

# CITY OF PERRIS

## PLANNING COMISION

### AGENDA SUBMITAL

**MEETING DATE:** January 5, 2022

**SUBJECT:** **General Plan Amendment (GPA) 21-05173 for the 2021-2029 Housing, Safety and Environmental Justice Elements** – A proposal to amend the Perris General Plan updating the Housing and Safety Elements and adopting a new Environmental Justice Element.

**Applicant:** City of Perris

**REQUESTED ACTION:** Adopt Resolution No. 22-01 recommending the City Council adopt Mitigated Negative Declaration No. 2367 and approve General Plan Amendment No. 21-05173 updating the Housing Element (2021-2029), Safety Element, and adopting a new Environmental Justice Element.

**CONTACT:** Kenneth Phung, Director of Development Services

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#### **PROJECT DESCRIPTION AND BACKGROUND:**

The City's General Plan is a policy document that guides the future physical development of the City. The General Plan contains seven mandatory elements, including the Housing and Safety Element. The purpose of the Housing Element is to examine the housing needs of Perris residents, create and guide housing policy in the City, and identify locations to accommodate the City's Regional Housing Need Allocation (RHNA). The Housing Element is the only General Plan element subject to mandatory review by a State agency, the California Department of Housing and Community Development (HCD).

The Safety Element (SE) per Senate Bill (S.B.) 1035 and S.B. 379 is required to be updated concurrently with the Housing Element. The SE's primary purpose is to identify potential risks in the City and safeguard the well-being of the Perris community by outlining the hazards that threaten the community, which outlines policies and practices that take tangible steps to protect the community's public health and safety, and welfare. The proposed SE addresses disaster and emergency preparedness (including evacuation), flood hazards, fire hazards, aircraft hazards, seismic hazards, geologic hazards, hazardous materials and waste, and climate adaptation and resiliency strategies.

In 2016, the State of California passed S.B. 1000, which requires that an Environmental Justice Element (EJE) be prepared when two or more General Plan Elements are updated in cities that have areas of disadvantaged communities. The Environmental Justice Element includes policies to improve quality of life and reduce health risks in these communities by improving air quality, access to public facilities, food access, ensuring safe and sanitary homes, and encouraging physical activity. Overall, the proposed Safety and Environmental Justice Elements are aligned with other General Plan Element's goals, policies, and implementation programs.

At Planning Commission meetings on February 3, 2021, and May 5, 2021, staff presented the draft 2021-2029 Housing, Safety, and Environmental Justice Elements to the Planning Commission for review and comments. The drafts were then forwarded to the City Council. At the March 9, 2021, June 8, 2021, July 8, 2021, July 27, 2021; meetings, they considered the document. Of particular concern were the Housing Opportunity sites

and strategies designed to meet the City's RHNA allocation.

The Draft Housing Element was revised to reflect Planning Commission and City Council concerns and was forwarded to HCD for mandatory review on October 4, 2021. Staff received HCD comments on December 3, 2021. The draft is being revised to address HCD comments so that it could be reviewed by the Planning Commission and adopted by City Council prior to February 15, 2021.

## **ANALYSIS:**

### **Regional Housing Needs Assessment (RHNA)**

State law requires that jurisdictions provide their fair share of regional housing needs. Per Government Code Section 65584, HCD is mandated to determine the State-wide housing need. HCD provides its determination to the State's sub-regional councils. In turn, these councils (SCAG for Southern California) are responsible for assigning housing allocations for each jurisdiction within its planning area. The local jurisdiction is not required to construct these units; they are only mandated to provide opportunities for the development of these units.

HCD has estimated the regional housing needs allocation (RHNA) for the 2021-2029 planning period for the City of Perris is 7,805 units. The total units are distributed across four income categories as follows:

<b>Income Category</b>	<b>Number of Units</b>
Extremely Low	1,015
Very Low-Income	1,015
Low-Income	1,127
Moderate-Income	1,274
Above Moderate-Income	3,374
<i>2021-2029 RHNA Allocation</i>	<i>7,805</i>
<i>Source: Housing Element Table 3-1 2021-2029 Quantified Objectives p. 42</i>	

In compliance with State law, the City of Perris Housing Element identifies opportunity sites (see Exhibit B) and includes policies and programs designed to meet the City's 2021-2029 RHNA.

### **Housing Element Contents**

Pursuant to Government Code Section 65583, the broad categories discussed below are required to be addressed in the Housing Element.

#### ***Introduction to Housing in Perris***

This chapter outlines the purpose and organization of the Housing Element and the element's relationship to with other elements in the City of Perris General Plan and consistency with State Housing Law. It also discusses the new Housing Legislation included in the Housing Element and provides a comprehensive description of the Community Participation Program.

#### ***Housing Plan***

The Housing Element must also contain a "Housing Plan" that identifies long-term housing goals and shorter-term policies to address the identified housing needs. The implementation of the goals and policies are achieved through housing policy actions that identify specific programs the City plans to undertake to achieve each goal and policy. The City of Perris housing goals, policies, and policy actions address the following five major goals:

- 1) Enhance the quality of existing residential neighborhoods in Perris, through maintenance and preservation, while minimizing displacement impacts.
- 2) Assist in the development of housing for all economic segments of the City.
- 3) Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.
- 4) Ensure equal housing opportunity and affirmatively further fair housing for all residents of Perris, including persons with special needs.
- 5) Provide increased opportunities for homeownership.

### ***Quantified Objectives***

State Housing Law requires that each jurisdiction demonstrates in the Housing Element how it will meet its RHNA obligations. The Quantified Objectives table sets a goal for the number of housing units that will be constructed, rehabilitated and preserved over the eight-year planning period to meet the City of Perris RHNA allocations. The Quantified Objectives assume optimum conditions for housing production; however, environmental, physical and market conditions influence the timing, type and cost of housing production.

### ***Community Profile***

The Community Profile includes required information on population demographics, housing characteristics, the housing market and affordability. To project future needs, the section also discusses anticipated jobs, housing and population growth.

### ***Housing Needs***

The Housing Needs chapter identifies housing needs related to income, overcrowding, overpayment and special needs groups. The Housing Needs chapter found that nearly 61 percent of the Perris households experienced some form of housing problem. In compliance with the Fair Housing Act of 1968 and California Assembly Bill 686, an Assessment of Fair Housing was also prepared and examines housing enforcement and community outreach efforts, patterns of integration and segregation, racially and ethnically concentrated areas of poverty, disparities in access to opportunities, disproportionate housing need and displacement risk. The Housing Needs chapter also identifies and prioritizes contributing factors that affect fair housing choices in Perris and evaluates the risk of assisted housing converting to market rate housing.

### ***Housing Constraints Analysis***

This section identifies constraints, governmental and non-governmental, that could hinder the development of housing and thus the City's achievement of its housing goals. In Perris, environmental constraints associated with seismic hazards, flooding, toxic and hazardous waste, fire, noise and March Air Reserve Base and the Perris Airport restrict residential development. The Riverside County Multi-Species Habitat Conservation Program while preserving open space also limits residential development. The Housing Constraints analysis also records efforts made to remove the constraints including adoption of the Senior Housing Overlay Zone and updates to the City's Accessory Dwelling Unit (ADU) Ordinance.

### ***Housing Resources***

The Housing Resources chapter summarizes the land, financial, and administrative resources available for the development and preservation of housing in Perris and outlines a strategy for meeting the City's 2021-2029 RHNA. As discussed previously, the City of Perris RHNA allocation is 7,805 units; however, the City is able to credit entitled projects, projects under construction, and projects in building plan check (prior to October 15, 2021) towards their RHNA. The City is also able to project the anticipated number of accessory dwelling units (ADU) that will be built during the planning period, based on production in previous years.

To facilitate the development of new housing units, within the Housing Element, there are 13 Housing Opportunities Areas (Figure 7-2 of the Housing Element) that have been identified as appropriate to accommodate the City's RHNA. Areas 1 through 11 include 67 parcels totaling just under 250 acres that are vacant and zoned for residential uses. These parcels are envisioned to have a Housing Opportunity Overlay adopted to allow for development of up to 30 units per acre. Area 12, is the Harvest Landing Specific Plan area, which is entitled for medium and high density residential uses and Area 13 is select parcels within the Perris Downtown Specific Plan area. Within Area 13 there are 206 parcels totaling approximately 89 acres that are either vacant or developed, but have underutilized uses ripe for redevelopment. Within the Perris Downtown Specific Plan area all identified parcels in the sites inventory are zoned for mixed-use development that must adhere to the form-based code. In total, the 13 opportunity areas can accommodate a total of 8,782 units. The table below depicts the RHNA credits, remaining obligations, and anticipated surplus.

	Density Permitted	Income Category			Total
		Lower <sup>1</sup>	Moderate	Above Moderate	
2021-2029 RHNA Allocation		3,157	1,274	3,374	7,805
Credits Towards the RHNA		142	0	1,968	2,110
Accessory Dwelling Units		92	56	12	160
<b>Remaining RHNA</b>		<b>2,923</b>	<b>1,218</b>	<b>1,394</b>	<b>5,535</b>
Area 1 – MFR-22	30 du/ac	145	58	159	362
Area 2 – MFR-14	30 du/ac	244	98	268	610
Area 3 – R-10,000	30 du/ac	405	162	446	1,013
Area 4 – MFR-14	30 du/ac	400	160	440	999
Area 5 – R-10,000	30 du/ac	437	175	481	1,094
Area 6 – Green Valley SP	30 du/ac	104	41	114	259
Area 7 – CC	30 du/ac	168	67	185	420
Area 8 – CC	30 du/ac	85	34	93	212
Area 9 – R-6,000	30 du/ac	136	54	149	339
Area 10 – CC	30 du/ac	147	0	0	147
Area 11 – CC	30 du/ac	127	0	0	127
Area 12 – Harvest Landing SP	22 du/ac	0	497	1,008	1,505
Area 13 – Downtown SP	35 du/ac	678	271	746	1,695
<b>SITES TOTAL</b>		<b>3,075</b>	<b>1,617</b>	<b>4,090</b>	<b>8,782</b>
<b>SURPLUS</b>		<b>152</b>	<b>399</b>	<b>2,696</b>	<b>3,247</b>

Note: 1 Lower income includes land zoned appropriately for extremely low-, very low- and low-income housing.

Housing Element Table 7-3 Credits toward the 2021-2029 RHNA p. 182  
Housing Element Table 7-9 Accommodation of the 2021-2029 RHNA p. 198

In compliance with State law, the City of Perris Housing Element identifies sites and includes policies and programs designed to meet the City's remaining RHNA obligation of the remaining 5,695 units. To ensure that adequate opportunities for the development of housing are available throughout the eight year planning period, the State encourages communities to develop a sites inventory that exceeds their RHNA. This chapter also presents analysis that demonstrates consistency with the new Affirmative Furthering Fair Housing (AFFH) requirements and identifies opportunities for energy conservation.

### Housing Element Implementation

To comply with State Law, communities must adopt land use plans and zoning that provide the opportunities for and do not unduly constrain housing development. The City of Perris has obtained a \$300,000 LEAP Grant to implement the goals and policies outlined in the Housing Element, including:

- *Amending Existing Land Use Regulations.* The City will analyze existing residential and mixed-use

zoning ordinances and specific plans to identify constraints to affordable housing development. Once identified, appropriated ordinance and specific plan amendments will be proposed for adoption.

- *Updating the Downtown Perris Specific Plan (DPSP) Environmental Documents.* The Housing Element identifies Downtown Perris as a Housing Opportunity Site because it is centrally located and accessible to commercial uses, schools, and public transit. Although the DPSP permits higher densities needed for affordable housing development, unlike many of the Perris Specific Plan EIRs the DPSP EIR does not provide project-level analysis for residential development. As a result, each proposed project must prepare an environmental document increasing the time and costs associated with development. With LEAP Grant monies, the City will prepare a Supplemental EIR which will provide project-level environmental analysis for residential development in the DPSP area.
- *Overlay Zone for Housing Opportunity Sites.* LEAP Grant funds will be used to prepare the Overlay Zone for Housing Opportunity Sites described in the Housing Element. Once adopted by the City Council, a property owner or developer could choose to develop at the densities permitted by the underlying zoning or to activate the Overlay zone. Although projects would be subject to design review, a higher density affordable project could be processed without a zone change.
- *Objective Design Standards Residential Development.* Objective design standards, required by State Law, decrease ambiguity, and expedite development by providing design standards which allow a by-right, ministerial approval process for multi-family development.

### **Housing Element Adoption Timeline**

Pursuant to Assembly Bill 1398, all local government jurisdictions that fail to adopt a compliant housing element by October 15, 2021, or within 120 days of the statutory deadline (February 12, 2021) shall be required to implement any of the local implementation measures no later than one year from the statutory deadline (by October 15, 2022). Otherwise, the local government jurisdiction's housing element will no longer comply with the State Housing Element Law.

Timely adoption of the Housing Element is important since failure to adopt the Housing Element by the extended statutory deadline of February 12, 2021, can result ineligibility for crucial state funding and grant opportunities.

The City of Perris Housing Element adoption schedule is designed to meet the February 12, 2022 deadline. After Planning Commission consideration on January 5, 2022, the City Council will review and consider the draft document on January 25, 2022.

Since the final Housing Element certification is required by Housing and Community Development (HCD) (pursuant to Government Code Section 65580 to 65590) and is still pending, the future City Council Resolution permits staff to make non-substantive and/or technical changes to the Housing Element portion of General Plan Amendment No. 21-0517 as may be required by HCD.

### **SAFETY ELEMENT (SE):**

The SE is one of seven mandatory elements of the City of Perris General Plan which its primary purpose is to identify potential risks in the City and safeguard the well-being of Perris community by outlining the hazards that threaten the community, which outlines policies and practices that take tangible steps to protect the community's public health and safety, and welfare. The proposed SE has nine (9) goals and policies to address:

- disaster and emergency preparedness (including evacuation), and
- flood hazards, and
- fire hazards,
- aircraft hazards, seismic and geologic hazards, and

- hazardous materials and waste, and
- climate adaptation and resiliency strategies.

Overall, the updated SE helps to ensure that the City takes immediate action to reduce natural and man-made hazards and safety threats, as well to allow the City to respond quickly to any public safety risk.

### **ENVIRONMENTAL JUSTICE ELEMENT (EJE):**

The City of Perris has elected to create a standalone Environmental Justice Element, which is closely integrated with the Health Element and other chapters of the general plan. In developing the Environmental Justice Element, the City of Perris is not only fulfilling a state requirement, but also documenting a commitment to planning practices that promote engagement in the public participation process and land use decisions that address issues of health equity and environmental justice.

The purpose of the EJE is to promote the health of Perris Residents, improve the urban environment, and support a high quality of life by reducing the dependency of cars, minimizing energy consumption, and improving community air quality in cities and counties that are disadvantaged. The EJE must include the following:

- Reduce pollution and improve air quality in disadvantaged communities, improve public facilities, increase food access, promote safe and sanitary homes, and encourage physical activity to reduce the unique or compounded health risks associated with living in a disadvantaged or environmental justice area; and
- Promote civil engagement in the public decision-making process; and
- Prioritize improvements and programs that address the needs of disadvantaged communities.

Overall, the policies and goals established in EJE are intended to serve as a guide for future land use development decisions in the City.

### **PUBLIC OUTREACH FOR HOUSING, SAFETY, AND EJ ELEMENTS:**

California Government Code requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in developing the Housing Element. To engage with residents of protected classes or that may be underrepresented, the City generally utilizes the following strategies:

- General posting to the City website and social media post (Facebook, Instagram, and Twitter).
- Promotion and distribution through community-oriented partner organizations such as school districts, non-profit organizations, County organizations, business organizations
- Physical outreach which included several pop-up events where city staff engaged the community.

During the preparation of the 2021-2029 Housing Element Update, SE, and EJ Elements, the City engaged with a number of organizations and agencies that directly provide housing or housing-related services to residents. Stakeholder groups that have been identified as influential to the development of housing and the provision of services in the community are:

- Housing Authority of the County of Riverside
- Fair Housing Council of Riverside County
- Perris Senior Citizens Center
- Mead Valley Community Center
- Perris Family Care Center
- Riverside County Office on Aging

- Housing and Homeless Coalition for Riverside County
- Inland Valley Habitat for Humanity
- Volunteers of America
- TODEC Legal Center
- El Sol Neighborhood Educational Center
- Perris Historical Society

Due to the risks to public health caused by the possible spread of the COVID-19 virus at public gatherings, the City of Perris, utilized a variety of technological platforms to conduct an extensive public participation program prior to the submittal of this Housing Element draft to the California State Department of Housing and Community Development (HCD) for informal review. Prior to June 15, 2021, meetings were held virtually, on Zoom or a comparable platform. After June 15th, meetings were held in person with the option to participate or observe virtually. Some of the events where:

Meeting	Date	Activity
Stakeholder Roundtable	February 2, 2021	A virtual meeting attended by Habitat for Humanity, SoCal gas, The Perris Communist Coalition, and City Housing and Economic Development Departments to received feedback on housing activities that can be prioritized.
Planning Commission Workshop	February 3, 2021	An in person informational workshop to the Planning Commission to receive feedback.
Habitat for Humanity Interview	February 5, 2021	A in-person meeting with Habitat for Humanity identifying progress area relevant to the housing element.
City of Perris Youth Advisor Council (YAC)	March 16, 2021	An in-person presentation given to YAC to obtain feedback for the Housing Element.
Val Verde Unified School District	March 18, 2021	A virtual meeting to several community stakeholders from the Val Verde Unified School District to obtain feedback.
City of Perris Health Department	April 6, 2021	A virtual meeting to identifying additional outreach by survey link, informational brochures to residents.
Perris Valley Chamber of Commerce (PVCC)	April 7, 2021	A virtual presentation that was administered by the PVCC to provide stakeholders with an overview and update of the Housing Element.
Planning Commission Workshop	May 5, 2021	A 2 <sup>nd</sup> virtual workshop to obtain feedback on specific sections of the draft Housing Element.
City Council Workshop	June 8, 2021	A workshop to discuss the sites inventory and to receive more feedback.
City of Perris Housing Authority Pop-up events	June 2021	City staff held pop-up events at several parks within the City which included obtaining comment cards from residents.
City Council Workshop	July 8, 2021	A second workshop to discuss sites inventory in additional detail to set for a final City Council meeting to finalize opportunity sites.
City Council Workshop	July 27, 2021	The 3 <sup>rd</sup> workshop to finalize opportunity sites.
Informational Materials and Housing Survey	Feb-May 2021	Several events ranging for posting information on the city website and social media plat forms.

Overall, the draft Housing Element, Safety Element and Environmental Justice Element has included extensive public outreach and transparency.

## **ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS:**

In compliance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for the project and determined that the project would not have significant impacts; therefore, Initial Study/Mitigated Negative Declaration No. 2367 was prepared (Exhibit B).

## **AIRPORT LAND USE COMMISSION:**

As required for all General Plan amendments, an application for a Major Land Use Review was submitted to the Riverside County Airport Land Use Commission (ALUC). Since there are no development standard changes or changes to zoning and land use designation that would increase residential density and the project will not increase non-residential intensity that would exceed Airport Land Use Compatibility Plan criteria, it was determined that the proposed project would not impact the safety of air navigation within the March Air Reserve Base/Inland Port Airport and the Perris Valley Airport Influence Areas. As a result, General Plan Amendment 21-05173 was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the Perris Valley Airport Land Use Compatibility Plan. (Exhibit E – Riverside Airport Land Use Commission letter dated October 4, 2021)

## **RECOMMENDATION:**

Staff recommends the Planning Commission adopt Resolution No. 21-26 recommending the City Council adopt the Initial Study/Mitigated Negative Declaration 2367 and approve the General Plan Amendment 21-05173.

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**BUDGET (or FISCAL) IMPACT:** Costs for staff preparation of this item are included in the General Fund Budget.

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Prepared by: Nathan Perez, Senior Planner  
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**REVIEWED BY:** Kenneth Phung, Director of Development Services

Exhibits:

- A. Planning Commission Resolution 22-01 recommending adoption of General Plan Amendment 21-05173
- B. Housing Element Opportunity Sites
- C. 2021-2029 Housing Element, Safety Element, and Environmental Justice Element. – Due to the size of document files, the documents are on File with the Planning Department and available online at: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-289>
- D. Draft Initial Study/Mitigated Negative Declaration for the 2021-2029 Housing Element, Safety Element, and Environmental Justice Element. – Due to the size of document files, the documents are on File with the Planning Department and available online at: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-289>
- E. Letter Riverside County Airport Land Use Commission dated October 4, 2021



**EXHIBIT A**

**Planning Commission Resolution 22-1**

**RESOLUTION NUMBER 22-01**

***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION NO. 2367 AND GENERAL PLAN AMENDMENT 21-05173, WHICH UPDATES THE CITY OF PERRIS HOUSING ELEMENT (2021-2029), SAFETY ELEMENT, AND ENVIRONMENTAL JUSTICE ELEMENT OF THE CITY OF PERRIS.***

***WHEREAS***, California Government Code Section 65580 to 65590 outlines the Housing Element requirements and mandates that every City and County prepare and periodically update its Housing Element; and

***WHEREAS***, California Government Code Section 65302(g)(1) through (g)(8) requires and establishes the legislative framework for California's Safety Elements (SE); and

***WHEREAS***, the Safety Element (SE) per Senate Bill (S.B.) 1035 and S.B. 379 is required to be updated concurrently with updating the Housing Element; and

***WHEREAS***, California Government Code Section 65040.12(e) defines environmental justice as "the fair treatment and meaning full participation of people of all races, cultures, and incomes with respect to the development adoption, implementation, and enforcement of environmental laws, regulations, and policies"; and

***WHEREAS***, the State of California passed S.B. 1000, which requires that an Environmental Justice Element (EJE) be prepared when two or more General Plan Elements are updated; and

***WHEREAS***, all cities and counties in the Southern California Association of Governments (SCAG) region are required to obtain certified housing elements for the 2021-2029 planning period no later than February 12, 2022 and the City of Perris desires to comply with this deadline; and

***WHEREAS***, Planning Commission workshops were held on February 3, 2021, and May 5, 2021 to provide the Planning Commissioners and the public with general information about the Housing Element (i.e., contents, process, and information concerning the RHNA), Safety Element, and Environmental Justice Element; and

***WHEREAS***, the Planning Commission reviewed and provided input on the draft Housing Element on February 3, 2021 and May 5, 2021 and received comment from all those in attendance wishing to speak; and

***WHEREAS***, City Council workshops were held on June 8, 2021, July 8, 2021, and July 27, 2021 to provide the commissioners and the public with general information about the Housing Element (i.e., contents, process, and information concerning the RHNA), Safety Element, and Environmental Justice Element; and

**WHEREAS**, the City Council reviewed and provided input on the draft Housing Element at meetings on March 9, 2021, June 8, 2021, July 8, 2021, July 27, 2021 and received comment from all those in attendance wishing to speak; and

**WHEREAS**, A virtual community stakeholder roundtable was held on February 2, 2021, a Habitat for Humanity Interview was held on February 5, 2021, City of Perris Youth Advisory Council meeting was held on March 16, 2021, a virtual Val Verde Unified School District meeting was held on March 18, 2021, a virtual City of Perris Public Health Department meeting on April 6, 2021, a survey was conducted at the Perris Valley Chamber of Commerce on April 7, 2021, several City of Perris Housing Authority Pop-up events during June 2021, and informational materials and housing surveys were conducted in early spring of 2021; and

**WHEREAS**, General Plan Amendment No. 21-0517 was prepared and includes the Housing Element (2021-2029), Public Safety Element, and Environmental Justice Element. General Plan Amendment No. 21-0517 is incorporated herein by this reference; and

**WHEREAS**, the draft Housing Element was reviewed by the State Department of Housing and Community Development (HCD) and HCD has provided comments on December 3, 2021; and

**WHEREAS**, the revised draft Housing Element incorporates comments received from HCD on December 3, 2021; and

**WHEREAS**, since the final Housing Element certification is required by HCD (pursuant to Government Code Section 65580 to 65590) and is still pending as of the date of this Resolution, this Resolution permits staff to make non-substantive and/or technical changes to the Housing Element portion of General Plan Amendment No. 21-05173 as may be required by HCD; and

**WHEREAS**, the revised draft Housing Element (for the purposes of this Resolution, when reference is made to "Housing Element," such reference is to the Housing Element as revised pursuant to HCD's December 3, 2021, comments) meets the statutory requirements of State housing element law. The Housing Element will comply with State housing element law (Article 10.6 of the Government Code) once adopted and submitted to HCD for final certification pursuant to Government Code Section 65585(g); and

**WHEREAS**, in accordance with California Public Utilities Code Section 21676 the Housing Element, Safety Element, and Environmental Justice Element was reviewed by the Riverside County Airport Land Use Commission (ALUC) and on October 4, 2021 the Riverside County ALUC found the draft Housing Element consistent with the Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area and with the Perris Valley Airport Land Use Compatibility Plan; and

**WHEREAS**, an Initial Study prepared for the draft Housing Element finds that the project (i.e., the Housing Element) would not have significant impacts that could not be mitigated; therefore, a Mitigated Negative Declaration has been prepared; and

**WHEREAS**, on January 5, 2022, the Planning Commission held a duly noticed public hearing regarding the Planning Commission's intent to recommend to City Council that it adopt Mitigated Negative Declaration No. 2317 and General Plan Amendment No. 21-0517; and

**WHEREAS**, on January 5, 2022, the Planning Commission opened a public hearing at which time considered all public testimony; and

**WHEREAS**, after considering all information provided to it, and providing an opportunity to the public to provide public testimony, the Planning Commission now desires to recommend that the City Council adopt the proposed Mitigated Negative Declaration No. 2317 and General Plan Amendment No. 21-0517.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Perris, California does hereby recommend, resolve, and certify as follows:

**Section 1.** The Recitals set forth above are true and correct, and incorporated herein by this reference.

**Section 2.** Based upon the forgoing and oral and written testimony made by members of the public and City staff (including, but not limited to the staff report and all attachments) made at the January 5, 2022 public hearing, the Planning Commission finds, determines and declares that after preparing and reviewing an Initial Study drafted in compliance with Section 15072 of the California Environmental Quality Act (CEQA), the Initial Study found that there would be no significant environmental impacts created by the proposed General Plan Amendment No. 21-05173 that could not be mitigated to below the level of significance; therefore, Mitigated Negative Declaration No. 2317 was prepared. Based on its own independent judgment that the facts stated in the Initial Study are true, the Planning Commission hereby finds that the approval of General Plan Amendment No. 21-05173 will not have potential negative environmental impacts that could not be mitigated to below the level of significance with the incorporation of the mitigation measures provided in Mitigated Negative Declaration No. 2317.

**Section 3.** Based upon the forgoing and oral and written testimony made by members of the public and City staff (including, but not limited to, the staff report and all attachments) made at the January 5, 2022 public hearing, the Planning Commission hereby finds that the Housing Element of General Plan Amendment No. 21-05173 is A) Consistent with General Plan objectives, policies and programs; B) Compatible with adjacent land uses; C) Has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and D) Is not detrimental to the public health, safety and welfare as follows:

- A. The proposed Housing Element portion of General Plan Amendment No. 21-05173 is consistent with all other goals, policies, programs and uses of applicable elements of the General Plan. The proposed General Plan Amendment No. 21-05173 updates the Housing Element of the General Plan in compliance with State law (including, but not limited to, Housing Element Law, as provided in Government Code 65580 et seq.). This element sets goals and establishes policies and programs to encourage construction of new residential units, preservation of the existing housing stock and the maintenance of existing affordable units within the City of Perris. Based on the analysis within the Housing Element, this can be accomplished within the existing zoning and land use designations. After a review of all proposed goals, policies and programs contained within the Housing Element, it has been determined that they are consistent with the goals, policies and programs of other elements of the General Plan.

- B. The proposed Housing Element portion of General Plan Amendment No. 21-05173 will not adversely affect surrounding properties or the surrounding environment. The Housing Element is a policy document that sets strategies for the production and maintenance of housing stock across various income levels. The full implementation of the Housing Element will not create an adverse affect on properties within the City. Furthermore, an Initial Study of Environmental Impacts was prepared pursuant to requirement of CEQA. This Initial Study concluded that adoption of the Housing Element will not create significant adverse impact to the environment and surrounding community that cannot be mitigated to below a level of significance pursuant to Mitigated Negative Declaration No. 2367.
- C. The proposed Housing Element portion of General Plan Amendment No. 21-05173 promotes the public health, safety, and general welfare. The Housing Element contains policies and programs that will support the improvement and upkeep of the existing housing stock in the City. Furthermore, the element provides policies and programs to increase affordable housing opportunities within the City. The goals, policies, and programs contained within the Housing Element will support the overall goal to providing quality and affordable housing to the residents of the City. Furthermore, by providing quality affordable housing the City is able to protect the public health, safety and welfare within the City and surrounding area.
- D. The proposed Housing Element portion of General Plan Amendment No. 21-05173 will not conflict with the provisions of the zoning code, including the City subdivision ordinance. The Housing Element is a policy document that sets strategies for the production and maintenance of housing across all income levels. Future zoning amendments may be required to implement some provisions of the Housing Element. However, any zoning changes will be required to conduct a separate environmental review and be internally consistency with the zoning code. As such, the adoption of the Housing Element will not conflict with the provisions in the zoning code.

**Section 4.** Based upon the forgoing and oral and written testimony made by members of the public and City staff (including, but not limited, to the staff report and all attachments) made at the January 5, 2022 public hearing, the Planning Commission hereby finds that the Safety Element of General Plan Amendment No. 21-05173 is A) Consistent with General Plan objectives, policies and programs; B) Has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and C) Is not detrimental to the public health, safety and welfare as follows:

- A. The proposed Safety Element portion of the General Plan Amendment is consistent with all other goals, policies, programs and uses of applicable elements of the General Plan. Proposed General Plan Amendment No. 21-05173 updates the Safety Element of the General Plan in compliance with State law. This element is consistent with the existing Safety Element's Goal I. of reducing the risk of damage to property or loss of life due to a natural or man-made disasters and Safety Element Goal III. Which is to inform the residents about disaster preparedness and response. After a review of all proposed goals, policies and programs contained within the Safety Element, it has been determined that they are consistent with the goals, policies and programs of other elements of the General Plan.

- B. The proposed Safety Element portion of General Plan Amendment No. 21-05173 promotes the public health, safety, and general welfare. The Safety Element's primary purpose is to identify potential risks in the City and safeguard the well-being of Perris community by outlining the hazards that threaten the community, which outlines policies and practices that take tangible steps to protect the community's public health and safety, and welfare. The proposed Safety Element addresses disaster and emergency preparedness (including evacuation), flood hazards, fire hazards, aircraft hazards, seismic and geologic hazards, hazardous materials and waste, and climate adaptation and resiliency strategies. These risks were evaluated to promote the community's public health, safety and welfare. Also, in compliance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for the project and determined that the project would not have significant impacts; therefore, the Initial Study/ Mitigated Negative Declaration No. 2367 was prepared.
- C. The proposed Safety Element portion of General Plan Amendment No. 21-05173 will not conflict with the provisions of the zoning code, including the City subdivision ordinance. The Safety Element will identify potential risks in the City and safeguard the well-being of Perris community by outlining the hazards that threaten the community, which outlines policies and practices that take tangible steps to protect the community's public health and safety, and welfare.

**Section 5.** Based upon the forgoing and oral and written testimony made by members of the public and City staff (including, but not limited, to the staff report and all attachments) made at the January 5, 2022 public hearing, the Planning Commission hereby finds that the Environmental Justice Element of General Plan Amendment No. 21-05173 is A) Consistent with General Plan objectives, policies and programs; B) Has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and C) Is not detrimental to the public health, safety and welfare as follows:

- A. The proposed Environmental Justice Element portion of General Plan Amendment No. 21-05173 is consistent with all other goals, policies, programs and uses of applicable elements of the General Plan. Proposed General Plan Amendment No. 21-05173 creates a new Environmental Justice Element to the General Plan in compliance with State law. This element sets goals and establishes policies and programs to reduce pollution and improve air quality in disadvantaged communities, improve public facilities, increase food access, promote safe and sanitary homes, and encourage physical activity to reduce the unique or compounded health risks associated with living in a disadvantaged or environmental justice area; and promote civil engagement in the public decision-making process; and prioritize improvements and programs that address the needs of disadvantaged communities. After a review of all proposed goals, policies and programs contained within the Environmental Justice Element, it has been determined that they are consistent with the goals, policies and programs of other elements of the General Plan.
- B. The proposed Environmental Justice Element portion of General Plan Amendment No. 21-05173 promotes the public health, safety, and general welfare. The element provides policies and programs to promote the health of Perris Residents, improve the urban environment, and support a high quality of life by reducing the dependency of cars, minimizing energy consumption, and improving community air quality in cities and counties are disadvantaged. Furthermore, by reducing pollution, promoting

civic engagement, the City is able to protect the public health, safety and welfare within the City and surrounding area.

- C. The proposed Environmental Justice Element portion of General Plan Amendment No. 21-05173 will not conflict with the provisions of the zoning code, including the City subdivision ordinance. Environmental Justice Element sets goals and establishes policies and programs to reduce pollution and improve air quality in disadvantaged communities, improve public facilities, increase food access, promote safe and sanitary homes, and encourage physical activity to reduce the unique or compounded health risks associated with living in a disadvantaged or environmental justice area; and promote civil engagement in the public decision-making process; and prioritize improvements and programs that address the needs of disadvantaged communities. Overall the Environmental Justice Element will not be detrimental to the public health, safety and welfare.

**Section 6.** Based upon the forgoing and oral and written testimony made by members of the public and City staff (including, but not limited to the staff report and all attachments) made at the January 5, 2022 public hearing, the Planning Commission of the City of Perris further finds that General Plan Amendment No. 21-05173 is in the public interest.

**Section 7.** Based upon the forgoing and oral and written testimony made by members of the public and City staff (including, but not limited to the staff report and all attachments) made at the January 5, 2022 public hearing, the Planning Commission of the City of Perris hereby recommends that the City Council adopt Mitigated Negative Declaration No. 2367 and approve General Plan Amendment No. 21-05173 which updates the General Plan Housing Element (2021-2029), Public Safety Element, and adopts the Environmental Justice Element. Further, the Planning Commission hereby authorizes City staff to make such non-substantive and/or technical changes to the Housing Element portion of General Plan Amendment No. 21-05173 as may be required by HCD.

**Section 8.** The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

**Section 9.** The Chairman shall sign this Resolution and the Secretary shall certify to the adoption of this Resolution.

***ADOPTED, SIGNED and APPROVED this 5<sup>th</sup> day of January 2022.***

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**CHAIRMAN OF THE PLANNING COMMISSION**

ATTEST:

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DESIGNEE SECRETARY, PLANNING COMMISSION



STATE OF CALIFORNIA     )  
COUNTY OF RIVERSIDE    ) §  
CITY OF PERRIS            )

I, Kenneth Phung, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 22-1 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 5<sup>th</sup> day of January 2022, by the following vote:

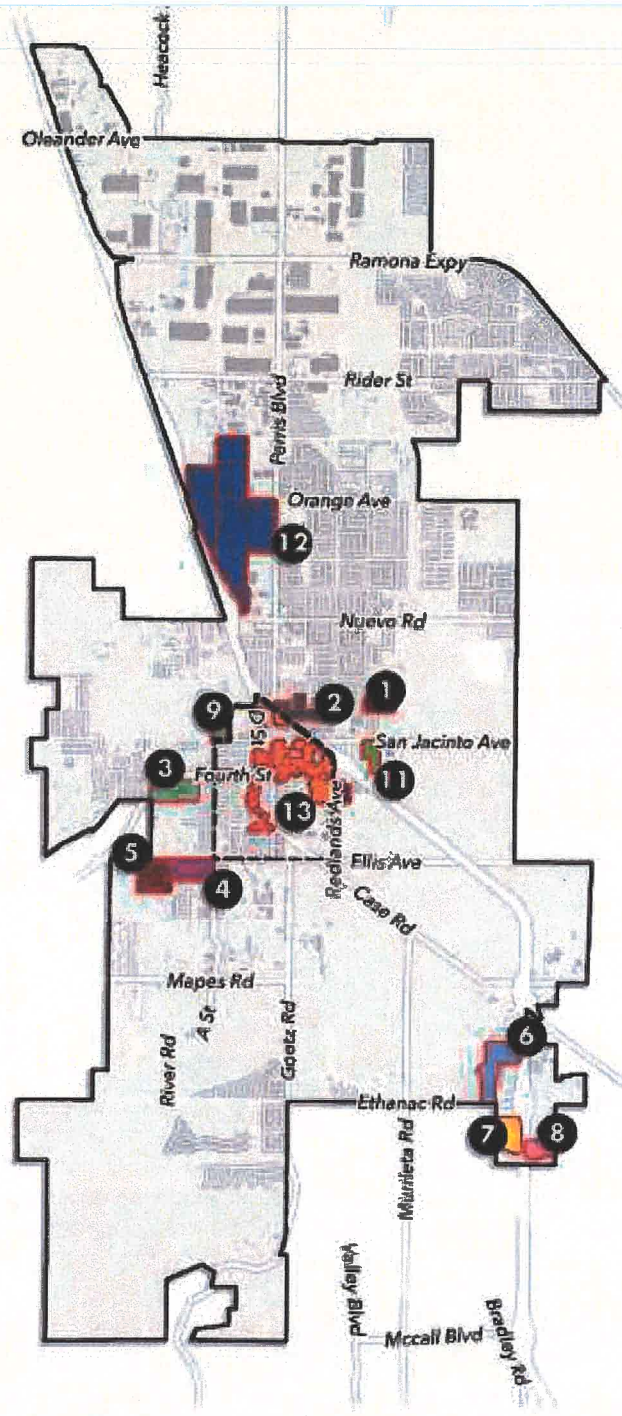
AYES:  
NOES:  
ABSENT:

---

Designee Secretary of the Planning Commission

# EXHIBIT B

## Housing Element Opportunity Sites



**Housing Element Opportunity Sites**

- 1 - Wilson-Dale
- 2 - Dale-Ruby-215
- 3 - 7th-Park-4th
- 4 - Ellis-A
- 5 - Ellis-River
- 6 - Watson-Green Valley
- 7 - Barnett-215

- 8 - Trumble-215
- 9 - San Jacinto-A
- 10 - 7th-Redlands
- 11 - San Jacinto-Redlands
- 12 - Harvest Landing
- 13 - Downtown SP Area

- City of Perris Boundary
- Downtown Specific Plan Boundary



# OPPORTUNITY SITES (YELLOW OUTLINE)

## AREA 1



**Acres:** 13.4

**Zoning:** MFR-22

**Selection Criteria:**

- Vacant residential land
- Underlying zoning is high density residential
- Neighborhood compatible
- Near amenities
- Existing infrastructure

Potential Units	Lower	Moderate	Above
362	145	58	159

# OPPORTUNITY SITES

## AREA 2



**Acres:** 22.6

**Zoning:** MFR-14

**Selection Criteria:**

- Vacant residential land
- Underlying zoning is medium density residential
- Neighborhood compatible
- Near amenities
- Existing infrastructure

Potential Units	Lower	Moderate	Above
610	244	98	268

# OPPORTUNITY SITES

## AREA 3



**Acres: 35.5**

**Zoning: SF – 10,000**

**Selection Criteria:**

- Vacant residential land
- Neighborhood compatible
- Declining residential land
- Adjacent to Perris Elementary

Potential Units	Lower	Moderate	Above
1,013	405	162	446

# OPPORTUNITY SITES (YELLOW OUTLINE)

## AREA 4

**Approved Senior Housing Site at 33 du/ac**



**Acres: 37**

**Zoning: MF-14**

**Selection Criteria:**

- Vacant residential land
- Neighborhood compatible
- Near amenities
- Near approved high density residential

Potential Units	Lower	Moderate	Above
999	400	160	440

# OPPORTUNITY SITES (YELLOW OUTLINE)

## AREA 5



**Acres:** 40.5

**Zoning:** SF-10,000

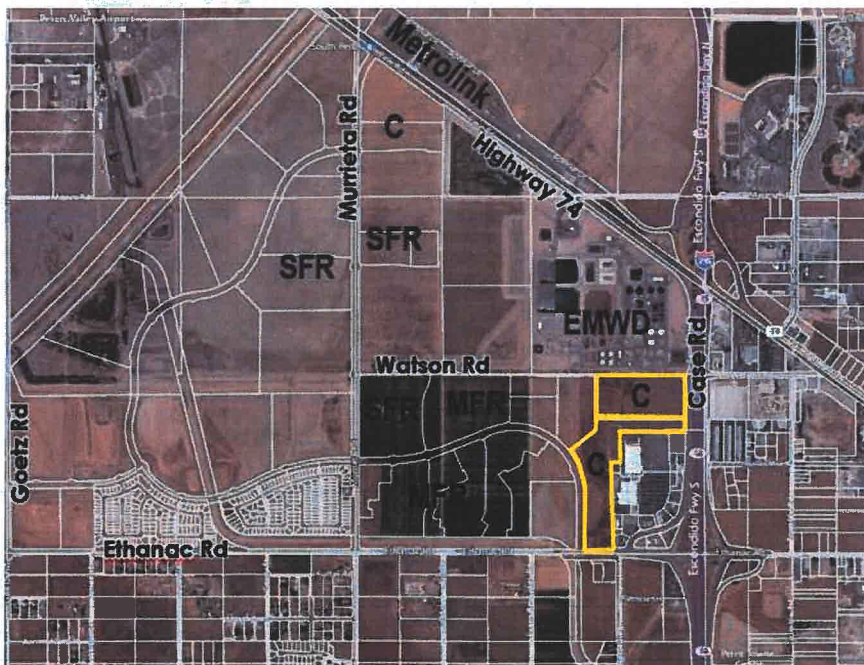
**Selection Criteria:**

- Vacant residential land
- Neighborhood compatible
- Near amenities

Potential Units	Lower	Moderate	Above
1,094	437	175	481

# OPPORTUNITY SITES

## AREA 6



**Acres:** 19.2

**Zoning:** Commercial – Green Valley SP

**Selection Criteria Met:**

- Potential for mixed-use
- Near amenities
- Near transit station
- Developer has expressed interest in mixed-use

Potential Units	Lower	Moderate	Above
259	104	41	114

# OPPORTUNITY SITES

## AREA 7



**Acres: 31.1**

**Zoning: Commercial**

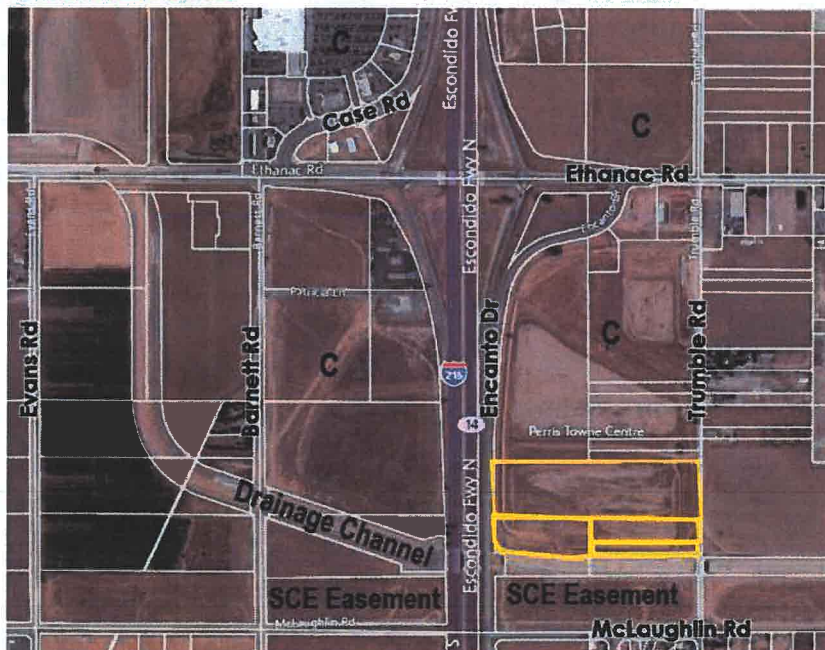
**Selection Criteria Met:**

- Potential for mixed use
- Near amenities
- Near transit station
- Moderate Resource Area

Potential Units	Lower	Moderate	Above
420	168	67	185

# OPPORTUNITY SITES

## AREA 8



**Acres: 15.7**

**Zoning: Commercial**

**Selection Criteria Met:**

- Vacant land
- Potential for mixed use
- Near amenities
- Near transit station
- Moderate Resource Area

Potential Units	Lower	Moderate	Above
212	85	34	93

# OPPORTUNITY SITES

## AREA 9



**Acres:** 12.6

**Zoning:** SF-6,000

**Selection Criteria Met:**

- Vacant residential land
- Existing infrastructure
- Near amenities
- Near transit station
- Moderate Resource Area

Potential Units	Lower	Moderate	Above
339	136	54	149

# OPPORTUNITY SITES

## AREA 10



**Acres:** 10.9

**Zoning:** Commercial

**Selection Criteria Met:**

- Vacant land
- Potential for mixed use
- Near amenities
- Near transit station
- Moderate Resource Area

Potential Units	Lower	Moderate	Above
147	147	0	0



# OPPORTUNITY SITES

## AREA 11



**Acres: 9.4**

**Zoning: Commercial**

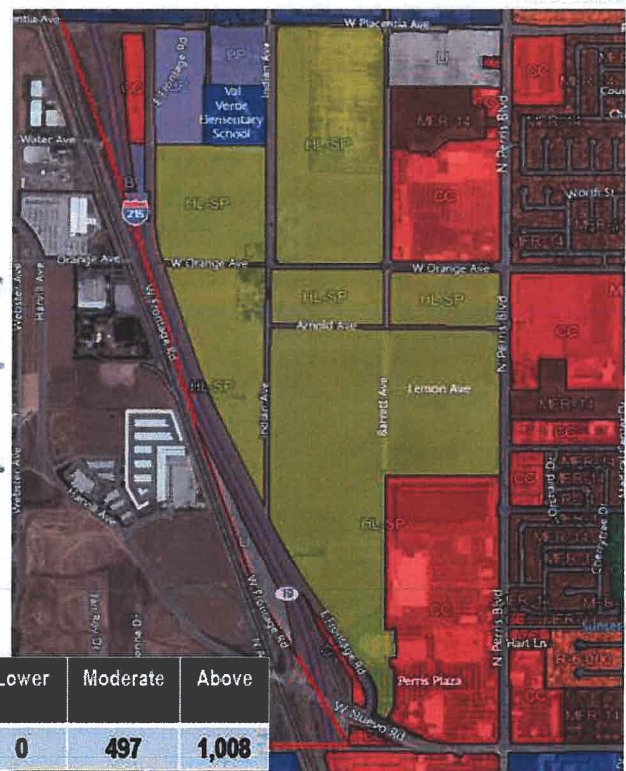
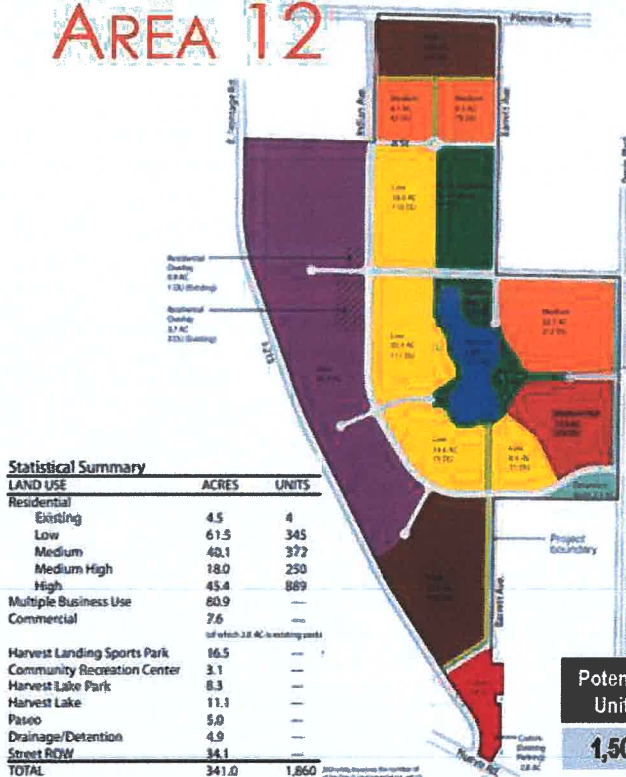
**Selection Criteria Met:**

- Vacant land
- Potential for mixed use
- Residential nearby
- Near amenities

Potential Units	Lower	Moderate	Above
127	127	0	0

# OPPORTUNITY SITES – HARVEST LANDING

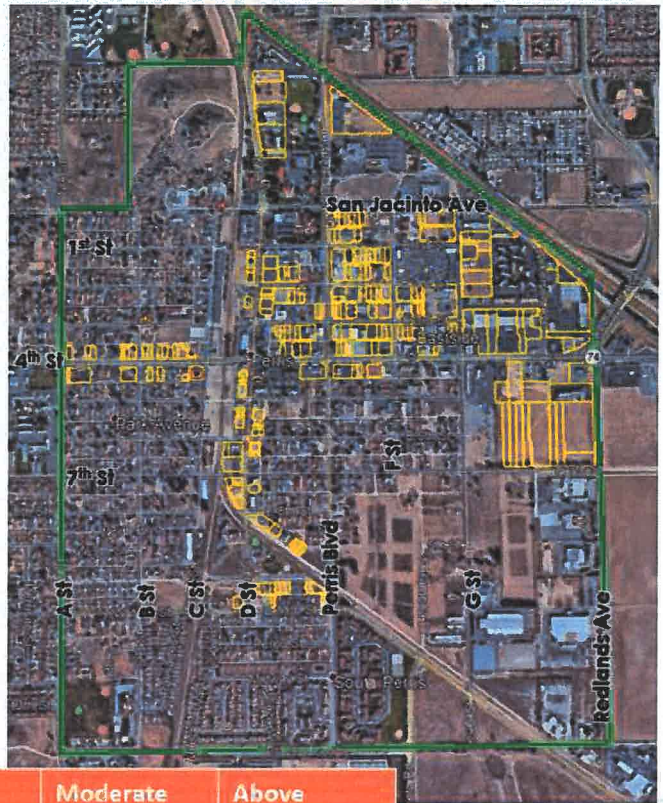
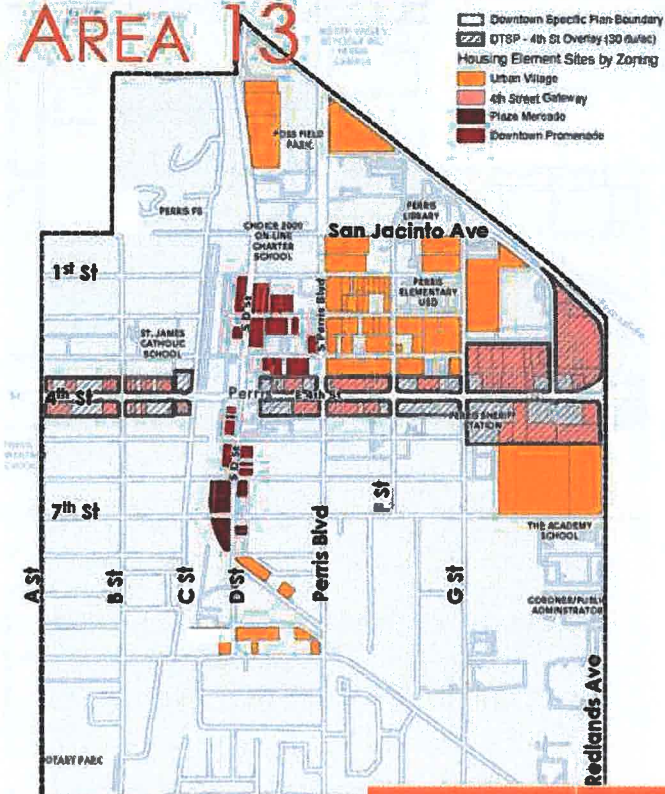
## AREA 12



Potential Units	Lower	Moderate	Above
1,505	0	497	1,008

# OPPORTUNITY SITES (YELLOW OUTLINE)

## AREA 13



	Potential Units	Lower	Moderate	Above
<b>CITY OF PERRIS</b>	<b>1,695</b>	<b>678</b>	<b>271</b>	<b>746</b>

## EXHIBIT C

2021-2029 Housing Element, Safety Element, and Environmental Justice Element. – Due to the size of document files, the documents are on File with the Planning Department and available online at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-289>

## EXHIBIT D

Draft Initial Study/Mitigated Negative Declaration for the 2021-2029 Housing Element, Safety Element, and Environmental Justice Element. – Due to the size of document files, the documents are on File with the Planning

Department and available online at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-289>

**EXHIBIT E**  
**Letter Riverside County Airport Land Use**  
**Commission dated November 4, 2021**

**RIVERSIDE COUNTY  
AIRPORT LAND USE COMMISSION**



October 4, 2021

**CHAIR**  
Steven Stewart  
Palm Springs

**VICE CHAIR**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Russell Betts  
Desert Hot Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

**STAFF**

Director  
Paul Rull

Simon A. Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lamon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Candida Neal, Planning Consultant  
City of Perris Development Services Department – Planning Division  
101 N. D Street  
Perris CA 92570

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

File No.: ZAP1023PV21  
Related File No.: 21-05173 (General Plan Amendment [Housing Element Update,  
Safety Element Update, Environmental Justice Update])  
APN: Citywide

Dear Ms. Neal:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Perris Case No. 21-05173 (General Plan Amendment [Housing Element Update, Safety Element Update, Environmental Justice Update]), a proposal to update the City’s Housing, Safety and Environmental Justice Elements to be consistent with state law, identifying and analyzing the City’s housing needs and developing a work program consisting of City’s goals, policies, and objectives to develop housing.

There are no changes to the City’s general plan land use designation, zoning, or specific plan designations proposed at this time. The project will (in the future) adopt an overlay zoning for 13 Opportunity Sites, which would allow for a maximum of 30 dwelling units per acre (this zoning ordinance/specific plan amendment would require ALUC review). The sites are located within Compatibility Zones D and E of March Air Reserve Base/Inland Port Airport Influence Area (AIA), where residential density is not restricted, as well as being located within Compatibility Zones D and E of Perris Valley AIA, where Zone D restricts residential density to either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre (residential density is not restricted in Zone E). The proposed density of these opportunity sites would be consistent with the airport land use compatibility criteria.

There are no development standard changes or changes to zoning and land use that would increase residential density or non-residential intensity within the proposed amendments (that would exceed ALUCP criteria). Therefore, these amendments have no possibility for having an impact on the safety of air navigation within the portions of the March Air Reserve Base/Inland Port Airport and Perris Valley Airport Influence Areas located within the City of Perris.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the 2011 Perris Valley Airport Land Use Compatibility Plan.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

  
Paul Rull, ALUC Director

cc: ALUC Case File

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