919**	**25,854**	**16,323**	**9,531**	Not applicable

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact

Housing and Environmental Justice Elements

Assembly Bill 939 (AB 939; Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) established an integrated waste-management system that focused on source reduction, recycling, composting, and land disposal of waste. AB 939 required every California city and county to divert 50 percent of its waste from landfills by the year 2000. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates; actual rates at or below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years disposal capacity for all jurisdictions within the county; or show a plan to transform or divert its waste.

Assembly Bill 341 (AB 341; Chapter 476, Statutes of 2011) increases the statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses.

Assembly Bill 1826 (AB 1826; California Public Resources Code Sections 42649.8 et seq.) requires recycling of organic matter by businesses, and multifamily residences of five of more units, generating such wastes in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. Multifamily residences are not required to have a food waste diversion program.

Senate Bill 1383 (SB 1383; California Health and Safety Code Sections 39730.5 et seq.) set targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law is intended to reduce emissions of methane, a short-lived climate pollutant, from decomposition of organic waste in landfills, for the protection of people in at-risk communities as well as to reduce GHG emissions.

Development projects pursuant to the 13 Opportunity Areas identified in the Housing Element would include storage areas for recyclable materials in accordance with AB 341. Multifamily residences are not required to have a food waste diversion program; multifamily developments built in accordance with the Housing and Environmental Justice elements would have green waste storage areas in accordance with AB 1826 and SB 1383. Buildout of the Opportunity Areas would comply with the above laws pertaining to solid waste diversion.

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting

development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and thus could have an impact on solid waste regulations. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential solid waste regulations impacts are addressed. No impact would occur.

Safety Element

Safety Element implementation would not involve development of structures; thus, would not generate solid waste and would not affect compliance with laws and regulations governing solid waste diversion. No impact would occur.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			**X**	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			**X**	

Portions of the west and northwest parts of the City of Perris are classified within Very High Fire Hazard Severity Zones in a local responsibility area by the California Department of Forestry and Fire Protection (VHFHSZ; CAL FIRE, 2021), as shown in **Figure 4.20-1**. In local responsibility areas cities and/or counties are responsible for the costs of wildfire suppression and prevention. Portions of the land abutting the City on its west, south, and northeast sides are in fire hazard severity zones in State Responsibility Areas (see **Figure 4.20-2**) where the state is responsible for the costs of wildfire prevention and suppression. Properties located in such zones are subject to more stringent requirements regarding fire-resistant building materials and methods, and vegetation clearance, under the California Building Code and California Fire Code (California Code of Regulations Title 24, parts 2 and 9, respectively) than are properties outside of these zones.

Impact Analysis

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

Housing and Environmental Justice Elements

Figure 4.20-1
FIRE HAZARD SEVERITY ZONE- LOCAL RESPONSIBILITY AREA

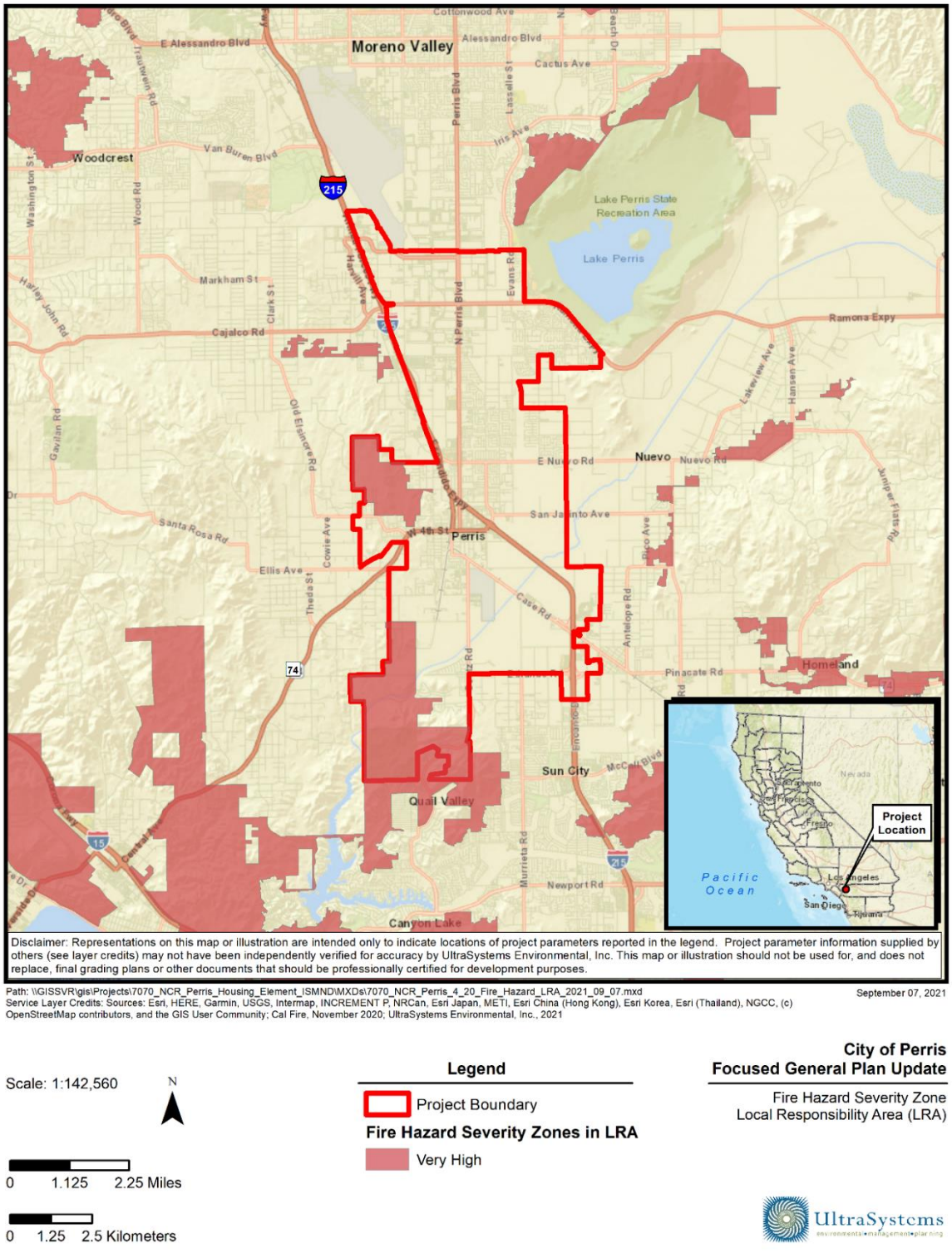
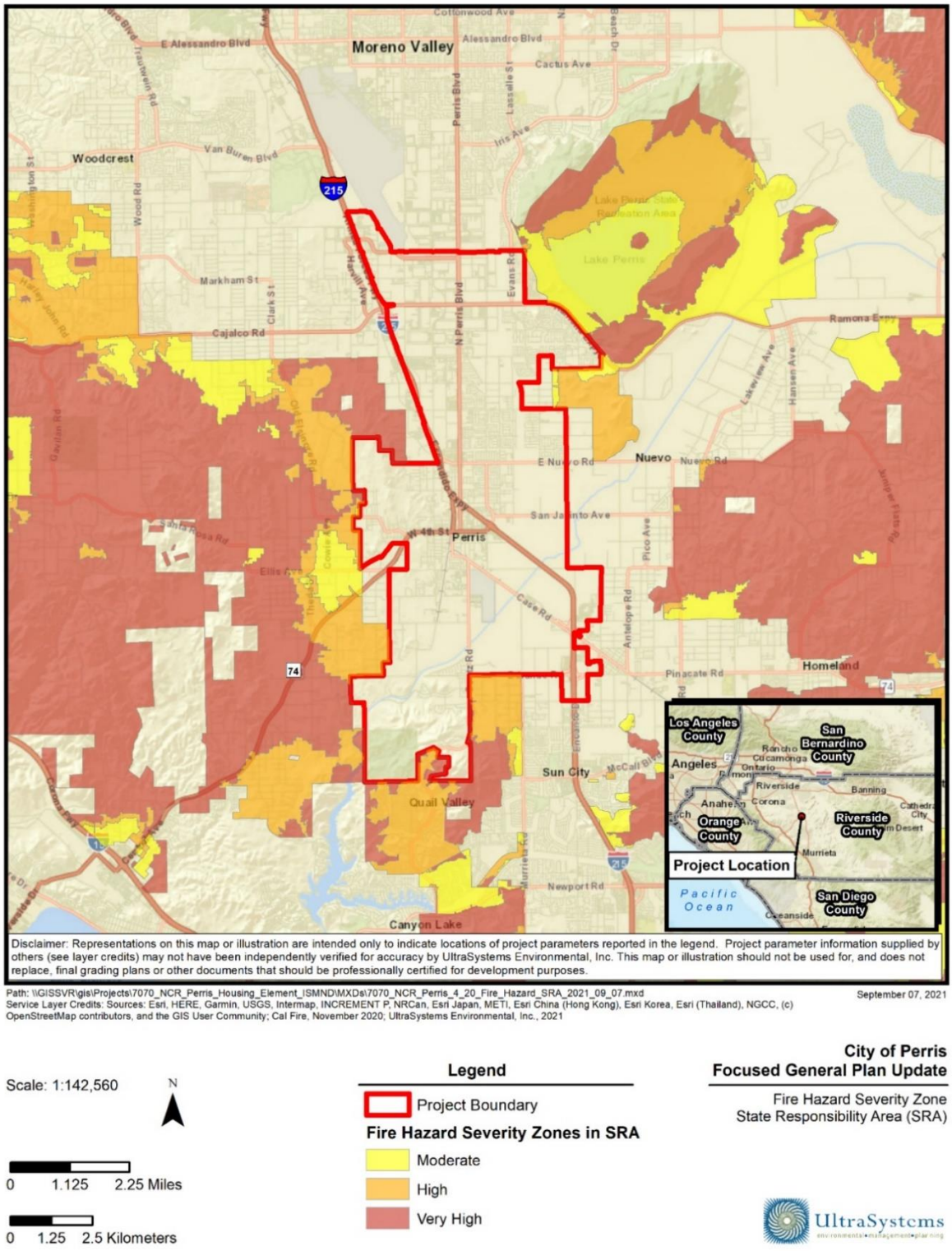


Figure 4.20-2
FIRE HAZARD SEVERITY ZONES IN STATE RESPONSIBILITY AREAS



The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. The Housing Element does not include any polices regarding wildfire. The Environmental Justice Element determined that the City of Perris should reduce fire risks for residents living in very high fire hazard severity zones, however, the Environmental Justice Element does not include any polices regarding wildfire. Development projects built in accordance with the two General Plan elements would comply with all City Municipal Code and General Plan requirements respecting emergency response planning and emergency evacuation. The Housing Element and Environmental Justice Element set forth policies promoting development of housing. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential wildfire impacts are addressed. Impacts would be less than significant.

Safety Element

The Safety Element includes a section on fire hazards comprised of four implementation actions/programs that all apply to wildfire although they don't address wildfire explicitly:

- **S-5.1a** – Ensure the City's fuel modification requirements meet or exceed state requirements and best practices.
- **S-5.1b** – Adopt landscaping standards to include a fire-resistant plant palette, where appropriate.
- **S-5.1c** – Enforce current California Building Code standards to exclude the use of materials that pose a fire risk, such as untreated wood roofing materials, and retrofit existing structures with these elements.
- **S-5.1d** – Maintain weed abatement efforts through code enforcement.

Safety Element Update implementation action S-1.1b directs the City to prepare evacuation routes and disaster response plans for known hazards. The implementation action would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, the proposed updates to the General Plan would have a less than significant impact in this regard.

b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact

Five major components are involved in assessing wildfire risk. Three of those components, fuel (mainly wildland vegetation), topography, and weather, are used to assess the likelihood and intensity of wildfire (that is, wildfire potential) in an area (LACCEO, 2014).

Fuel: Wildfires burn many types of vegetation including forests, woodlands, scrubland, and grasslands (LACCEO, 2014).

Topography: Wildfire spread increases with increasing gradient (PVE, 2018).

Weather: extreme wildfire weather is hot, dry, and windy (GEOS, 2018). Perris has a long hot dry season: the average daily high temperatures are over 85 degrees Fahrenheit for four months (June through September); and only approximately 20 percent of average annual rainfall occurs during the seven months from April through October (WRCC, 2021).

The two remaining components are the resources—such as people, structures, cultural resources, habitat, and forestry resources—exposed to a fire; and the effects of a fire on those resources (LACCEO, 2014).

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. The Housing Element does not include any polices regarding wildfire. The Environmental Justice Element determined that the City of Perris should reduce fire risks for residents living in very high fire hazard severity zones, however, the Environmental Justice Element does not include any polices regarding wildfire. All 13 Housing Opportunity Areas are outside of VHFHSZs (determined by comparing **Figures 3.2-1** and **4.20-1**). While Environmental Justice Element policies could be implemented anywhere in the City, the Environmental Justice Element sets forth policies promoting compact, walkable development near existing public facilities; and determined that the City of Perris should reduce fire risks for residents living in very high fire hazard severity zones. Therefore, it is unlikely that projects would be developed in VHFHSZs pursuant to the Environmental Justice Element. Impacts arising from adoption and implementation of the Housing and Environmental Justice elements would be less than significant. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that any potential wildfire impacts are addressed. Impacts would be less than significant.

Safety Element

The Safety Element sets forth several implementation actions intended to reduce fire risk. While the implementation actions do not mention wildfire overtly, all of the actions would apply to wildfire risk. Implementation actions S-5.1a, S-5.1b, and S-5.1d, enumerated above in **Section 4.20.a** above, would limit increases in wildfire risk due to new development by limiting flammable vegetation near structures. Implementation action S-5.1c would limit wildfire risk in new construction by excluding use of materials posing fire risk; and would reduce wildfire risk to existing structures by retrofitting the structures to remove such materials. Impacts would be less than significant.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. The 13 Housing Opportunity Areas comprise approximately 408 acres of vacant land and 39 acres of underutilized land. All 13 areas are in developed portions of the City. Therefore, developments pursuant to the Housing Element would not extend infrastructure substantial distances into vacant land or land supporting wildland vegetation. Any such extensions of infrastructure would not substantially exacerbate wildfire risk. The Housing and Environmental Justice elements set forth policies promoting development of housing. The analysis for the Housing Element applies to the Environmental Justice Element as well. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that wildfire impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not involve construction of structures and thus would not involve extension of infrastructure into vacant land or land supporting wildland vegetation. No impact would occur.

d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant Impact

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Future development within the HOO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. The 13 Housing Opportunity Areas care in the Perris Valley and are relatively flat. Housing Opportunity Areas 3 and 5, west of downtown Perris, are at elevations ranging up to approximately 1,550 feet above mean sea level (amsl); the balance of the areas are at elevations ranging from 1,400 to 1,500 feet amsl (Google Earth Pro, 2021). Therefore, developments in accordance with the Housing and Environmental Justice elements would not cause impacts resulting from wildfire that occur on slopes, such as flooding or landslides. Separate CEQA analysis will be conducted for the HOO zone; and implementation of all feasible mitigation measures would be required for any significant impacts identified. Additionally, a project-level CEQA analysis will be conducted for projects developed pursuant to implementation of the Housing and Environmental Justice Elements to ensure that fire hazards impacts are addressed. Impacts would be less than significant.

Safety Element

Safety Element implementation would not permit development of structures and thus would not place people or structures at risk of secondary effects of wildfires such as flooding or landslides. No impact would occur.

4.21 Mandatory Findings of Significance

Does the project have:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		**X**		
b) impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				**X**
c) environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**		

Impact Analysis

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant with Mitigation Incorporated (Safety Element); Less than Significant (Housing and Environmental Justice Elements)

Housing and Environmental Justice Elements

The 13 Housing Opportunity Areas are all within developed areas of the City of Perris, and all 13 areas include vacant land with the exception of parts of the Perris Downtown Specific Plan. Development and redevelopment projects pursuant to the Housing and Environmental Justice elements could adversely impact the populations, ranges, and habitats of fish or wildlife species,

and/or a plant or animal community. Separate CEQA analysis will be conducted for developments pursuant to the two elements; implementation of all feasible mitigation measures would be required for any significant impacts identified. Developments pursuant to the two General Plan elements could damage cultural resources including important historic or prehistoric resources. Such developments would be subject to separate CEQA analysis and mitigation for any significant impacts identified. Impacts would be less than significant.

Safety Element

As detailed in **Section 4.5,** Safety Element Update Implementation Action S-5.1c includes new text shown underlined: Enforce current California Building Code standards to exclude the use of materials that pose a fire risk, such as untreated wood roofing materials, and retrofit existing structures with these elements. Retrofitting could diminish the historical significance of structures that may be historical resources pursuant to CEQA. Implementation of Mitigation Measures **CUL-1** through **CUL-4** would reduce this impact to less than significant. Safety Element implementation would not involve construction of structures and thus would not cause impacts on biological resources.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact

Housing and Environmental Justice Elements

The two proposed elements would be effective citywide. Thus, impact analysis throughout this Initial Study is inherently cumulative. Projects that may be developed pursuant to the Housing and Environmental Justice elements would require independent CEQA review and mitigation for any significant impacts identified. No additional cumulative impacts would occur.

Safety Element

As with the other two General Plan elements, the Safety Element would be effective citywide and impact analysis is therefore inherently cumulative. Safety Element implementation would not involve land development and no impacts would occur.

c) Would the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant with Mitigation Incorporated (Safety Element); Less than Significant Impact (Housing and Environmental Justice Elements)

Housing and Environmental Justice Elements

The Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to establishing a Housing Opportunity Overlay (HOO) zone on 12 of the 13 Housing Opportunity Areas. Implementation of the Housing and Environmental Justice elements may involve development of housing. Such developments pursuant to the Housing Element would be focused in 13 Housing Opportunity Areas totaling approximately 447 acres. Developments in

accordance with the Environmental Justice Element may be developed anywhere in the City; however, as explained above in **Section 4.20**, it is assumed that most of the residential projects that may be developed in accordance with the Environmental Justice Element would be built in developed portions of the City of Perris.

As detailed in **Section 4.9** regarding hazards, adoption and implementation of the two General Plan element updates and one new General Plan element would not pose a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material; please see **Section 4.0** for further discussion. Projects that may be built in accordance with the Housing and Environmental Justice elements would involve use, transport, and disposal of hazardous materials. All such handling of hazardous materials would be conducted in compliance with existing regulations of several agencies. Separate CEQA analysis will be conducted for the HOO zone and for projects developed in accordance with the three General Plan Elements; implementation of all feasible mitigation measures would be required for any significant impacts identified.

Regarding Noise, as detailed in **Section 4.13**, the proposed elements set forth goals and policies that aim to develop future housing and safety facilities and infrastructure, which could possibly increase noise and vibration within the City (NCR, 2021a, p. 37-41; NCR, 2021b, p. 205-235; Atlas Planning Solutions, p. 10-26). Future development within the City would be designed to adhere to the City's General Plan Noise Element and Municipal Code to ensure that development would not cause significant noise and vibration impacts. Separate CEQA analysis will be conducted for projects developed pursuant to the three General Plan elements; implementation of all feasible mitigation measures would be required for any significant impacts identified.

The Housing Element identifies 13 Housing Opportunity Areas. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Development of those Areas would be subject to independent CEQA reviews (see **Section 4.0** for further discussion).

Regarding emergency services such a law enforcement and fire department services, demands for police and fire protection and police and fire facilities are generated by the population and the total building area in police and fire agencies' service areas. Adoption and implementation of the Safety Element would not add population or buildings to the City and therefore would not require construction of new or expanded fire stations or Sheriff's stations. Residential projects may be built pursuant to the Housing and Environmental Justice elements. Separate CEQA analysis will be conducted for such projects; implementation of all feasible mitigation measures would be required for any significant impacts identified.

Regarding transportation, the proposed Environmental Justice Element sets forth several policies intended to increase roadway safety described in **Section 4.17.a**. The Housing Element designates 13 Housing Opportunity Areas; buildout of the areas would involve development of 8,782 residential units. The Environmental Justice Element also sets forth policies promoting development of affordable housing. Such development projects could increase VMT per capita in the City. Independent CEQA analysis will be conducted for such projects; implementation of all feasible mitigation measures would be required for any significant impacts identified. Adoption and implementation of the three proposed General Plan elements would have a favorable impact with respect to reducing transportation hazards and no adverse impact would occur.

As discussed in **Sections 4.1** through **4.20** of this document, potential adverse environmental effects were found to be less than significant on human beings, either directly or indirectly, after implementation of mitigation.

Safety Element

The Safety Element would set forth policies intended to reduce several categories of hazards. Safety Element implementation would not involve land development or construction of structures and would not cause adverse impacts on human beings. Safety Element implementation would include retrofitting of existing structures to replace materials posing fire risk. Such retrofitting could cause significant impacts on historical or archaeological resources. Implementation of Mitigation Measures CUL-1 through CUL-4 would reduce this impact to less than significant.

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7.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with § 21081.6 of the Public Resources Code and § 15097 of the CEQA Guidelines, which requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon a MND or an EIR. The MMRP ensures implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified through the use of monitoring and reporting. Monitoring is generally an ongoing or periodic process of project oversight; reporting generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

It is the intent of the MMRP to: (1) provide a framework for document implementation of the required mitigation; (2) identify monitoring/reporting responsibility; (3) provide a record of the monitoring/reporting; and (4) ensure compliance with those MM that are within the responsibility of the City and/or Applicant to implement.

The following table lists impacts, mitigation measures adopted by the City of Perris in connection with adoption and implementation of the proposed updated Safety Element, the Housing Element update, and the new Environmental Justice Element, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented.

Only those environmental topics for which mitigation is required are listed in this Mitigation Monitoring and Reporting Program.

Table 7.0-1
MITIGATION MONITORING AND REPORTING PROGRAM

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.5 Cultural Resources				
Threshold 4.5 a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5	**MM CUL-1** If exterior retrofits to structures for removal of materials posing a fire risk are carried out pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary of the Interior's Standards; Code of Federal Regulations Title 36 Section 68), the retrofit would not cause significant impact to the historical significance of the structure and no further action is required under this Mitigation Measure.	Project Contractor	Field Verification	1. City of Perris Planning Department 2. City of Perris Planning Department 3. During construction activities
Threshold 4.5 a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5	**MM CUL-2** If the affected structure(s) are 45 years old or older, and if such exterior retrofits are not intended to be conducted pursuant to the Secretary of the Interior's Standards, then, before any alteration is made to the structure, the structure's owner shall have a historical resources assessment (HRA) of the structure conducted by an architectural historian meeting the Secretary of the Interior's Qualifications for Architectural Historian. The HRA shall assess whether the structure is eligible for listing on the California Register of Historic Resources (CRHR). The architectural historian shall prepare and submit a written report of their methods, research, and findings to the City of Perris Development Services Director.	Project Contractor	Field Verification	1. City of Perris Planning Department 2. City of Perris Planning Department 3. During project related earth disturbing activities
Threshold 4.5 a) Cause a substantial adverse change in the significance of a	**MM CUL-3** If the historical resources assessment concludes that the structure is eligible for listing on the CRHR, then the retrofit must be carried out pursuant to the Secretary of the Interior's Standards.	Project Construction Foreman	Field Verification	1. City of Perris 2. City of Perris 3. During project

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
historical resource pursuant to in § 15064.5				construction activities
Threshold 4.5 a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5	**MM CUL-4** If the historical resources assessment determines that the structure is not eligible for listing on the CRHR, then the retrofit may proceed without adherence to the Secretary of the Interior's Standards, and no further action is required under this Mitigation Measure.	Project Construction Foreman	Field Verification	1. City of Perris 2. City of Perris 3. During project construction activities