CITY OF PERRIS GENERAL PLAN HOUSING ELEMENT IMPLEMENTATION

Initial Study/Mitigated Negative Declaration



PREPARED BY:
SAGECREST PLANNING + ENVIRONMENTAL

General Plan Housing Element Implementation
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for

City of Perris
Development Services Department • Planning Division
135 N. "D" Street
Perris, California 92570
Contact: Patricia Brenes, Planning Manager

Prepared By:

SAGECREST
PLANNING + ENVIRONMENTAL

27128 Paseo Espada, Suite 1524
San Juan Capistrano, CA 92675
(949) 996-SAGE
Contact: David Blumenthal, Principal

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Appendix E-2 – *City of Perris Housing Implementation Measures Vehicle Miles Traveled (VMT) Impact Analysis,* Ganddini Group, August 2023 (Revised June 2024)

ACRONYMNS

Acronym	Definition
AB 32	Assembly Bill 32
AB 52	Assembly Bill 52
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AFY	Acre Feet Per Year
AQMP	Air Quality Management Plan
APE	Area of Potential Effect
APN	Assessor Parcel Number
APZ	Accident Potential Zone
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Perris
CMP	Congestion Management Program
CNPS	California Native Plant Society
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CRHR	California Register of Historic Places
dBA	A-Weighted Decibels
DIF	Development Impact Fees
DPM	Diesel Particulate Matter
EPA	Environmental Protection Agency
ERRP	Enhanced Recharge and Recovery Program
ESA	Endangered Species Act
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping Management Program
GHG	Greenhouse Gas
GSP	Groundwater Sustainability Plan
gpd/acre	Gallons per Day per Acre
HAER	Historic American Engineering Record
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCP	Habitat Conservation Plan
ITE	Institute of Transportation Engineers
LID	Low Impact Design

LOS	Level of Service
LST	Localized Significance Threshold
MARB/IPA	March Air Reserve Base/Inland Port Airport
MARB/IPA ALUCP	March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
mgd	Millions of Gallons per Day
MLD	Most Likely Descendent
MMRP	Mitigation Monitoring and Reporting Program
MRZ	Mineral Resources Zone
MS4	Municipal Separate Storm Water Sewer System
MSHCP	Western Riverside Multiple Species Habitat Conservation Plan
MTCO2e	Metric Tons Carbon Dioxide Equivalent
MWD	Metropolitan Water District
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NO2	Nitrogen Dioxide
NOx	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
NPRBBD	North Perris Road and Bridge Benefit District
PCE	Passenger Car-Equivalent
PM-2.5	Particulate Matter Less Than 2.5 Microns in Diameter
PM-10	Particulate Matter Less Than 10 Microns in Diameter
PRIMMP	Paleontological Resource Impact Mitigation Monitoring Program
PVCCSP	Perris Valley Commerce Center Specific Plan
RWQCB	Regional Water Quality Control Board
SARWQCB	Santa Ana Regional Water Quality Control Board
SGMA	Sustainability Groundwater Management Act
SF	Square Feet
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SLF	Sacred Lands File
SRA	State Responsibility Area
SSC	Species of Special Concern
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TIA	Traffic Impact Analysis
TRU	Transport Refrigeration Units
TUMF	Transportation Uniform Mitigation Fee

1 INTRODUCTION

The City of Perris was assigned a regional housing needs allocation of 7,805 units for the 2021-2029 planning period, including 2,030 very-low income, 1,127 low income, 1,274 moderate income, and 3,374 above moderate-income units. While the City can accommodate its above moderate income RHNA through existing projects that are under construction, entitled or permitted, the City will establish a Housing Opportunity Area Overlay (HOAO) to accommodate its lower-income and moderate-income units. The overlay will allow densities of up to 30 units per acre, by right, without discretionary approval. The overlay will apply to roughly 299 acres of land and allow for the development of approximately 5,419 units at 30 units per acre without a density bonus.

The City of Perris (City) has been awarded a Local Early Action Planning (LEAP) grant to remove constraints to housing and implement the goals and objectives identified in the recently approved 2021-2029 General Plan Housing Element. This includes amendments to the Municipal Code and Specific Plans to implement the policies of the Housing Element to ensure the Municipal Code and Specific Plans are compliant with adopted State housing law. The Proposed Project includes preparation of a Housing Opportunity Area Overlay zone to encourage the development of housing at densities up to 30 dwelling units per acre for the twelve (12) housing opportunity areas identified in the Housing Element, which are located throughout the city.

The Project is subject to the approval of the following entitlements:

- General Plan Amendment: To incorporate the Housing Opportunity Area Overlay (HOAO) Zone in the Land Use Element.
- Specific Plan Amendment: Text amendments to the Green Valley Specific Plan for sites located in Housing Opportunity Area 6, and to the Downtown Perris Specific Plan for sites located in Housing Opportunity Area 12, for consistency with the proposed Housing Opportunity Area Overlay (HOAO) Zone.
- Zoning Code Text Amendment: Text amendments to Perris Municipal Code Title 19 – Zoning to comply with adopted State housing law and to implement the Housing Opportunity Area Overlay (HOAO) Zone.
- Zoning Code Map Amendment: Applying the Housing Opportunity Area Overlay (HOAO) Zone for the 12 housing opportunity areas identified in the 2021-2029 Housing Element.
- Subdivision Code Amendment - Text amendment to Perris Municipal Code Title 18 – Subdivision Code to comply with adopted State housing law and to implement the Housing Opportunity Area Overlay (HOAO) Zone.

The Project is a project under the California Environmental Quality Act (Public Resource Code § 21000 et seq.: "CEQA"). The primary purpose of CEQA is to inform the public and decision makers as to the potential impacts of a project and to allow an opportunity for public input to ensure informed decision-making. CEQA requires all state and local government agencies to consider the environmental effects of projects over which they have discretionary authority. CEQA also requires each public agency to mitigate or avoid any significant environmental impacts resulting from the implementation of projects subject to CEQA.

Pursuant to Section 15367 of the Guidelines for Implementation of the California Environmental Quality Act ("State CEQA Guidelines"), the City is the lead agency for the Project. The lead agency is the public agency that has the principal responsibility for conducting or approving a project. The City, as the lead agency for the Project, is responsible for preparing environmental documentation in accordance with CEQA to determine if approval of the discretionary actions requested and subsequent development and operation of the Project would have a significant impact on the environment.

1.1 California Environmental Quality Act Compliance

In accordance with CEQA, this Initial Study has been prepared to analyze and determine any potential significant impacts upon the environment that would result from construction and implementation of the Proposed Project. In accordance with State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the Proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Proposed Project.

A Lead Agency may prepare a Mitigated Negative Declaration for a project that is subject to CEQA when an Initial Study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment (Public Resources Code Section 21064.5).

This Initial Study has been prepared for the Proposed Project, in conformance with Section 15070(b) of the State CEQA Guidelines. The purpose of the Initial Study is to identify potentially significant impacts associated with the construction and operation of the Proposed Project and incorporate mitigation measures into the Proposed Project as necessary to eliminate the

potentially significant effects of the Proposed Project or to reduce the effects to a less than significant level.

1.2 Content and Format of the Initial Study

This Initial Study is based on an Environmental Checklist Form (Form), as suggested in Section 15063(d)(3) of the State CEQA Guidelines, as amended, and includes a series of questions about the project for each of the listed environmental topics. The Form evaluates whether or not there would be significant environmental effects associated with the development of the project and provides mitigation measures, when required, to reduce impacts to a less than significant level.

The Initial Study is organized as follows:

- **Section 1: Introduction.** This section introduces the scope of the Proposed Project and the City's role in the project, as well as a brief summary of findings.

- **Section 2: Project Summary and Environmental Determination.** This section summarizes the Proposed Project and actions to be undertaken by the City. This section also provides the determination of the environmental document to be approved by the City.

- **Section 3: Project Description.** This section details the Proposed Project components and general environmental setting.

- **Section 4: Environmental Impacts**. This section contains the Environmental Checklist Form (Form), as suggested in Section 15063(d)(3) of the State CEQA Guidelines, as amended, and includes a series of questions about the project for each of the listed environmental topics. The Form is based on the current State CEQA Guidelines Appendix G Environmental Checklist Form, and it evaluates whether or not there would be significant environmental effects associated with the development of the project and provides mitigation measures, when required, to reduce impacts to a less than significant level. The form requires an analysis in 20 subject categories as well as Mandatory Findings of Significance.

- **Section 5: List of Preparers.** This section summarizes the professionals who contributed to the preparation of this report and its technical appendices.

- **Section 6: References.** This section identifies the references used in the preparation of this Initial Study.

1.3 Initial Study Summary of Findings

Based on the analysis in Section 4, there were no environmental factors that could potentially affect ("Potentially Significant") the environment. Mitigation measures were identified to reduce some impacts to Less Than Significant. Therefore, the determination, based on the Initial Study, is that a **Mitigated Negative Declaration** would be prepared.

1.4 Documents Incorporated By Reference

The following reports and/or studies are applicable to development of the Project Site and are hereby incorporated by reference:

- *Perris Comprehensive General Plan 2030,* City of Perris, originally approved on April 26, 2005 (GP). (Available at http://www.cityofperris.org/city-hall/general-plan.html.)
- *Perris General Plan 2030 Environmental Impact Report, SCH No. 2004031135,* certified April 26, 2005. (Available at http://www.cityofperris.org/city-hall/general-plan/General_Plan_2030.pdf.)
- *City of Perris 2021-2029 Housing Element,* City of Perris, adopted January 25, 2022. (Available online at https://www.cityofperris.org/departments/development-services/general-plan.)
- *City of Perris Focused General Plan Update IS/MND,* SCH No. 2021110313, adopted January 25*, 2022.* (Available online at https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-289.)
- *Green Valley Specific Plan Amendment No. 2,* City of Perris, originally adopted on March 5, 1990, amended on February 23, 2021 and August 2022. (Available at https://www.cityofperris.org/departments/development-services/specific-plans.)
- *Green Valley Specific Plan Final EIR,* SCH No. 89032707, adopted on March 5, 1990. (Available at https://www.cityofperris.org/home/showpublisheddocument/16082/638143831725800000)
- *Green Valley Specific Plan Final EIR Addendum 1,* adopted June 7, 2017 (Available at https://www.cityofperris.org/home/showpublisheddocument/16082/638143831725800000)
- *Green Valley Specific Plan Final EIR Addendum 2,* adopted March 13, 2023, (Available at https://www.cityofperris.org/home/showpublisheddocument/16118/638143898654700000)
- *Harvest Landing Specific Plan,* City of Perris, May 10, 2011. (Available at https://www.cityofperris.org/departments/development-services/specific-plans.)
- *May Ranch Specific Plan Amendment No. 3*, City of Perris, adopted September 21, 2004. (Available at https://www.cityofperris.org/departments/development-services/specific-plans.)

- *May Ranch Specific Plan IS/MND,* adopted September 20, 2023, (Available at https://www.cityofperris.org/home/showpublisheddocument/16800/638271936166570000)
- *New Horizons Specific Plan,* City of Perris, February 5, 1990. (Available at https://www.cityofperris.org/departments/development-services/specific-plans.)
- *New Perris Specific Plan Amendment No. 1,* City of Perris, July 13, 2010. (Available at https://www.cityofperris.org/departments/development-services/specific-plans.)
- *Parkwest Specific Plan,* October 24, 2006. (Available at https://www.cityofperris.org/departments/development-services/specific-plans.)
- *Perris Valley Commerce Center Specific Plan Final EIR,* adopted September 12, 2023, (Available at https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)
- *Downtown Perris Specific Plan*, City of Perris, adopted January 10, 2021. (Available at https://www.cityofperris.org/departments/development-services/specific-plans.)
- *Downtown Perris Specific Plan EIR,* adopted on January 10, 2012, (Available at City of Perris)
- *Riverglen Specific Plan Amendment No. 2,* City of Perris, April 1, 1992. (Available at https://www.cityofperris.org/departments/development-services/specific-plans.)
- *Riverwoods Specific Plan,* City of Perris, August 13, 2004. (Available at https://www.cityofperris.org/departments/development-services/specific-plans.)
- *Villages of Avalon Specific Plan Amendment No. 2,* City of Perris, January 18, 2007. (Available at https://www.cityofperris.org/departments/development-services/specific-plans.)

1.5 Contact Person

Any questions about the preparation of the Initial Study, its assumptions, or its conclusions should be referred to the following:

City of Perris - Planning Division
Attn: Patricia Brenes, Planning Manager
135 N. D Street
Perris, CA 92570

Phone: (951) 943-5003 x 355
Email: pbrenes@cityofperris.org

2 PROJECT SUMMARY AND ENVIRONMENTAL DETERMINATION

2.1 Project Summary

1. **Project Title:** Housing Element Implementation Project
2. **Lead Agency Name:** City of Perris - Planning Division

   Address 135 N. "D" Street

   Perris, California 92570
3. **Contact Person:** Patricia Brenes, Planning Manager

   pbrenes@cityofperris.org

   (951) 943-5003 x 355

   pbrenes@cityofperris.org
4. **Project Sponsor's Name:** City of Perris – Planning Division

   Address 135 N. "D" Street

   Perris, California 92570
5. **Project Location:** Citywide
6. **General Plan Designation:** Various
7. **Zoning Designation:** Various
8. **Description of Project:**

   The Project includes amendments to the General Plan, Municipal Code and Specific Plans to implement the policies of the Housing Element, as well as ensure the municipal code and specific plans are compliant with adopted State housing law. The Project also includes preparation of a Housing Opportunity Area Overlay (HOAO) Zone to encourage the development of housing at a minimum of 30 dwelling units per acre for the twelve housing opportunity areas identified in the Housing Element, which are located throughout the City of Perris.

9. Surrounding Land Uses:

Specific housing opportunity areas are located throughout the City of Perris adjacent to a variety of existing land uses, including industrial, commercial, and residential.

10. Other Public Agencies Whose Approval is Required:

The following discretionary approvals are required for the Proposed Project:

Federal Agencies:

- There are no federal agencies in which discretionary approvals are required.

State Agencies:

- There are no State agencies in which discretionary approvals are required.

Local Agencies:

- City of Perris:
  - Adopt CEQA compliance documents;
  - Approval of the General Plan Amendment, Specific Plan Amendments, Zoning Code Text and Map Amendment, and Subdivision Code Amendment.

11. California Native American Consultation:

On April 11, 2023, the City of Perris notified the following tribal entity representatives of the Proposed Project and the 30-day timeframe in which to request consultation in accordance with AB52:

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Mission Indians
- Cabazon Band of Mission Indians
- Cahuilla Band of Indians
- Campo Band of Diegueno Mission Indians
- Ewiiaapaayp Band of Kumeyaay Indians
- La Posta Band of Diegueno Mission Indians
- Los Coyotes Band of Cahuilla and Cupeño Indians
- Manzanita Band of Kumeyaay Nation
- Mesa Grande Band of Diegueno Mission Indians
- Morongo Band of Mission Indians
- Pala Band of Mission Indians

- Pechanga Band of Indians
- Quechan Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- Rincon Band of Luiseno Indians
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseno Indians
- Torres-Martinez Desert Cahuilla Indians

Of the tribes contacted, the following responses were received:

- Augustine Band of Cahuilla Mission Indians: A letter dated April 17, 2023, was received from Geramy Martin, Tribal Secretary. No consultation was requested.
- Mesa Grande Band of Diegueno Mission Indians: A letter dated April 14, 2023 was received from Kimberly Murphy, Office Manager. The letter clarified a change in Chairperson. No consultation was requested.
- Rincon Band of Luiseno Indians: A letter dated April 24, 2023, was received from Shuuluk Linton, Tribal Historic Preservation Officer requesting additional information. A follow-up letter was received on January 29, 2024, stating that no consultation was being requested.
- Quechan Tribe of the Fort Yuma Reservation: An email was received on April 11, 2023, from H. Jill McCormick. No consultation was requested.

2.2 Organization of Environmental Analysis

This Initial Study is based on an Environmental Checklist Form (Checklist), as suggested in Section 15063(d)(3) of the State CEQA Guidelines, as amended, and includes a series of questions about the project for each of the listed environmental topics. The Checklist evaluates whether or not there would be significant environmental effects associated with the development of the project and provides mitigation measures, when required, to reduce impacts to a less than significant level.

Section 4 provides a discussion of the potential environmental impacts of the Proposed Project. The evaluation of environmental impacts follows the questions provided in the Checklist provided Appendix G to the State CEQA Guidelines.

2.3 Evaluation of Environmental Impacts

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 the project (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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

All answers must take account of 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.

Once the Lead Agency has determined that a particular physical impact may occur, 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.

"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." Mitigation measures are identified and explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).

Earlier analyses may be used where, pursuant to the Program EIR or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (Section 15063[c][3][D]. In this case, a brief discussion should identify the following:

a) Earlier analyses used where they are available for review.
b) Which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and whether such effects were addressed by mitigation measures based on the earlier analysis.
c) 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 for effects that are "Less than Significant with Mitigation Measures Incorporated.

References and citations have been incorporated into the checklist references to identify information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, include a reference to the page or pages where the statement is substantiated.

Source listings and other sources used, or individuals contacted are cited in the discussion.

The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question
b) The mitigation measure identified, if any, to reduce the impact to less than significant.

2.4 Environmental Factors Potentially Affected

Based on the analysis in Section 4, the Proposed Project could potentially affect ("Potentially Significant") the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor and identifies where mitigation measures would be necessary to reduce all impacts to less than significant levels.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☒ Cultural 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	☐ Mandatory Findings of Significance

2.5 Determination

On the basis of this initial evaluation, the following finding is made:

	The proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	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.
	The proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	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.
	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
Patricia Brenes	Planning Manager
Name	Title

3 PROJECT DESCRIPTION

3.1 Background

In 2022, the City of Perris adopted the 2021-2029 General Plan Housing Element (Housing Element). The purpose of the Housing Element of the Perris General Plan is to ensure the City establishes policies, procedures and incentives in its land use planning and redevelopment activities that will result in the maintenance and expansion of 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. The Housing Element was adopted by the City Council on January 25, 2022, and found in compliance with State law by the California Department of Housing and Community Development (HCD) on August 17, 2022.

The environmental impacts resulting from implementation of allowed development under the Housing Element have been evaluated in the City of Perris Focused General Plan Update Initial Study and Mitigated Negative Declaration (Focused General Plan Update MND) (State Clearinghouse No. 2021110313), which was adopted by the City of Perris in January 2022. The Focused General Plan MND is a project-specific document prepared to evaluate the potential environmental impacts of the Housing Element, Safety Element, and Environmental Justice Element updates to the City of Perris General Plan. Analysis in the Focused General Plan Update MND tiers off the Perris General Plan 2030 EIR (General Plan PEIR) (State Clearinghouse No. 2004031135) certified by the City of Perris in April 2005. As stated in Section 15168(d)(3) of the State CEQA Guidelines, “The program EIR can focus an EIR on a subsequent project to permit discussion solely of new effects which had not been considered before”. The General Plan PEIR serves as the program-level EIR and analytical basis for the Focused General Plan Update MND. The environmental analysis for the Proposed Project presented in this Initial Study is based on, or “tiered” from, the analysis presented in the Focused General Plan Update MND and the General Plan PEIR, when applicable, and both documents are incorporated by reference.

The Focused General Plan Update MND analyzed environmental impacts resulting from adoption of the 2021-2029 Housing Element. Measures to mitigate, to the extent feasible, the significant adverse project and cumulative impacts resulting from adoption are identified in the MND. In conjunction with adoption of the Focused General Plan MND, the City of Perris also adopted a Mitigation Monitoring and Reporting Program (MMRP). Mitigation measures applicable to this Project are incorporated in this Initial Study to ensure compliance with the Focused General Plan Update MMRP. Due to the unknown specifics of implementing the Housing Opportunity Area Overlay Zone, analysis of the future rezone of the opportunity areas was deferred and included in this document.

3.2 Project Site Setting

The Project Site consists of twelve Housing Opportunity Areas identified in the 2021-2029 Housing Element (**Figure 1** – Regional Vicinity and **Figure 2** – Housing Opportunity Areas). A comprehensive description of each site within the 12 opportunity areas, including location, site size, and existing land use designation, is provided in **Appendix A**. A brief description of each opportunity area is provided below:

- Area 1: Includes one (1) vacant parcel totaling 13.4 acres, located on the northwest corner of Murrieta Road and Dale Street.

- Area 2: Includes 24 parcels totaling 22.8 acres, located along Dale Street between Perris Boulevard and Redlands Avenue, just east of Interstate 215, the Downtown and the Metrolink transit station.

- Area 3: Includes 13 parcels totaling 35.6 acres, located south of 4th Street and west of Park Avenue, just west of the Downtown and the Metrolink transit station. Two parcels (Sites 3.1 and 3.3) contain existing single-family residences, and all other parcels are vacant.

- Area 4: Includes one (1) vacant parcel totaling 36.7 acres, south of Ellis Avenue and west of A Street.

- Area 5: Includes four (4) vacant parcels totaling 40.5 acres, located south of Ellis Avenue and west of River Road.

- Area 6: Includes two (2) parcels totaling 45.2 acres, located near the intersection of Case Road and Ethanac Road, just west of Interstate 215, within the Green Valley Specific Plan area.

- Area 7: Includes four (4) parcels totaling 31.1 acres, located east of Barrett Road and south of Ethanac Road, and south of the South Perris Metrolink station and the Green Valley Specific Plan area.

- Area 8: Includes five (5) parcels totaling 16.8 acres, located east of Encanto Road and south of Ethanac Road, and to the south of the South Perris Metrolink station and the Green Valley Specific Plan area.

- Area 9: Includes two (2) vacant parcels totaling 12.5 acres, north of San Jacinto Road and east of A Street.

- Area 10: Includes four (4) parcels totaling 10.9 acres, located at the intersection of Redlands Avenue and 7th Street, to the east of the Downtown Perris Specific Plan area and near the Downtown Perris Metrolink station.

- Area 11: Includes seven (7) parcels totaling 12.5 acres, located south of San Jacinto Avenue, between Murrieta Road and Redlands Avenue. Area 11 is east of the Downtown Perris Specific Plan area and in close proximity to the Downtown Perris Metrolink station.

- Area 12: Includes 17 parcels totaling 21.3 acres, located within the Downtown Perris Specific Plan area.

The Housing Opportunity Areas consist of properties with a mix of commercial and residential land use designations and are surrounded by properties developed with a variety of existing uses (**Figure 3** – Site Location – Aerial View, **Figure 4** - General Plan Land Use Map and **Figure 5** – Zoning Map). Sites within Opportunity Area 6 are located within the Green Valley Specific Plan and sites within Opportunity Area 12 are located within the Downtown Perris Specific Plan. All parcels within the Housing Opportunity Areas, except for Sites 3.1 and 3.3, are currently vacant.

3.3 Project Characteristics

The Proposed Project includes the following:

- General Plan Amendment: To incorporate the Housing Opportunity Area Overlay (HOAO) Zone in the Land Use Element.
- Specific Plan Amendment: Text amendments to the Green Valley Specific Plan for sites located in Housing Opportunity Area 6, and to the Downtown Perris Specific Plan for sites located in Housing Opportunity Area 12, for consistency with the proposed Housing Opportunity Area Overlay (HOAO) Zone.
- Zoning Code Text Amendment: Text amendments to Perris Municipal Code Title 19 – Zoning to comply with adopted State housing law and to implement the Housing Opportunity Area Overlay (HOAO) Zone.
- Zoning Code Map Amendment: Applying the Housing Opportunity Area Overlay (HOAO) Zone for the 12 housing opportunity areas identified in the 2021-2029 Housing Element.
- Subdivision Code Amendment - Text amendment to Perris Municipal Code Title 18 – Subdivision Code to comply with adopted State housing law and to implement the Housing Opportunity Area Overlay (HOAO) Zone.

3.4 Implementation Timing

The Proposed Project is anticipated to be scheduled for public hearing before the City of Perris's Planning Commission in November 2024 and City Council January 2025.

3.5 Project Construction and Operations

Based on the maximum density of 30 du/acre, implementation of the Proposed Project and adoption of the HOAO could facilitate up to 5,419 high density, multi-family residential units distributed over the twelve Housing Opportunity Areas. However, the Proposed Project does not authorize specific site development. As no site-specific development projects have been identified for the Housing Opportunity Areas at this time, the specific construction and operational scenario for any given parcel within the Housing Opportunity Areas cannot be identified. Individual projects will still be analyzed as they are brought forward for consideration by the City of Perris for compliance with the Perris Municipal Code and CEQA.

3.6 Project Approvals

The following approvals and permits are required from the City of Perris to implement the Proposed Project:

- Adopt Mitigated Negative Declaration with the determination that the MND has been prepared in compliance with the requirements of CEQA.
- Approve General Plan Amendment to amend the Land Use Element of the General Plan to include the Housing Opportunity Area Overlay Zone.
- Approve Specific Plan Amendments to the Green Valley Specific Plan for sites located in Housing Opportunity Area 6, and to the Downtown Perris Specific Plan for sites located in Housing Opportunity Area 12, for consistency with the proposed Housing Opportunity Area Overlay Zone.
- Approve Zoning Code Text Amendment to amend Perris Municipal Code Title 19 – Zoning to comply with adopted State housing law and implement the Housing Opportunity Area Overlay Zone.
- Approve Zoning Code Map Amendment for the adoption of a Housing Opportunity Area Overlay Zone for the 12 housing opportunity areas identified in the 2021-2029 Housing Element.

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the Proposed Project include:

- Review of supporting technical studies, including Cultural Resources, Air Quality/Greenhouse Gas/Energy, and Transportation Analysis.

Approvals and permits that may be required by other agencies include:

- Riverside County Airport Land Use Commission (RCALUC) – A determination of consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and 2011 Perris Valley Airport Land Use Compatibility Plan was granted by the Director of the RCALUC on September 12, 2024.

Figure 1 - Regional Vicinity

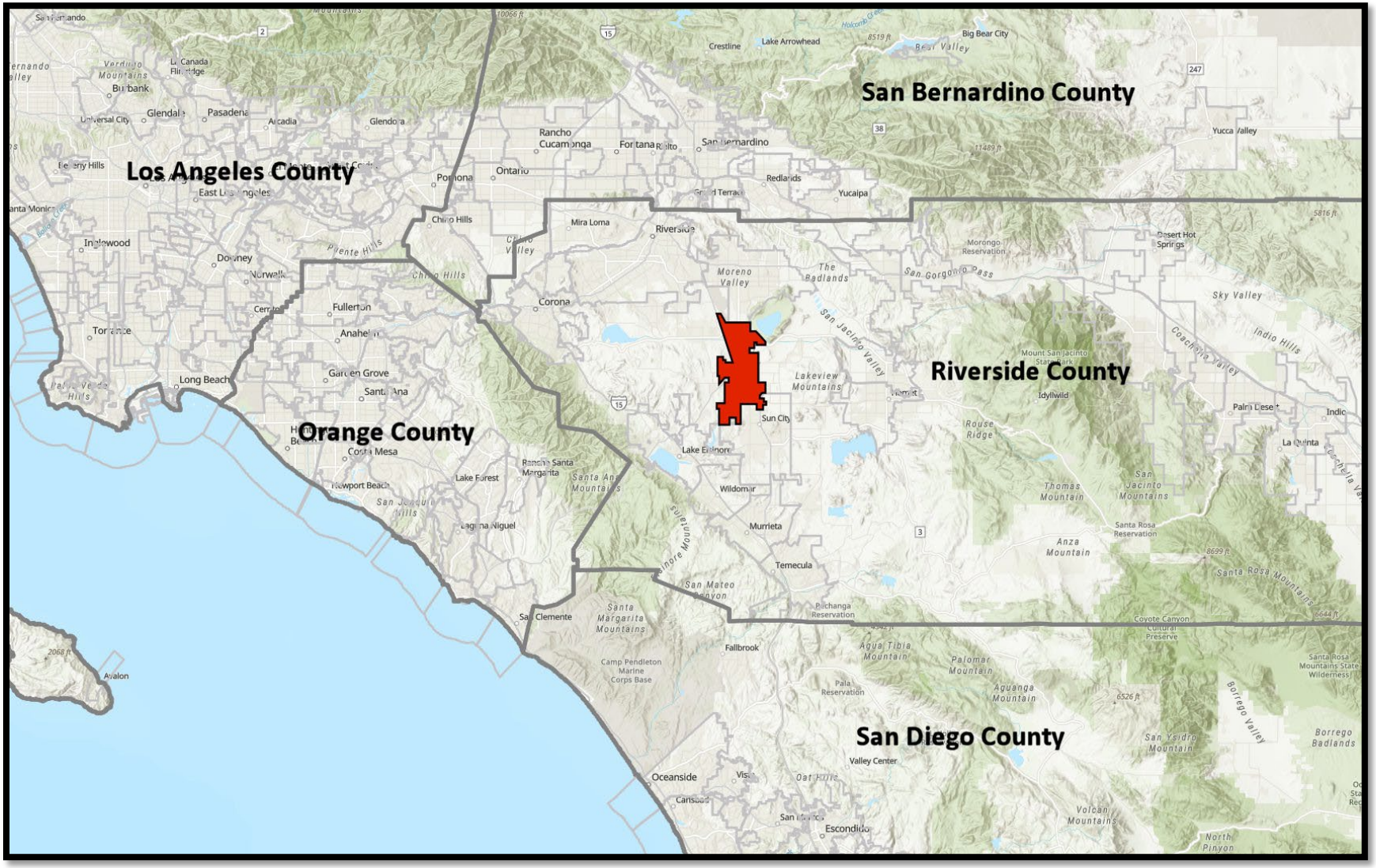


Figure 2 – Housing Opportunity Areas

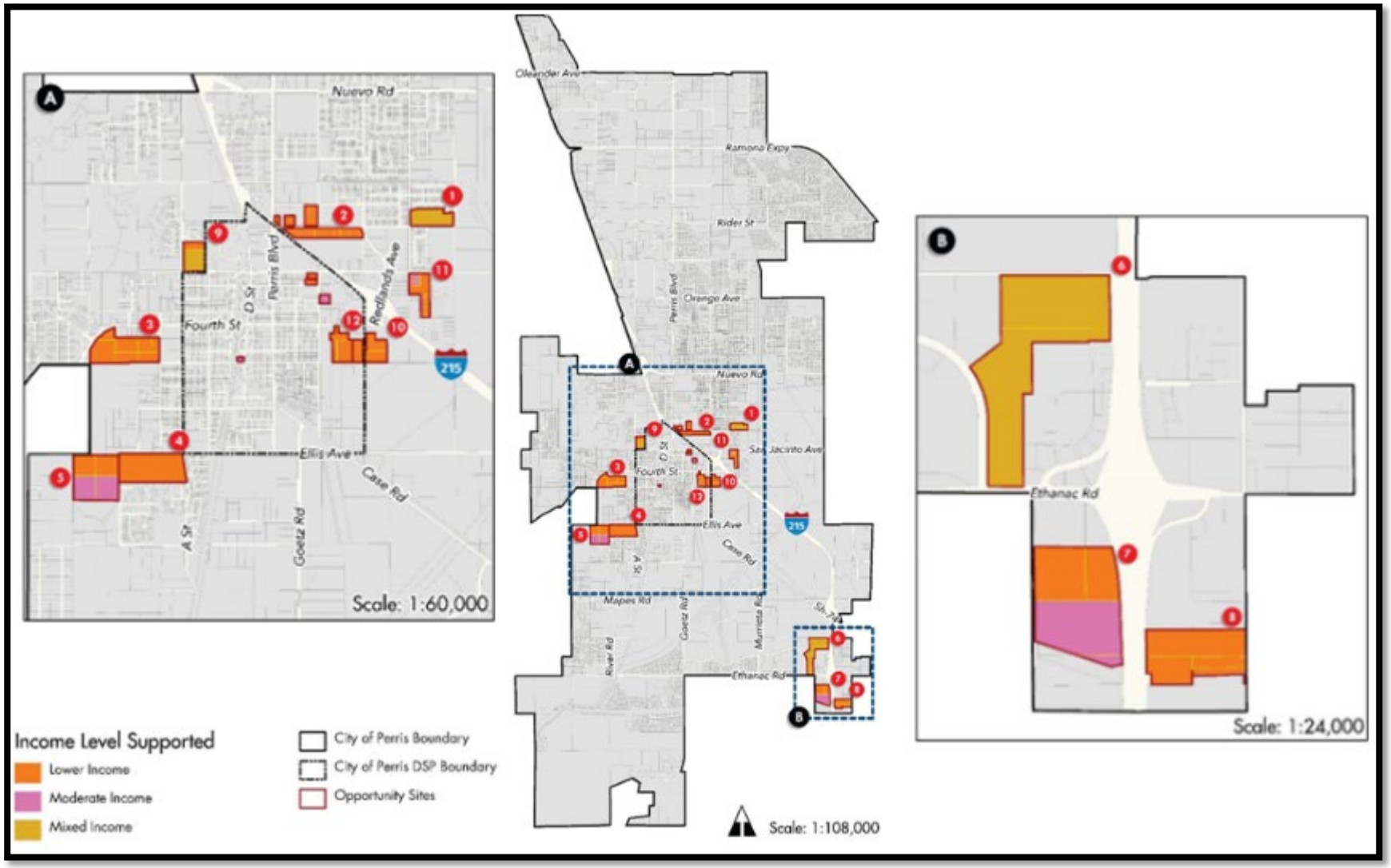


Figure 3 - Site Location – Aerial View

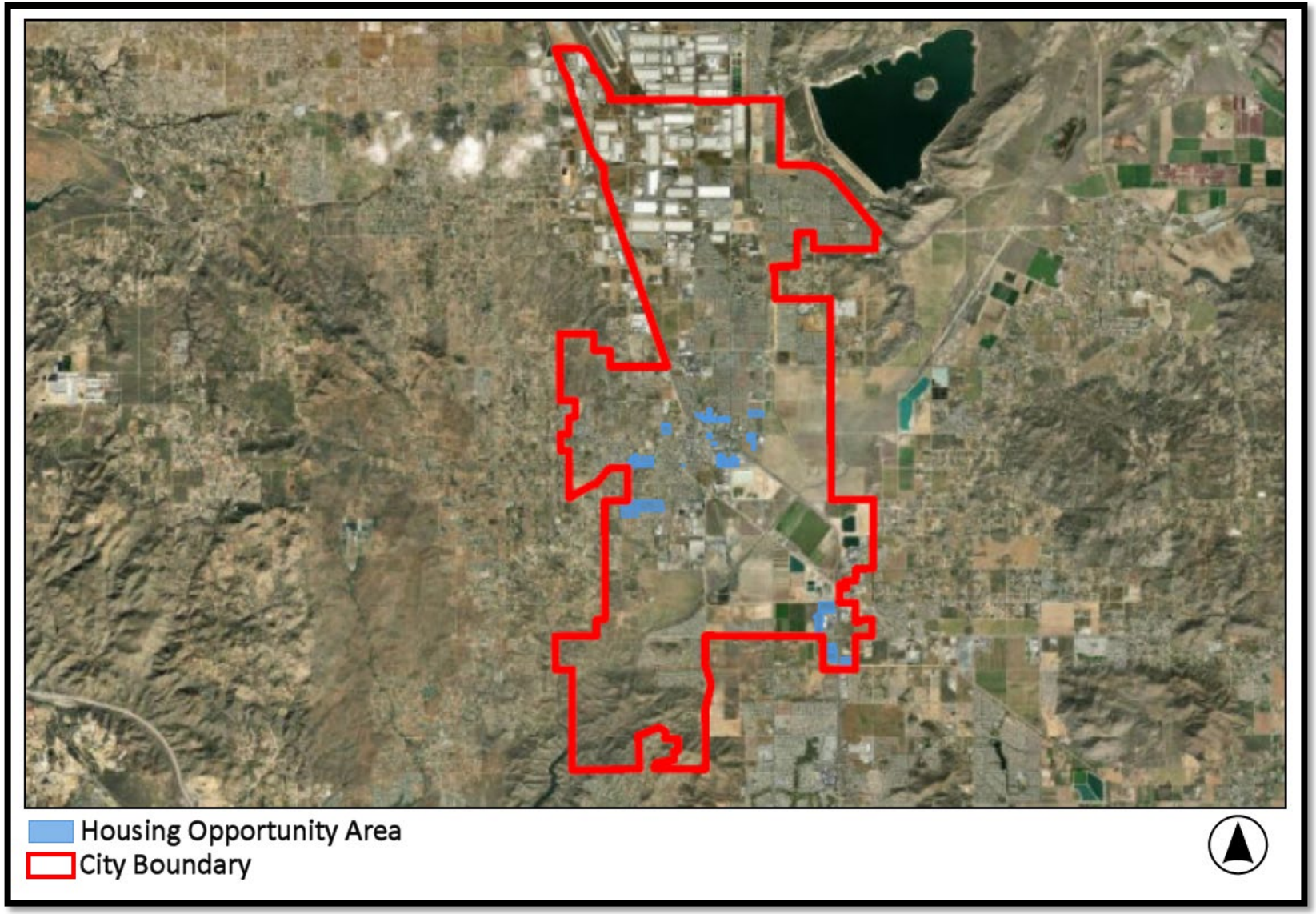


Figure 4 – General Plan Land Use Map

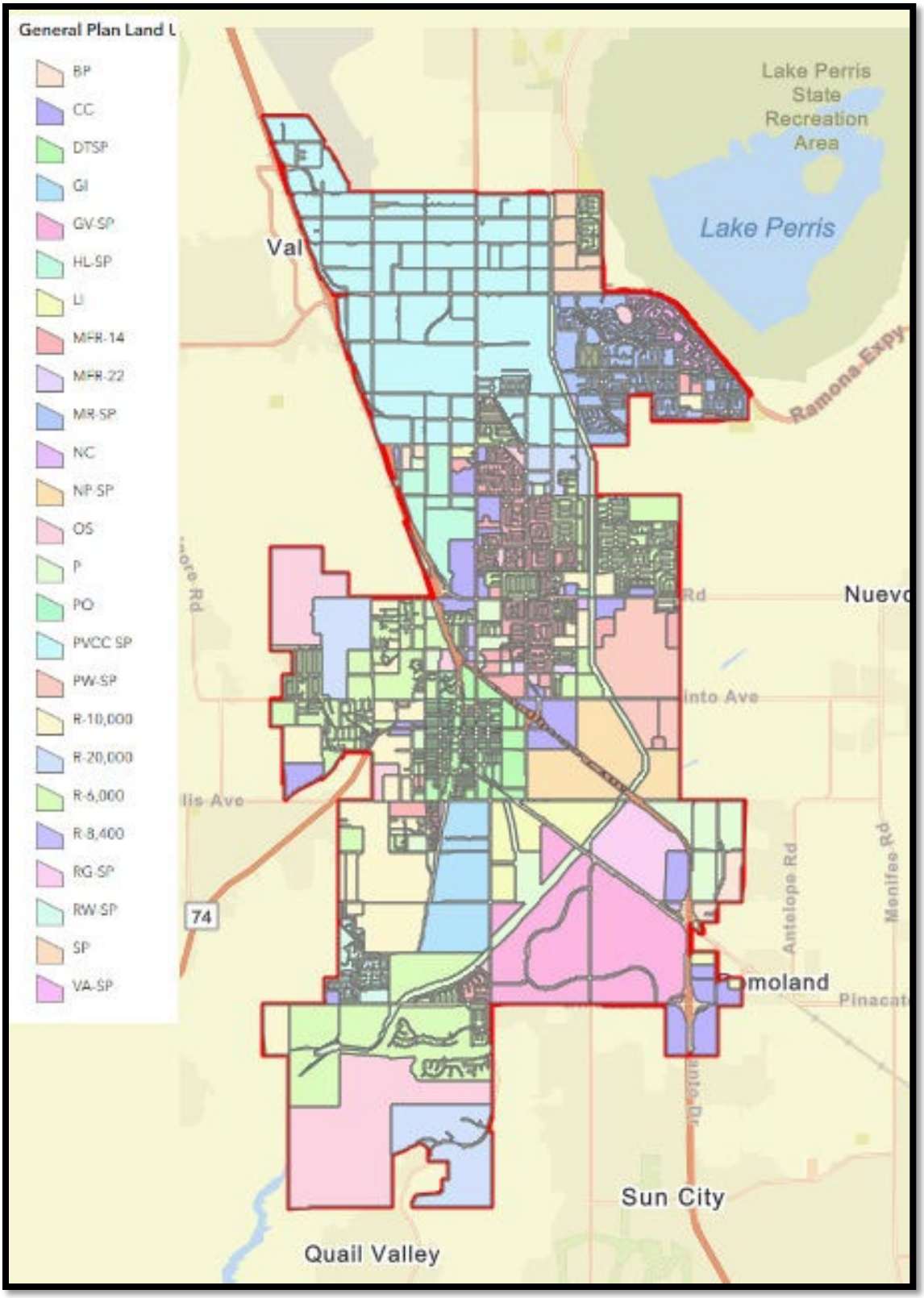
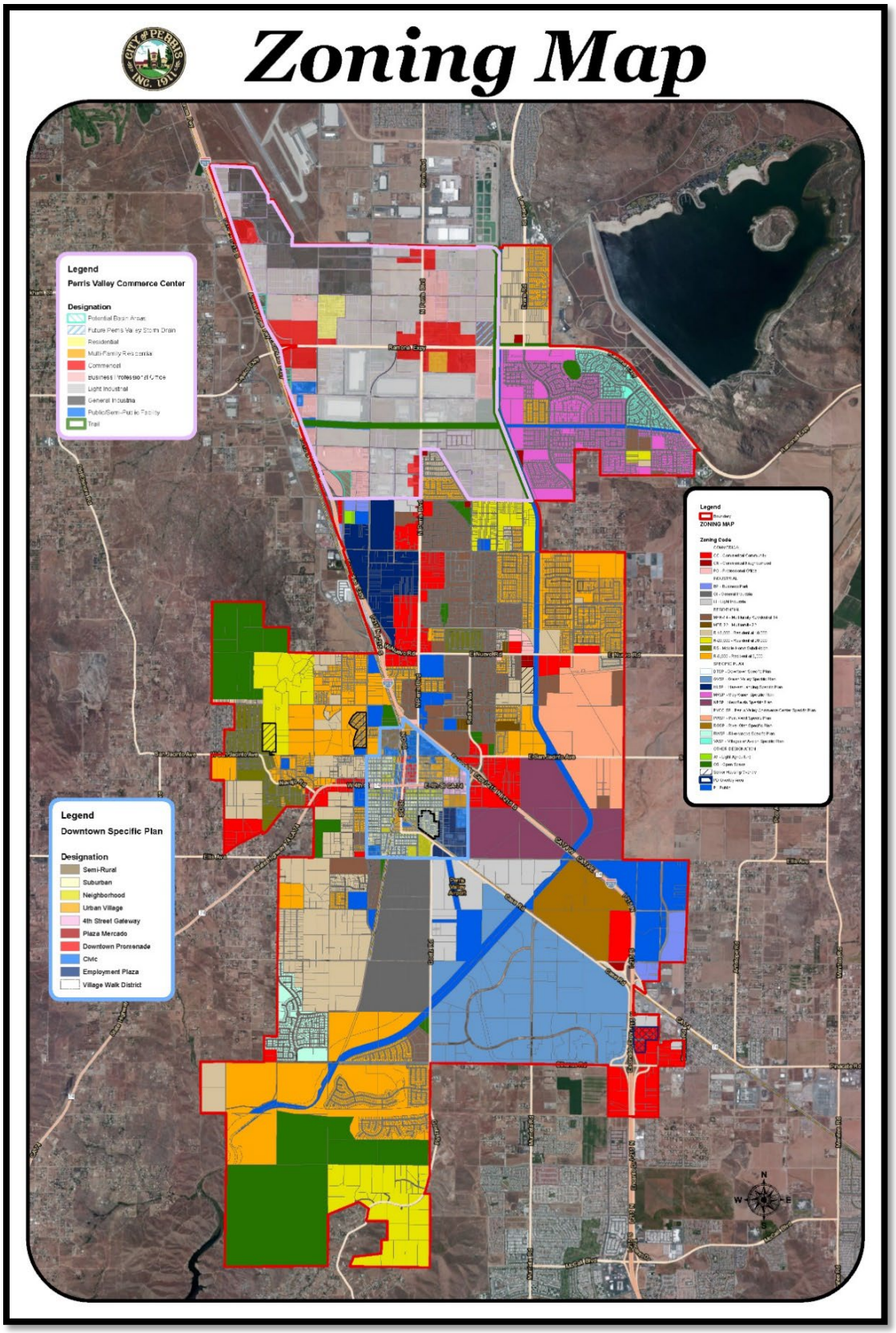


Figure 5 – Zoning Map



4 ENVIRONMENTAL IMPACTS

4.1 Aesthetics

The Project Site consists of 12 Housing Opportunity Areas identified in the 2021-2029 Housing Element. The housing opportunity areas are located throughout the City adjacent to a variety of existing land uses, including industrial, commercial, and residential. A comprehensive description of each site within the twelve opportunity areas, including location, site size, and existing land use designation, is provided in **Appendix A**. A brief description of each opportunity area is provided below:

- Area 1: Includes one (1) vacant parcel totaling 13.4 acres, located on the northwest corner of Murrieta Road and Dale Street.

- Area 2: Includes 24 parcels totaling 22.8 acres, located along Dale Street between Perris Boulevard and Redlands Avenue, just east of Interstate 215, the Downtown and the Metrolink transit station.

- Area 3: Includes 13 parcels totaling 35.6 acres, located south of 4th Street and west of Park Avenue, just west of the Downtown and the Metrolink transit station. Two parcels (Sites 3.1 and 3.3) contain existing single-family residences and all other parcels are vacant.

- Area 4: Includes one (1) vacant parcel totaling 36.7 acres, south of Ellis Avenue and west of A Street.

- Area 5: Includes four (4) vacant parcels totaling 40.5 acres, located south of Ellis Avenue and west of River Road.

- Area 6: Includes two (2) parcels totaling 45.2 acres, located near the intersection of Case Road and Ethanac Road, just west of Interstate 215, within the Green Valley Specific Plan area.

- Area 7: Includes four (4) parcels totaling 31.1 acres, located east of Barrett Road and south of Ethanac Road, and south of the South Perris Metrolink station and the Green Valley Specific Plan area.

- Area 8: Includes five (5) parcels totaling 16.8 acres, located east of Encanto Road and south of Ethanac Road, and to the south of the South Perris Metrolink station and the Green Valley Specific Plan area.

- Area 9: Includes two (2) vacant parcels totaling 12.5 acres, north of San Jacinto Road and east of A Street.

- Area 10: Includes four (4) parcels totaling 10.9 acres, located at the intersection of Redlands Avenue and 7th Street, to the east of the Downtown Perris Specific Plan area and near the Downtown Perris Metrolink station.

- Area 11: Includes seven (7) parcels totaling 12.5 acres, located south of San Jacinto Avenue, between Murrieta Road and Redlands Avenue. Area 11 is east of the Downtown Perris Specific Plan area and in close proximity to the Downtown Perris Metrolink station.

- Area 12: Includes 17 parcels totaling 21.3 acres, located within the Downtown Perris Specific Plan area.

The Housing Opportunity Areas consist of properties with a mix of commercial and residential land use designations and are surrounded by properties developed with a variety of existing uses. Sites within Opportunity Area 6 are located within the Green Valley Specific Plan and sites within Opportunity Area 12 are located within the Downtown Perris Specific Plan. Areas 1 through 12 are vacant, with the exception of two single-family homes in Area 3.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:				
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 nonurbanized 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 a 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	

Discussion

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The State CEQA Guidelines do not provide a definition of what constitutes a "scenic vista" or "scenic resource" or a reference as to from what vantage point(s) the scenic vista and/or resource, if any, should be observed. Scenic resources are typically landscape patterns and features that are visually or aesthetically pleasing and that contribute affirmatively to the definition of a distinct community or region such as trees, rock outcroppings, and historic buildings.

A scenic vista is generally identified as a public vantage viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Common examples may include a public vantage point that provides expansive views of undeveloped hillsides, ridgelines, and open space areas that provide a unifying visual backdrop to a developed area.

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).

The Project Site consists of 12 Housing Opportunity Areas identified in the 2021-2029 Housing Element. Because these areas are located on the flat, broad basin, future building construction may obstruct views to the foothills from at least some vantage points depending on the design of individual development projects. The proposed HOAO is a policy-level document that does not include any specific development proposals that would cause significant environmental impact. However, the proposed HOAO has goals and policies that aim to develop future housing. Future development 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. A project-level CEQA analysis will be conducted for the future development of Housing Opportunity

Areas to ensure that any potential impacts to scenic vistas are identified and addressed. Therefore, implementation of the Proposed Project would have a less than significant impact regarding scenic vistas.

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

Less than Significant with Mitigation Incorporated. The Department of Transportation (Caltrans) manages the State Scenic Highway Program. Caltrans provides guidance to local government agencies, community organizations and citizens that are pursuing the official designation of a State Scenic Highway. In 1963, Senate Bill 1467 (Farr) added Sections 260 through 263 to the Streets and Highways Code. In these statutes the State proclaims intent to:

> "establish the State's responsibility for the protection and enhancement of California's natural scenic beauty by identifying those portions of the State highway system which, together with adjacent scenic corridors, require special conservation treatment." (Scenic corridors consist of land that is visible from, adjacent to, and outside the highway right-of-way, and is comprised primarily of scenic and natural features. Topography, vegetation, viewing distance, and/or jurisdictional lines determine the corridor boundaries.)

State law provides Caltrans with full possession and control of all State highways and places the Scenic Highway Program under the stewardship of Caltrans. Accordingly, Caltrans maintains a map of all scenic highways, included highways that have been officially designated or have been determined eligible to be a scenic highway, county designated scenic highways, and Federal byways.[1]

California State Route 74 (CA-74) that extends from Interstate 5 (I-5) in San Juan Capistrano, easterly to California State Route 111 (CA-111) in Palm Desert has portions that have been officially designated as a scenic highway and portions that have been determined to be eligible for listing as a scenic highway but has not been formally listed. The portion of CA-74 that runs through the City of Perris, which is also locally knows as 4th Street, has been determined to be eligible for listing.

Housing Opportunity Sites 3.6, 3.7, and 12.4 front on CA-74; however, the potential impact of the development of these sites on the eligibility highway cannot be ascertained until a specific project is proposed. With **Mitigation Measure AES-1** incorporated into any development the is adjacent to CA-74, any potential impact would be less than significant.

[1] https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, retrieved on February 22, 2024.

c) *In nonurbanized 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?*

Less than Significant Impact. The Proposed Project is located within an urbanized area. The proposed HOAO is a policy-level document that does not include any specific development proposals that would cause significant environmental impact. However, future development within the Housing Opportunity Areas would add residential units to the City of Perris and thus could impact scenic quality depending on the design of individual development projects. Therefore, a project-level CEQA analysis will be conducted for the future development of Housing Opportunity Areas to ensure that projects would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, impacts regarding zoning and other regulations governing scenic quality would be less than significant.

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

Less than Significant Impact. The Proposed Project allows the development of housing 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.

Mitigation Measures:

AES-1: Prior to the City of Perris approving any development on any property that is adjacent to CA-74/4th Street, the development proponent shall submit a Scenic Resource Assessment to demonstrate that the development will not impact the eligibility of CA-74 to be listed as a State Scenic Highway.

Conclusion

Any potential impacts of the Proposed Project associated with Aesthetics would be less than significant with the incorporated mitigation.

4.2 Agriculture and Forestry Resources

Environmental Setting

According to the Housing Element, Perris' economy has been linked to agriculture; however, changes in the local economy toward production and service-oriented sectors have virtually eliminated any significant agricultural production within City limits. The Riverside County 2018

Agricultural Production Report identified that the total planted acreage in Riverside County increased from 188,019 acres in 2017 to 194,346 acres in 2018. Overall, this is a reduction from 204,250 acres in 2014. Crop valuation has overall decreased, from a total of $1.36 million in 2014 to $1.29 million in 2018. Vegetables and melons remain the most valued crops, with tree and vine crops and livestock also remaining fairly consistent high yield crops.

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 identified in the Housing Needs assessment there is no area within the City of Perris that is designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The Project Site consists of twelve Housing Opportunity Areas identified in the 2021-2029 Housing Element. The housing opportunity areas are located throughout the City. According to FMMP, Housing Opportunity Areas 1, 3, 4, and 9 are identified as Other Land, Area 2 is identified as Urban & Built-up Land, Area 6 through 8, 10, and 11 are identified as Farmland of Local Importance, Area 5 is a mix of other land and Farmland of Local Importance, and Area 12 is a mix of Other Land and Urban & Built-up Land (**Figure 6** – Project Site Agricultural Designation).

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
II. AGRICULTURE AND FORESTRY RESOURCES:				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				

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 section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 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

Discussion

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 nonagricultural use?

No Impact. The Project Site consists of 12 Housing Opportunity Areas that are located throughout the city. According to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) and the County of Riverside GIS Map, the Project Site is identified as a mix of Urban and Built-up Land, Other Land, and Farmland of Local Importance. Future development within the Housing Opportunity Areas would add residential units and population to the City of Perris. Individual development projects that occur as a result of the Housing Opportunity Areas would require independent CEQA review; all feasible mitigation measures would be required for any significant impacts identified. None of the Housing Opportunity Areas are designated Agricultural land and the Proposed Project would not convert important farmland to non-agricultural uses. Therefore, the Proposed Project would not cause impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). No impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Housing Opportunity Areas consist of properties with a mix of commercial and residential land use designations. Some land in Perris, currently designated for commercial uses, is subject to Williamson Act contracts. Agricultural land was avoided in designating Housing Opportunity Areas and no lands within the twelve Housing Opportunity Areas has an active Williamson Act contract. Therefore, future development in accordance with the General Plan Housing Element and implementation of the HOAO would conflict with a Williamson Act contract or existing agricultural zoning designation and no mitigation would be required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The Project Site consists of properties with a mix of commercial and residential land uses and is not zoned as forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts associated with forest land or timberland would occur, and no mitigation would be required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no designated forest land on the Project Site or within the City of Perris, and the Proposed Project would not affect forests during construction or operation. Therefore, no impacts associated with forest land would occur, and no mitigation would be required.

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

No Impact. The City is developed within an urbanized setting. The Proposed Project would not result in any changes to existing farmland. In addition, there are no agricultural activities occurring at the Project Site or the surrounding properties. Therefore, no impacts to the Project's changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use would occur.

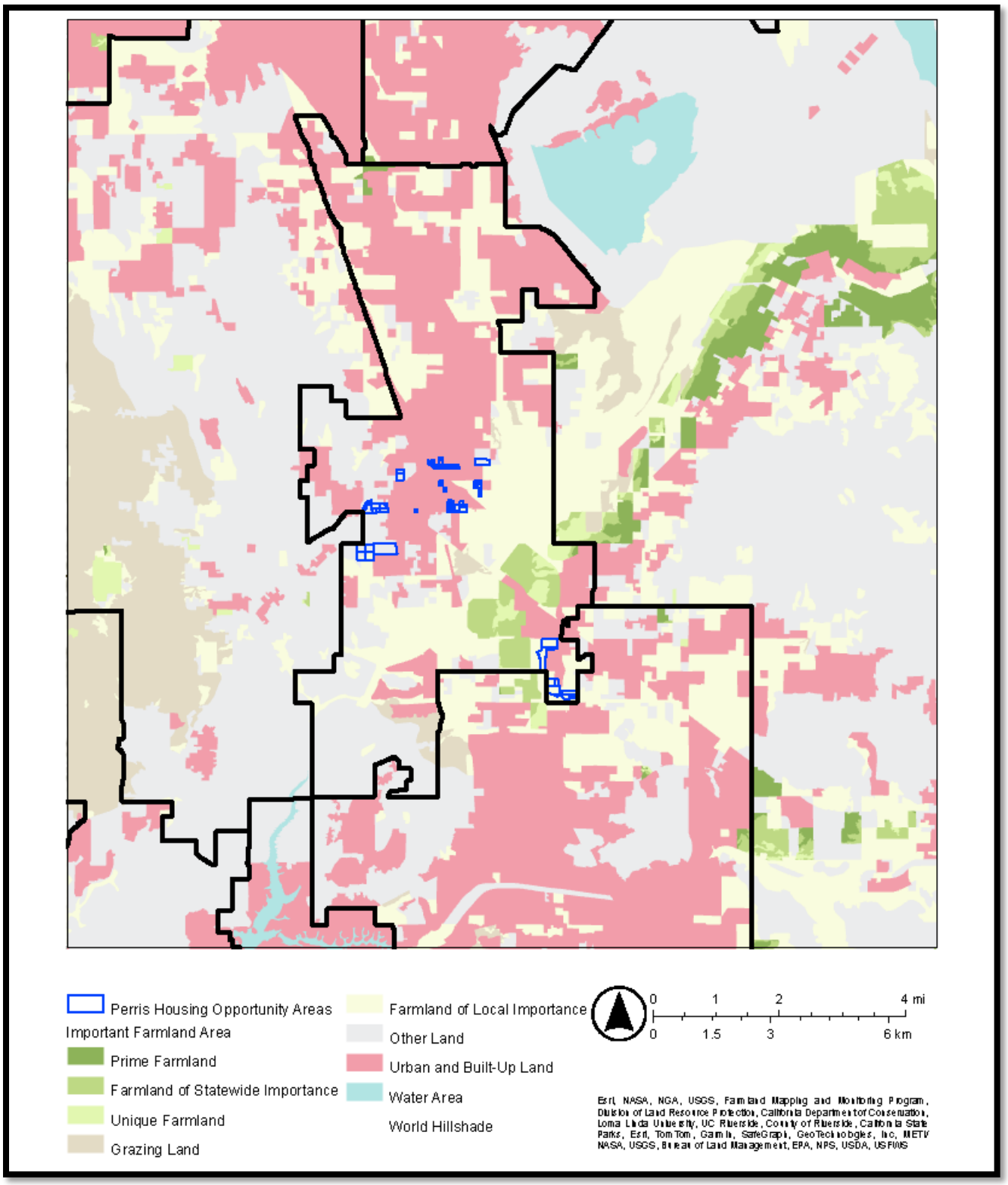
Mitigation Measures

None.

Conclusion

There would be no impacts of the Proposed Project associated with Agriculture and Forestry Services, and no mitigation would be required.

Figure 6 - Project Site Agricultural Designation



4.3 Air Quality

An Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis for the Proposed Project to assess potential impacts to air quality (**Appendix B** –*City of Perris Implementation Measures Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis*, Ganddini Group, August 14, 2023) was prepared in August 2023.

Regulatory Setting

Air pollutants are regulated at the national, state, and air basin level; each agency has a different level of regulatory responsibility. The United States Environmental Protection Agency (EPA) regulates at the national level under the Clean Air Act of 1970. The California Air Resources Board (ARB) regulates at the state level. The South Coast Air Quality Management District (SCAQMD) regulates at the air basin level.

There are six common air pollutants, called criteria pollutants, which were identified from the provisions of the Clean Air Act of 1970.

- Ozone
- Nitrogen Dioxide (NO_2)
- Lead
- Particulate Matter (PM10 and PM2.5)
- Carbon Monoxide (CO)
- Sulfur Dioxide (SO_2)

The US environmental Protection Agency (EPA) and the California Air Resources Board (CARB) designate air basins where ambient air quality standards are exceeded as “nonattainment” areas. If standards are met, the area is designated as an “attainment” area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered “unclassified.” National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards.

The Project Site is in the City of Perris, which is part of the South Coast Air Basin (SCAB) that includes all of Orange as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The SCAQMD’s 2016 Air Quality Management Plan (AQMP) assesses the attainment status of the SCAB. The SCAQMD updates the AQMP every three years. Each iteration of the AQMP is an update of the previous plan and has a 20-year horizon. The latest AQMP, the 2016 AQMP, was adopted on March 3, 2017.

Environmental Setting

The South Coast Air Basin is located on a coastal plain, connecting broad valleys and low hills to the east. Regionally, the South Coast Air Basin is bounded by the Pacific Ocean to the southwest and high mountains to the east forming the inland perimeter.

Dominant airflows provide the driving mechanism for transport and dispersion of air pollution. The mountains surrounding the region form natural horizontal barriers to the dispersion of air contaminants. Air pollution created in the coastal areas and around the Los Angeles area is transported inland until it reaches the mountains where the combination of mountains and inversion layers generally prevent further dispersion. This poor ventilation results in a gradual degradation of air quality from the coastal areas to inland areas.

The temperature and precipitation levels are for the City of Sun City, the closest monitoring site to the Project Site with data. August is typically the warmest month and December is typically the coolest month. Rainfall in the surrounding area varies considerably in both time and space. Almost all the annual rainfall comes from the fringes of mid-latitude storms from late November to early April, with summers being almost completely dry (Appendix B).

Local Air Quality

The SCAQMD has divided the South Coast Air Basin into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The Project Site is in the City of Perris in the Perris Valley (Area 24). The nearest air monitoring station to the Project Site is the Perris Monitoring Station (Perris Station) approximately 4.81 miles south of the Project Site at 237 ½ N. D Street, Perris. The monitoring data shows that ozone and particulate matter (PM10) are the air pollutants of primary concern in the surrounding area (**Appendix B**, Table 4).

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
III. AIR QUALITY:				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:				
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 non-attainment 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	

Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The Proposed Project would not conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan (AQMP).

SCAQMD Air Quality Management Plan

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a Proposed Project and applicable General Plans and regional plans (CEQA Guidelines Section 15125). The regional plan that applies to the Proposed Project includes the SCAQMD AQMP. This section discusses any potential inconsistencies of the Proposed Project with the AQMP. If the decision-makers determine that the Proposed Project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended GP Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A Proposed Project would be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

> Criterion 1: Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
>
> Criterion 2: Whether the project will exceed the forecasted growth assumptions incorporated within the AQMP or increments based on the year of project buildout and phase.

Criterion 1 - Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in Appendix B, short-term construction impacts would not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This analysis also found that long-term operations impacts will result in significant impacts based on the SCAQMD regional thresholds of significance. However, Existing General Plan Buildout Impact Analysis, in comparison to the existing General Plan buildout of the proposed project the proposed project results in lower emissions for the majority of the analyzed criteria pollutants. NOx is the only criteria pollutant that has an increase in emissions from those associated with the buildout of the existing general plan. Furthermore, at only an additional 17 pounds per day of NOX, the net increase in emissions would not exceed the SCAQMD threshold of 55 pounds per day. Therefore, in comparison to the existing General Plan buildout of the proposed project, the project operational-sourced emissions would not exceed applicable regional thresholds of significance.

Therefore, the Proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for Criterion 1.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the Proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the Proposed Project are based on the same forecasts as the AQMP. The 2020- 2045 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2020, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently

respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the County of Riverside Land Use Map defines the assumptions that are represented in the AQMP.

The proposed project involves creation of an overlay zone for Housing Opportunity Sites identified in the recently adopted *City of Perris General Plan Housing Element* (August 17, 2022) that would continue to permit development in accordance with current zoning regulations or allow activation of the overlay zoning for development of up to 5,419 high-density, multi-family residential dwelling units distributed over 12 Housing Opportunity Areas. Full development of all Housing Opportunity Areas could result in up to 5,419 multi-family residential dwelling units. The proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

Therefore, potential impacts associated with an inconsistency with the SCAQMD AQMP would be less than significant, and no mitigation would be required.

b) 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. There are a number of cumulative projects in the project area that have not yet been built or are currently under construction. Since the timing or sequencing of the cumulative projects is unknown, any quantitative analysis to ascertain daily construction emissions that assumes multiple, concurrent construction projects would be speculative. Further, cumulative projects include local development as well as general growth within the project area. However, as with most developments, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. The SCAQMD recommends using two different methodologies: (1) that project-specific air quality impacts be used to determine the potential cumulative impacts to regional air quality; and (2) that a project's consistency with the current AQMP be used to determine its potential cumulative impacts.

The project area is out of attainment for ozone, PM10, and PM2.5. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to

less than criteria levels are not significant and do not add to the overall cumulative impact. This applies to TACs as well, as the SCAQMD does not have any cumulative TAC thresholds; therefore, projects that do not exceed the SCAQMD TAC threshold criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state non-attainment pollutant.

Construction Impacts

The construction of the housing opportunity sites under the existing General Plan buildout designations would be anticipated to potentially occur over the course of the buildout of the General Plan and be separated into multiple individual project developments. Some of the potential individual development projects may be small and generate construction emissions that do not exceed the SCAQMD's recommended thresholds of significance; however, others could be large enough to generate construction emissions that exceed these thresholds. Through the environmental review process, the city evaluates individual development projects to identify site-specific air quality impacts and requires mitigation measures as may be required to reduce emissions and potential impacts.

Furthermore, the construction of the existing General Plan buildout will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD.

SCAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures is used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth-moving operations would occur.

Construction of the housing opportunity sites under the existing general plan buildout designations would also be required to adhere to SCAQMD Rule 1113, as amended on June 3, 2011, which requires architectural coatings applied after January 1, 2014 be limited to an average of 50 grams per liter or less of VOCs for building coatings and 100 grams per liter or less of VOCs for traffic coatings.

Furthermore, construction of the existing general plan buildout is also required to comply with the construction-related mitigation measures identified in the City's General Plan Environmental Impact Report (EIR) (October 2004). These measures include AQ-1 through AQ-6 as provided below.

AQ-1 Project applicants shall provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

AQ-2 All development projects greater than 19 single-family residential units, 40 multifamily residential units, or retail/commercial/industrial land uses greater than 45,000 square feet of floor space shall apply paints using either high volume low pressure (HVLP) spray equipment or by hand application.

AQ-3 Prior to issuance of any area grading permits, all applicants shall submit a traffic control plan that will describe in detail safe detours and provide temporary traffic control during construction activities.

AQ-4 For all development projects, all applicants must abide by the South Coast Air Quality Management District's Rule 404 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:

- Development of construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
- Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
- Wash off trucks and other equipment leaving the site;
- Replace ground cover in disturbed areas immediately after construction;
- Keep disturbed/loose soil moist at all times;
- Suspend grading activities when wind speeds exceed 25 miles per hour;
- Enforce a 15 miles per hour speed limit on unpaved portions of the construction site.

AQ-5 Prior to issuance of any grading permits, all Applicants shall submit evidence to the City of Perris that construction equipment is and will be properly maintained, including proper tuning and timing of engines.

AQ-6 Building and grading permits shall include a restriction to limit idling of construction equipment on site to no more than ten minutes.

Therefore, with incorporation of the General Plan mitigation measures stated above and considering that all future individual developments of the housing opportunity sites would be subject to City environmental review, construction of the proposed project would create a less than significant regional air quality impact.

Operational Impacts

The worst-case summer or winter VOC, NOx, CO, SO2, PM10, and PM2.5 emissions of the long-term operations generated by the housing opportunity sites under the existing general plan buildout have been calculated and are summarized below in Table 1. Table 1 shows that the SCAQMD regional thresholds would not be exceeded for SO2, but would be exceeded for ROG, NOx, CO, PM10, and PM2.5. Therefore, a potential significant regional air quality impact would occur from operation of the housing opportunity sites under the existing General Plan buildout.

Table 1 - Regional Operational Pollutant Emissions for the Existing General Plan Buildout

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources[1]	336.00	178.00	1,369.00	3.03	261.00	69.70
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Notes:

Source: CalEEMod Version 2022.1.1.16; the higher of either summer or winter emissions.

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive receptors that may be impacted by the proposed project are located adjacent to some of the housing opportunity site areas.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The existing General Plan and zoning designations for the housing opportunity sites include that of residential and commercial uses and do not include such uses. Therefore, due the

lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

The maximum daily pollutant emissions created from the proposed project's long-term operations have been calculated and are shown below in Table 2. The results show that the SCAQMD regional thresholds would not be exceeded for SO2, but would be exceeded for ROG, NOx, CO, PM10, and PM2.5. Therefore, a potential significant regional air quality impact would occur from the operation of the proposed project.

Table 2 - Regional Operational Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources[1]	298.00	195.00	1,279.00	2.84	211.00	61.10
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Notes:

Source: CalEEMod Version 2022.1.1.16; the higher of either summer or winter emissions.

Project operations would generate emissions of NOx, ROG, CO, PM10, and PM2.5, which would exceed the SCAQMD regional thresholds and would be expected to result in ground level concentrations that exceed the NAAQS or CAAQS. The project will not be a source of significant TACs and will not cause significant cancer or non-cancer-related health risks. Since the project would not introduce any substantial stationary sources of emissions, CO is the benchmark pollutant for assessing local area air quality impacts from post-construction motor vehicle operations. No violations of the state and federal CO standards are projected to occur for the project, based on the magnitude of traffic the project is anticipated to create.

Therefore, operation of the project could potentially result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors, or TACs. As a result, the project would result in a significant cumulative impact for operational emissions. However, Existing General Plan Buildout Impact Analysis, in comparison to the existing General Plan buildout of the proposed project, the proposed project results in lower emissions for the majority of the analyzed criteria pollutants. Therefore, the proposed project would not change the findings of significance in relation to operational emissions. NOx is the only criteria pollutant that has an increase in emissions from those associated with the buildout of the existing General Plan. Furthermore, at only an additional 17 pounds per day of NOX, the net increase in emissions would not exceed the SCAQMD threshold of 55 pounds per day. Therefore, in comparison to the existing General Plan buildout of the proposed project, the project operational-sourced emissions would not exceed applicable regional thresholds of significance.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A sensitive receptor is defined by SCAQMD Rule 1470 as "any residence including private homes, condominiums, apartments, and living quarters, "schools as defined under paragraph (b)(57), preschools, daycare centers and health facilities such as hospitals or retirement and nursing homes." Also included are long term care hospitals, hospices, prisons, and dormitories or similar live-in housing.

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.

The nearest sensitive receptors to the Housing Opportunity Sites include:

- Area 1: The single-family residential uses located approximately 30 feet (9 meters) south and 55 feet (17 meters) west; multi-family residential uses located approximately 80 feet (24 meters) southwest (across the intersection of Dale St and Wilson Avenue); and the school use located approximately 850 feet (259 meters) north of the area boundaries.

- Area 2: The mobile home park located adjacent to the south; multi-family residential uses located adjacent to the northwest and approximately 50 feet (15 meters) north/northeast and 55 feet (16 meters) north; single-family residential uses located approximately 113 feet (34 meters) northeast and 120 feet (37 meters) west; and the school uses located adjacent to the northeast and northwest and approximately 360 feet (meters) north/northwest of the area boundaries.

- Area 3: The single-family residential uses located adjacent to the south and northeast and approximately 70 feet (21 meters) southeast, 355 feet (108 meters) north, 323 feet (98

meters) northwest, and 444 feet (135 meters) west; and the school use located approximately 55 feet (27 meters) east of the area boundaries.

- Area 4: The single-family residential uses located adjacent to the south and north and approximately 66 feet (20 meters) east and 308 feet (94 meters) north; and the school use located approximately 532 feet (162 meters) northeast of the area boundaries.

- Area 5: The single-family residential uses located adjacent to the south and west and approximately 50 feet (15 meters) east and 94 feet (28 meters) northeast of the area boundaries.

- Area 6: The single-family residential uses located approximately 2,617 feet (797 meters) east, 1,829 feet (557 meters) southwest, and 3,244 feet (988 meters) west of the area site boundaries.

- Area 7: The single-family residential uses located approximately 1,098 feet (335 meters) south, 1,004 feet (306 meters) southeast, and 1,599 feet (487 meters) southwest of the area site boundaries.

- Area 8: The single-family residential uses located approximately 40 feet (21 meters) northeast and 368 feet (112 meters) south of the area boundaries.

- Area 9: The single-family residential uses located adjacent to the north approximately 43 feet (13 meters) south, 112 feet (34 meters) southwest, 65 feet (19 meters) west, and 208 feet (63 meters) east; and the school use located approximately 591 feet (180 meters) north of the area boundaries.

- Area 10: The transient lodging use located approximately 85 feet (26 meters) west and the school use located approximately 126 feet (38 meters) south of the area boundaries.

- Area 11: The single-family residential uses located approximately 100 feet (38 meters) north and the multi-family residential uses located approximately 682 feet (208 meters) northwest of the area boundaries.

- Area 12: For the portion of Are 12 located at the southwestern corner of San Jacinto Avenue and G street, the single-family residential uses located approximately 155 feet (~48 meters) southeast, (~360 feet (~110 meters) west, and 381 feet (~116 meters) southwest; the mobile home park located approximately 385 feet (~117 meters) northeast; and multi-family residential uses located approximately 350 feet (~107 meters) east of the area boundaries. For the portion of Area 12 located east of G Street between 1st and 3rd streets, the single-family residential use located adjacent to the north and 704 feet (~215 meters) west; the mobile home park located approximately 517 feet (~158

meters) north; and multi-family residential uses located adjacent to the east and south of the area boundaries. For the portion of Area 12 located at the northwest corner of 7th Street and D Street, the single-family residential uses located approximately 105 feet (~32 meters) west and 190 feet (~58 meters) east, and multi-family residential uses located approximately 234 feet (~71 meters) south of the area boundaries. For the portion of Area 12 located between 4th Street and 7th Street and along Redlands Avenue, the single-family residential uses located approximately 357 feet (~108 meters) west, multi-family residential uses located approximately 529 feet (~161 meters) north, the transient lodging use located adjacent to the north, and the school use located approximately 86 feet (~26 meters) south of the area boundaries.

Other air quality sensitive land uses are located further from the project site and would experience lower impacts.

Operations

Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards which were presented above.

The Transportation Study (Appendix E-1) showed that the proposed project would generate a maximum of approximately 36,524 daily vehicle trips. As shown in Table 3, under the General Plan Buildout (Post 2030) With Project Scenario, the roadway segment with the highest average daily traffic volume is State Route 74 (4th Street) from A Street to D Street with 35,900 average daily vehicle trips. In addition, under the General Plan Buildout (Post 2030) Without Project Scenario, the roadway segment with the highest average daily traffic volume is State Route 74 (4th Street) from Navajo Road to A Street with 39,500 average daily vehicle trips. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as the average daily vehicle trips on the modeled roadway segments will fall far short of 100,000 vehicles per day, no CO “hot spot” modeling was performed, and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Table 3- Project Trip Generation

Trip Generation Rates

Land Use	Source[1]	Unit[2]	AM Peak Hour			PM Peak Hour			Daily
			% In	% Out	Rate	% In	% Out	Rate	
Multifamily Housing (Low-Rise)	ITE 220	DU	24%	76%	0.4	63%	37%	0.51	6.74

Trips Generated

Area	Quantity	Unit[2]	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Area 1	320	DU	31	97	128	103	60	163	2,157
Area 2	537	DU	52	163	215	173	101	274	3,619
Area 3	685	DU	66	208	274	220	129	349	4,617
Area 4	881	DU	85	268	353	283	166	449	5,938
Area 5	969	DU	93	295	388	311	183	494	6,531
Area 6	542	DU	52	165	217	174	102	276	3,653
Area 7	374	DU	36	114	150	120	71	191	2,521
Area 8	201	DU	19	61	80	65	38	103	1,355
Area 9	299	DU	29	91	120	96	56	152	2,015
Area 10	130	DU	12	40	52	42	25	67	876
Area 11	149	DU	14	45	59	48	28	76	1,004
Area 12	332	DU	32	101	133	107	63	170	2,238
TOTAL NEW PROJECT TRIPS			521	1,648	2,169	1,742	1,022	2,764	36,524

Notes:
(1) ITE = Institute of Transportation Engineers ***Trip Generation Manual*** (11th Edition, 2021); ### = Land Use Code(s).
(2) DU = Dwelling Units

Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive receptors that may be impacted by the proposed project are located adjacent to project site boundaries.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed project is the development of the Housing Opportunity Sites identified in the City of Perris General Plan Housing Element and includes only residential uses. Therefore, due the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

Project operational-source emissions would not result in or cause significant localized air quality or toxic air contaminant (TAC) impacts. Additionally, project-related trips will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO "hotspots). The project will not be a significant source of toxic air contaminants. Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project.

Health Risk Assessment

The California Air Pollution Control Officers Association (CAPCOA) has developed TAC health risk assessment guidelines to provide consistent, statewide procedures for preparing the health risk assessments required under the Air Toxics "Hot Spots" Act. The most recent Health Risk Assessment for Proposed Land Use Projects, prepared by CAPCOA, July 2009, recommends avoiding siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week).

According to the latest traffic volume data from the California Department of Transportation, the portions of the Interstate 215 Freeway that lie in proximity of the Housing Opportunity Sites has a current annual average daily trip (AADT) ranging between 94,000 to 102,000 vehicles. In addition, the portions of State Route 74 that lie in proximity of the Housing Opportunity Sites has a current AADT ranging between 18,000 to 22,000 vehicles. Therefore, in the vicinity of the proposed project, the Interstate 215 Freeway has more than 50,000 vehicles per day.

As proposed sensitive receptors are located within 500 feet of the Interstate 215 Freeway, project-specific health risk assessments would be required to assess potential impacts. However, at this time, specifics regarding the development of each housing opportunity site are not available; therefore, a mitigation measure has been included which requires a health risk assessment be prepared for any future development of housing opportunity sites located within 500 feet of the Interstate 215 Freeway. Impacts to future on-site sensitive receptors from freeway-related diesel emissions are considered to be less than significant with incorporation of mitigation.

Therefore, potential impacts associated with exposing sensitive receptors to substantial pollutant concentrations from operation of the Proposed Project would be less than significant, and no mitigation would be required.

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

Less Than Significant Impact. The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the Project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the housing opportunity sites and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project. Impacts will be less than significant.

Potential sources that may emit odors during the on-going operations of the proposed project would include odor emissions from the intermittent diesel delivery truck emissions and trash storage areas. Due to the distance of the nearest receptors from the project site areas and through compliance with SCAQMD's Rule 402 no significant impact related to odors would occur during the on-going operations of the proposed project. Therefore, potential impacts associated with other emissions, such as those leading to odors adversely affecting a substantial number of people, would be less than significant, and no mitigation would be required.

Mitigation Measures

None.

Conclusion

The air quality impacts of the Project would be less than significant and no Project-specific mitigation is required. As with all projects within the City of Perris, the Project is required to comply with the construction-related mitigation measures identified in the City's General Plan which would further reduce the potential air quality impacts of the Proposed Project.

4.4 Biological Resources

Regulatory Setting

Given the urban environment of the Project Site, regulations governing biological resources applicable to the Proposed Project include the following:

Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C 703-711) provides protection for nesting birds that are both residents and migrants whether they are considered sensitive by resource agencies. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The direct injury or death of a migratory bird, due to construction activities or other construction-related disturbance that causes nest abandonment, nestling abandonment, or forced fledging would be considered a take under federal law. The USFWS, in coordination with the California Department of Fish and Wildlife (CDFW) administers the MBTA. CDFW's authoritative nexus to MBTA is provided in California Fish and Game Code (FGC) Sections 3503.5 which protects all birds of prey and their nests and FGC Section 3800 which protects all non-game birds that occur naturally in the State.

Western Riverside Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation plan for western Riverside County. The City of Perris is a signatory to the MSHCP. Section 6 of the MSHCP identifies that all projects must be evaluated for riverine/riparian resources, vernal pools, and specific resources if mapped for Amphibian, Burrowing Owl, Criteria Area Species, Mammals, Narrow Endemic Plants, and Invertebrate.

Environmental Setting

The Project Site consists of 12 Housing Opportunity Areas that are located throughout the city adjacent to a variety of existing land uses, including industrial, commercial, and residential.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IV. BIOLOGICAL RESOURCES: Would the project:				
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 Wildlife 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 Wildlife or U.S. 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 wildlife 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	

Discussion

a) Have a substantial adverse effect, either directly or through habitat modification, 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 sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact. A database search performed during preparation of the General Plan Update Focused MND produced records of 31 special-status wildlife species and 20 special-status plant species (see Perris Focused General Plan Update MND for the list of species). Additional plant and wildlife species are protected under the Multiple Species Habitat Conservation Plan (MSHCP) on a site-by-site basis, typically including most of the plant and wildlife species recorded by the California Natural Diversity Database (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 California Department of Fish and Wildlife and the MSHCP. Specifically, for the San Jacinto corridor, the MSHCP 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 United States Fish and Wildlife Services exists within the City of Perris vicinity: coastal California gnatcatcher (Polioptila californica californica), spreading navarretia (Navarretia fossalis), and thread-leaved brodiaea (Brodiaea filifolia).[2] .

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The selection of the Housing Opportunity Areas took into consideration potential biological resources and efforts were made to avoid areas of the city that include sensitive natural communities and riparian habitats. Implementation of the HOAO does not authorize specific site development. Future development within the HOAO 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. Conservation Element Implementation Measure II.A.2 requires that a biological survey that identifies any potential biological resource impacts and addresses them, accordingly, be submitted at time of development review with the city. Therefore, impacts of the Proposed Project would be less than significant.

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 United States Fish and Wildlife Service National Wetlands Inventory (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 (6) classifications of wetlands[3]. 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[4].

[2] Figure 4.4-3, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000
[3] Figure 4.4-4, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000
[4] Figure 4.4-4, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000

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.

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The selection of the Housing Opportunity Areas took into consideration potential biological resources and as a result areas of the city that are within the MSHCP habitat areas were not included in the inventory. While the Proposed Project does not authorize specific development projects, future development within the HOAO 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. As such, a project-level CEQA analysis will be conducted for individual projects developed within the HOAO and Housing Opportunity Areas to ensure that any potential biological resource impacts to wetland and riparian resources are identified and addressed at the time of development review with the city. Therefore, impact of the Proposed Project would be less than significant.

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 wildlife nursery sites?

Less Than Significant Impact. As depicted in Figure 4.4-5 of the Focused General Plan Update MND, 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.

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The Proposed Project does not authorize specific site development within the HOAO, and HOAO sites were chosen to avoid known migratory wildlife corridors. Future development within the HOAO 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 Perris Focused General Plan Update MND, Figure 4.4-5). Therefore, a project-level CEQA analysis will be conducted for each project developed within the HOAO and Housing Opportunity Areas to ensure that any potential biological resource impacts to wildlife corridors or wildlife nursery sites are identified and addressed during development review with the city. Therefore, impacts of the Proposed Project would be less than significant.

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 of 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.

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO 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. A project-level development review will be conducted for

projects developed within the HOAO and Housing Opportunity Areas to ensure that any potential biological resource impacts are identified and that all municipal code regulations and policies related to biological resources are adhered to. Therefore, impacts of the Proposed Project would be less than significant.

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. As previously discussed in subsections A and B, 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)
    - o 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.

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The selection of the Housing Opportunity Areas took into consideration potential biological resources and as a result, areas of the city that are within mapped resource areas identified in the MSHCP were not included in the inventory. Future development within the HOAO 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. A project-level CEQA analysis will be conducted for projects developed within Housing Opportunity Areas to ensure that any potential impacts to protected biological

resources within the purview of the MSHCP are identified and addressed during the development review process. Therefore, impacts of the Proposed Project would be less than significant.

Mitigation Measures:

None.

Conclusion

Potential impacts of the Proposed Project associated with Biological Resources to less than significant.

4.5 Cultural Resources

A Cultural and Paleontological Resources Assessment for the Proposed Project was performed for the Project in August 2021 (**Appendix C -** *Cultural and Paleontological Resources Assessment Report for the Perris Housing Implementation Project,* Cogstone, November 2023).

Cultural resources include archaeological sites, buildings and other kinds of structures, historic districts, cultural landscapes, and resources important to specific ethnic groups.

Archaeological sites represent the material remains of human occupation and activity either prior to European settlement (prehistoric sites) or after the arrival of Europeans (historical sites).

The historic "built environment" includes structures used for work, recreation, education and religious worship, and may be represented by houses, factories, office buildings, schools, churches, museums, hospitals, bridges and other kinds of structures.

An historic district is any “geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history” (36 CFR 60.3).

The National Park Service defines a cultural landscape as “a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values”.

Regulatory Setting

The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance.

National Historic Preservation Act

Section 106 (Protection of Historic Properties) of the National Historic Preservation Act of 1966 (NHPA) requires federal agencies to consider the effects of their undertakings on historic properties. The Advisory Council on Historic Preservation, an independent federal agency, administers the Section 106 review process with assistance from State Historic Preservation Offices to ensure that historic properties are considered during federal project planning and implementation. The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture.

California Register of Historical Resources

The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. The California Register was established to serve as an authoritative guide to the state's significant historical and archaeological resources (PRC § 5024.1). The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

Local Regulations

The following Goal, Policy, and Implementation Measures from Conservation Element of the City of Perris General Plan (City of Perris 2008) are in place to protect cultural and paleontological resources.

<u>Goal IV - Cultural Resources</u>

Protection of historical, archaeological and paleontological sites.

- Policy IV.A Comply with state and federal regulations and ensure preservation of the significant historical, archaeological and paleontological resources.

  Implementation Measures

  - **IV.A.1** - For all private and public projects involving new construction, substantial grading, or demolition, including infrastructure and other public service facilities, staff shall require appropriate surveys and necessary site investigations in conjunction with the earliest environmental document prepared for a project.

- **IV.A.2** - For all projects subject to CEQA, applicants will be required to submit results of an archaeological records search request through the Eastern Information Center, at the University of California, Riverside.
- **IV.A.3** - Require Phase I Surveys for all projects located in areas that have not previously been surveyed for archaeological or historic resources, or which lie near areas where archaeological and/or historic sites have been recorded.
- **IV.A.5** - Identify and collect previous surveys of cultural resources. Evaluate such resource and consider preparation of a comprehensive citywide inventory of cultural resources including both prehistoric sites and man-made resources.
- **IV.A.6** - Create an archive for the City wherein all surveys, collections, records and reports can be centrally located.
- **IV.A.7** - Strengthen efforts and coordinate the management of cultural resources with other agencies and private organizations.

Environmental Setting

History

The earliest evidence of human occupation in western Riverside County was discovered below the surface of an alluvial fan in the northern portion of the Lakeview Mountains, some 10 miles southeast of the Project Site, with radiocarbon dates clustering around 9,500 before present (B.P.) (Horne and McDougall 2008). Another site found near the shoreline of Lake Elsinore, close to the confluence of Temescal Wash and the San Jacinto River, yielded radiocarbon dates between 8,000 and 9,000 B.P. (Grenda 1997).

In California, the so-called “historic period” began in 1769, when an expedition sent by the Spanish authorities in Mexico founded Mission San Diego, the first European outpost in Alta California. For several decades after that, however, Spanish colonization activities were largely confined to the coastal regions and left mostly indirect impact on the arid hinterland of the territory. The first explorers, including Pedro Fages and Juan Bautista de Anza, traveled through the Perris and San Jacinto Valleys as early as 1772-1774.

In 1821, Mexico won its independence from Spain and worked to lessen the wealth and power held by the missions. After Mexico gained independence from Spain in 1821, the Mission lands were secularized under the Secularization Act of 1833, but much of the land was transferred to political appointees. A series of large land grants that transferred Mission properties to private ownership were awarded by the Governors of California—Juan B. Alvarado, Manuel Micheltorena and Pío Pico—between 1840 and 1846 (Appendix C).

Prior to 1880, Perris Valley was a treeless desert where great bands of sheep from adjacent ranchos wandered at will (Appendix C). The development of the Perris Valley was supported by two main factors, transportation (railroads) and water. In 1911 Perris became an incorporated

city. While the railroad had played an important part in establishing the new town, the people had turned to agriculture for their future development. Because of limited groundwater, dry grain farming was the main crop before water was brought to the valley by the Eastern Municipal Water district in the early 1950s. Alfalfa, the King potato (which would produce two crops a year), and still later, sugar beets became the mainstay of farming the Perris Valley. With the construction of Lake Perris in the late 1960s and early 1970s Perris became attractive as a recreational area. Local attractions such as activities at the Lake, hot air ballooning, Orange Empire Railway Museum and skydiving are attracting international recognition.

Cultural Affiliation

The Housing Opportunity Areas and the surrounding lands have been reviewed by a number of cultural reports for various projects over the last 30 years (Bean 2005; Bean and Vane 1979, 1980; Eddy et al. 2014; Horne and McDougall 2008; Lerch and Cannon 2008; O'Connell et al. 1973). A review of the ethnographic literature identifies the Housing Opportunity Areas as being within the traditional territory of a number of different tribes, the Cahuilla, the Luiseño, the Gabrielino and the Serrano. Detailed discussion of tribal cultural resources is provided in Section 4.18, Tribal Cultural Resources.

Mitigation Measure	Focused General Plan Update MND Mitigation Measure Summary	Project Compliance
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-specific mitigation measure MM CR-1 requires a historic built resource evaluation for potential resources identified in Housing Opportunity Area 3, Sites 3.1 and 3.3.
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-specific mitigation measure MM CR-1 requires a historic built resource evaluation for potential resources identified in Housing Opportunity Area 3, Sites 3.1 and 3.3.

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-specific mitigation measure MM CR-1 requires a historic built resource evaluation for potential resources identified in Housing Opportunity Area 3, Sites 3.1 an 3.3.
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-specific mitigation measure MM CR-1 requires a historic built resource evaluation for potential resources identified in Housing Opportunity Area 3, Sites 3.1 and 3.3.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined 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		

Discussion

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

Less than Significant Impact with Mitigation Incorporated. Public Resources Code Section 15064.5(a) defines historical resources, which includes: *A resource listed in, or determined to be*

eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 14 CCR, Section 4850 et seq.).

A search of the California Historical Resources Information System (CHRIS) from the Eastern Information Center (EIC) located at the University of California, Riverside on July 25, 2023, included the entirety of all 12 proposed Housing Opportunity Areas as well as a one-mile search radius. Results of the record search indicate that 29 previous studies have been completed within the Housing Opportunity Areas while an additional 80 studies have been completed previously within a one-mile radius of the Housing Opportunity Areas. Five cultural resources have been recorded within Housing Opportunity Areas, and an additional 136 resources cultural resources have been previously documented within the one-mile search radius from the Housing Opportunity Areas. Appendix C, Table 5 provides a summary of the search results.

Historic built environment resource P-33-0-7638, the Hook House, is located within Housing Opportunity Area 3, Housing Site 3.1. The resource has been assigned National Register of Historic Places (NRHP) Status Code 3S and appears eligible for the National Register as an individual property through previous survey evaluation. A newly identified single-family residence, located within Housing Opportunity Area 3, Housing Site 3.3, appears to be over 45 years of age but has not previously been surveyed for historic significance.

In order to comply with applicable State regulations and Focused General Plan Update MND mitigation measures MM CUL-1 through MM CUL-4, both built environment resources must be fully evaluated for significance and inclusion in the NRHP and CRHR prior to any change that may have an adverse effect on them. **Mitigation Measure CUL-1** shall require preparation of a complete historic built resource evaluation be completed by a qualified historic preservation consultant for review by the City as part of the development entitlement application for site-specific development facilitated by the Proposed Project on Housing Opportunity Sites 3.1 and 3.3.

With implementation of **CUL-1**, potential significant impacts to historical resources will be reduced to a less than significant level.

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

Less Than Significant Impact with Mitigation Incorporated. Archaeological sites represent the material remains of human occupation and activity either prior to European settlement (prehistoric sites) or after the arrival of Europeans (historical sites). The City's General Plan notes that most of the prehistoric sites in and around the City of Perris consist of bedrock milling slicks. Current ethnohistorical scholarship suggests that Native peoples in this area lived in base camps close to water sources, usually in protected areas such as near the base of hills. The Project Site, located on the open valley floor, would not have been a favored location for long-term

habitation, and there are no bedrock outcrops on the Project Site that could have been used for resource processing.

EIC records identified four previously recorded archaeological cultural resources that are located within Housing Opportunity Areas. One resource, P-33-15115 is a cultural isolate and is by definition not eligible for NRHP/CRHR listing (located within Housing Opportunity Area 2, Housing Site 2.4). Three resources, all historical archaeological sites are located within Housing Opportunity Area 9. P-33-028559 (Housing Site 9.2), P-33-028560 (Housing Site 9.1), and P-33-028561 (Housing Site 9.2), have been tested archaeologically and are recommended not eligible for NRHP/CRHR listing.

All or some portion of the Housing Sites within Housing Opportunity Areas 1, 2, 3, 4, 9, and 12 are assessed to have at least moderate sensitivity for cultural resources (**Table 4** – Housing Opportunity Area Cultural Sensitivity).

Table 4 – Housing Opportunity Area Cultural Sensitivity

*Areas with moderate to high sensitivity in bold.

Housing Opportunity Area	Housing Site Number	Cultural Resource Sensitivity
1	**1.1**	**Low to Moderate**
2	**2.1**	**Moderate**
	2.2	**Moderate**
	2.3	**Low to Moderate**
	2.4	**Low to Moderate**
	2.5	Low
	2.6	Low
3	**3.1**	**High**
	3.2	**High**
	3.3	**High**
	3.4	**High**
	3.5	**High**
	3.6	**High**
	3.7	**High**
4	**4.1**	**Low to High**
5	**5.1**	**Moderate to High**
	5.2	**High**
	5.3	**High**
	5.4	**High**
6	6.1	Low
	6.2	Low

Housing Opportunity Area	Housing Site Number	Cultural Resource Sensitivity
7	7.1	Low
	7.2	Low
	7.3	Low
	7.4	Low
8	8.1	Low
	8.2	Low
	8.3	Low
	8.4	Low
9	**9.1**	**Low to High**
	9.2	**Low to High**
10	10.1	Low
	10.2	Low
11	11.1	Low
	11.2	Low
	11.3	Low
12	**12.1**	**Low to Moderate**
	12.2	**Moderate**
	12.3	**High**
	12.4	**Low to Moderate**
	12.5	**Low to Moderate**
	12.6	**Low to Moderate**
	12.7	Low

The results of the Sacred Land File (SLF) search were positive, but none of the Native American groups or contacts listed in the SLF provided specific information about resources within the Housing Opportunity Areas. As a result, this positive SLF search result did not factor in the archaeological sensitivity assessment. The positive SLF search result does mean that it is likely that additional information may be provided during government-to-government tribal consultations. Detailed discussion of tribal cultural resources is provided in Section 4.18, Tribal Cultural Resources.

To avoid potential impacts to significant archaeological resources, **Mitigation Measure CUL-2** shall require a site-specific Phase I assessment archaeological sensitivity assessment shall be prepared for review by the City as part of the development entitlement application for development facilitated by the Proposed Project within any Housing Opportunity Site with moderate or high cultural sensitivity.

Furthermore, the City of Perris has developed **Mitigation Measure CUL-3**, a standard mitigation measure to manage unanticipated discoveries of archaeological and Native American resources and for when monitoring is recommended by the Phase 1 cultural resources survey. **Mitigation**

Measure CUL-3 would require the Property Owner/Developer to manage unanticipated discoveries of archaeological and Native American resources in order to reduce impacts to less than significant levels.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact with Mitigation Incorporated. Based on an analysis of records and archaeological survey of the property, it has been determined that the Project Site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

The City of Perris has also developed **Mitigation Measure CUL-4**, a standard mitigation measure to manage unanticipated discoveries of human remains. **Mitigation Measure CUL-4** would require the Property Owner/Developer to manage unanticipated discoveries of human remains, archaeological and Native American resources in order to reduce impacts to less than significant levels.

Mitigation Measures

CUL-1: At the time of development entitlement application submittal for Housing Opportunity Sites 3.1 and/or 3.3, the Project proponent/developer shall submit a historic built resource evaluation for existing built resources over 45 years of age. The report shall be prepared by a qualified historic preservation consultant meeting the Secretary of the Interior's Professional Standards for History or Architectural History (U.S. Department of Interior, 2012).

CUL-2: At the time of development entitlement application submittal, the Project proponent/developer shall submit a site-specific Phase 1 cultural resources assessment archaeological sensitivity assessment for review by the City for any Housing Opportunity Site with moderate or high cultural sensitivity. The Phase 1 assessment shall be prepared by a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred).

The purpose of the Phase 1 study shall be to identify potential archaeological and cultural resources that are older than 45 years of age that may be affected by the proposed Project, conduct an intensive archaeological survey of all accessible areas of the Project, provide an inventory of all recorded archaeological and cultural resources located within the boundaries and a one-mile radius, conduct preliminary Native American scoping activities as required, and provide recommendations for avoidance and/or mitigation for proposed impacts to archaeological and cultural resources.

CUL-3: Prior to the issuance of grading permits, the Project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site Project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the Project Site or within the off-site Project improvement areas until the archaeologist has been approved by the City.

The archaeologist shall be responsible for monitoring ground-disturbing activities, including initial vegetation removal, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.

The Project proponent/developer shall also enter into an agreement with either the Soboba Band of Luiseño Indians, the Rincon Band of Luiseño Indians, or the Pechanga Band of Luiseño Indians for a Luiseño tribal representative (observer/monitor) to work along with the consulting archaeologist. This tribal representative will assist in the identification of Native American resources and will act as a representative between the City, the project proponent/developer, and Native American Tribal Cultural Resources Department. The Luiseño tribal representative(s) shall be on-site during all ground-disturbing of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, etc. The Luiseño tribal representative(s) should be on-site any time the consulting archaeologist is required to be on-site. Working with the consulting archaeologist, the Luiseño representative(s) shall have the authority to halt, redirect, or divert any activities in areas where the identification, recording, or recovery of Native American resources are on-going.

The agreement between the proponent/developer and the Luiseño tribe shall include, but not be limited to:

- An agreement that artifacts will be reburied on-site and in an area of permanent protection;
- Reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist;

- Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study; and
- The project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.

The project proponent/developer shall submit a fully executed copy of the agreement to the City of Perris Planning Division to ensure compliance with this condition of approval. Upon verification, the City of Perris Planning Division shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

In the event that archaeological resources are discovered at the Project Site or within the off-site Project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.

If any Native American artifacts are identified when Luiseño tribal representative is not present, all reasonable measures will be taken to protect the resource(s) in situ and the City Planning Division and Luiseño tribal representative will be notified. The designated Luiseño tribal representative will be given ample time to examine the find. If the find is determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.

In the event that human remains are discovered at the Project Site or within the off-site Project improvement areas, **Mitigation Measure CUL-4** shall immediately apply, and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.

Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement.

Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.

Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.

A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the University of California, Riverside, Eastern Information Center (EIC) and the Luiseño tribe(s) involved with the Project.

CUL-4: In the event that human remains (or remains that may be human) are discovered at the Project Site or within the off-site Project improvement areas during ground-disturbing activities, the construction contractors, Project archaeologist, and/or designated Luiseño tribal representative shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

If the coroner determines that the remains are of Native American origin, the coroner will notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendent" (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the Project Site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the Project Site of the discovery of Native American human remains and may recommend to the Project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the Project Site. The disposition of the remains will be determined in consultation between the Project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law will apply and median with the NAHC will make the applicable determination (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).

Conclusion

Implementation of mitigation measures **CUL-1** through **CUL-4** would reduce potential impacts of the Proposed Project associated with Cultural Resources to less than significant levels.

4.6 Energy

An Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis has been prepared to assess potential impacts to energy resulting from development facilitated by the Proposed Project (**Appendix B** –*City of Perris Implementation Measures Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis*, Ganddini Group, August 14, 2023). Information from the CalEEMod 2022.1.1.16 output utilized for air quality and greenhouse gas analyses was also utilized for this analysis. The CalEEMod output details construction equipment, transportation energy demands, and facility energy demands. The buildout year for the General Plan is anticipated to be 2030.

Regulatory Setting

A full list of energy regulations is provided in the analysis in Appendix B. The discussion below provides a summary of key standards relative to the Proposed Project.

Building Energy Efficiency Standards

The California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) were adopted to ensure that building construction and system design and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. The current California Building Energy Efficiency Standards (Title 24 standards) are the 2019 Title 24 standards, which became effective on January 1, 2020. The 2019 Title 24 standards include efficiency improvements to the lighting and efficiency improvements to the non-residential standards include alignment with the American Society of Heating and Air-Conditioning Engineers.

The 2019 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, went into effect on January 1, 2020. The 2019 CALGreen Code includes mandatory measures for non-residential development related to site development; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. Specifically, the code requires the following measures that are applicable to energy use:

- New buildings with tenant spaces that have 10 or more tenant-occupants must provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

- New buildings that require 10 or more parking spaces must provide a specific number of spaces to facilitate the future installation of electric vehicle supply equipment. The raceways are required to be installed at the time of construction.

Senate Bill 350

Senate Bill (SB) 350 (de Leon) was signed into law in October 2015 and established new clean energy, clean air, and greenhouse gas reduction goals for 2030. SB 350 establishes periodic increases to the California Renewables Portfolio Standard (RPS) Program with the target to increase the amount of electricity generated per year from eligible renewable energy resources to an amount that equals at least 33% of the total electricity sold annually to retail customers, by December 31, 2020. The SB 350 specifically calls for the quantities of eligible renewable energy resources to be procured for all other compliance periods reflecting reasonable progress in each of the intervening years to ensure that the procurement of electricity products from eligible renewable energy resources achieves 40 percent by December 31, 2024, 45 percent by December 31, 2027, and 50 percent by December 31, 2030.

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the goal of the California RPS Program to achieve at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Environmental Setting

California was the seventh-largest producer of crude oil among the 50 states in 2021, and, as of January 2021, it ranked third in oil refining capacity. In 2019, California was the second-largest total energy consumer among the states, but its per capita energy consumption was less than in all other states except Rhode Island, due in part to its mild climate and its energy efficiency programs. In addition, California is the largest consumer of jet fuel and second-largest consumer of motor gasoline among the 50 states and accounted for fifteen percent of the nation's jet fuel consumption and ten percent of motor gasoline consumption in 2020. In 2021, California was the nation's top producer of electricity from solar, geothermal, and biomass energy. The state was fourth in the nation in conventional hydroelectric power generation, down from second in 2019, in part because of drought and increased water demand. In 2021, California was the fourth-largest electricity producer in the nation, but the state was also the nation's second-largest

consumer of electricity, and in 2020, it received about 30% of its electricity supply from generating facilities outside of California, including imports from Mexico.

California's electricity in-state generation system generates approximately 194,127 gigawatt-hours each year. In 2021, California produced approximately 70 percent of the electricity it uses; the rest was imported from the Pacific Northwest (approximately 12 percent) and the U.S. Southwest (approximately 18 percent). Natural gas is the main source for electricity generation at approximately 50.2 percent of the total in-state electric generation system power as shown in Appendix B, Table 11. Adopted on September 10, 2018, SB 100 accelerates the State's Renewables Portfolio Standards Program by requiring electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VI. ENERGY: Would the project:				
a) Result in a 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

Discussion

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

Less Than Significant Impact. The Proposed Project would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. The Proposed Project does not authorize site-specific development within the HOAO. However, implementation of the HOAO will permit residential development of up to 30 du/acre on sites within the overlay zone, which could facilitate development of up to 5,419 high density, multi-family residential units distributed between the twelve Housing Opportunity Areas.

Information from the CalEEMod version 2022.1.1.16 Daily and Annual Outputs (Appendix B) were utilized to generate estimates of the Proposed Project's electricity, natural gas, and fuel consumption for construction and operational buildout facilitated by of the Proposed Project. Electricity used during construction and operations would be provided by Southern California Edison, which serves more than 15 million customers. SCE derives electricity from varied energy resources including fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. SCE also purchases from independent power producers and utilities, including out-of-state suppliers. Natural gas would be provided to the Proposed Project by Southern California Gas (SoCalGas). Residential buildout facilitated by the Proposed Project would attract additional vehicle trips with resulting consumption of energy resources, predominantly gasoline and diesel fuel. Gasoline (and other vehicle fuels) are commercially provided commodities and would be available to the project patrons and employees via commercial outlets.

Construction Energy

Energy consumed during buildout of the Housing Opportunity Areas would be that of on-site electricity consumption and fuel consumed by construction equipment and worker vehicle trips. Fuel consumed by construction equipment would be the primary energy resource expended over the course of project construction. However, project construction would represent a "single-event" diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose. As construction details for site-specific developments are not currently known, a qualitative discussion of construction energy demands is provided.

Construction equipment used over the course of construction would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in the construction of the project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

Construction would utilize contractors which practice compliance with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

Therefore, potential impacts associated with wasteful, inefficient, or unnecessary consumption of energy resources during construction facilitated by the Proposed Project would be less than significant, and no mitigation would be required.

Operations

Energy consumption in support of or related to operation residential development facilitated by the Proposed Project would include transportation energy demands (energy consumed by employee and patron vehicles accessing residential development on the Project Site) and facilities energy demands (energy consumed by building operations and site maintenance activities). In order to present a "worst-case" development scenario, it was assumed that vehicles would operate 365 days per year within the Project Site.

Development of a maximum of 5,419 residential units is anticipated to generate approximately 36,524 vehicle trips per day, and an estimated 4,737,246 gallons of fuel would be consumed per year for the operation of the Proposed Project. (Appendix B, Table 13). Trip generation and VMT calculations for maximum residential buildout are consistent with other similar residential uses of similar scale and configuration as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). The Proposed Project does not propose use standards or operational requirements that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. Furthermore, The State of California consumed approximately 4.2 billion gallons of diesel and 15.1 billion gallons of gasoline in 2015. The increase in fuel consumption for residential development facilitated by the Proposed Project is insignificant in comparison to the State's demand. Therefore, transportation energy consumption associated with the Proposed Project would not be considered inefficient, wasteful, or otherwise unnecessary.

Building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by Southern California Edison) and natural gas (provided by Southern California Gas Company). As shown in Table 14 in Appendix B, the estimated electricity demand for the proposed project is approximately 37,102,758 kWh per year. In 2021, the residential sector of the County of Riverside consumed approximately 8,510 million kWh of electricity.50 In addition, the estimated natural gas consumption for the proposed project is approximately 91,961,638 kBTU per year. In 2021, the residential sector of the County of Riverside consumed approximately 287 million therms of gas. Therefore, the increase in both

electricity and natural gas demand generated through development within the HOAO is insignificant compared to the County's 2021 residential sector demand.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.). Furthermore, the proposed project energy demands in total would be comparable to other residential projects of similar scale and configuration. The Proposed Project facilitates energy demands and energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. Therefore, potential impacts associated with wasteful, inefficient, or unnecessary consumption of energy resources during operations of residential development facilitated by the Proposed Project would be less than significant, and no mitigation would be required.

b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Less Than Significant Impact. As discussed above, SCE would be the default electricity provider for the HOAO sites. SB 100 mandates 100 percent clean electricity for California by 2045. Because development facilities by the HOAO would be powered by the existing electricity grid, the project would be powered by renewable energy provided by 3CE and mandated by SB 100 and would not conflict with this regulation. Furthermore, the project would be required to comply with California Building Energy Efficiency Standards for Residential and Non-residential Buildings and CALGreen (California Code of Regulations Title 24, Parts 6 and 11), which contain energy efficiency requirements. Development projects would also be required to comply with all energy efficiency programs implemented by SCE and Southern California Gas Company.

Table 4 summarizes the project consistency with the goals and policies of the Perris Climate Action Plan related to energy consumption. As discussed therein, development within the HOAO would be consistent with the applicable goals and policies related to renewable energy and energy efficiency and would not conflict with or obstruct state or local plans for renewable energy and energy efficiency. Therefore, no impact would occur and no mitigation is required.

Table 5 – Climate Action Plan Consistency

CAP Measure	Project Consistency Analysis
Energy	
E-1 Energy Action Plan: Improve municipal and community-wide energy efficiency and reduce energy consumption through the adoption of the local Energy Action Plans (EAP).	No Conflict. The Proposed Project consists of implementation of a Housing Opportunity Area Overlay (HOAO) for the Housing Opportunity Areas identified in the City's 2021-2029 Housing Element. The Proposed Project would not affect the ability of the City to adopt local EAPs. Furthermore, any future development of the Housing Opportunity Areas would be required to be consistent with all applicable measures of an adopted local EAP.

Mitigation Measures

None.

Conclusion

Potential impacts of the Proposed Project associated with Energy would be less than significant, no mitigation measures are required.

4.7 Geology and Soils

Environmental Setting

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 includes steep slopes with slopes or of 30 percent or greater (Hogle-Ireland, 2004, p. IV-11).

The Project Site consists of twelve Housing Opportunity Areas that are located throughout the city. As a consequence of this geographic spread, the specific soil composition varies throughout the Project Site. The Housing Opportunity Areas are mapped as Cretaceous (145 to 66 million years old) Val Verde tonalite, early to middle Pleistocene (2.58 million years ago to 129,000 years

old) very old alluvial fan deposits, middle to late Pleistocene (774,000 – 11,700 years old) old alluvial fan deposits, late Pleistocene to Holocene (less than 129,000 years old) young alluvial valley deposits, and late Holocene (less than 4,200 years ago) very young alluvial valley deposits (Cohen et al. 2023; Morton and Miller 2006; **Figure 7** – Project Geology Map).

Seismic Hazards

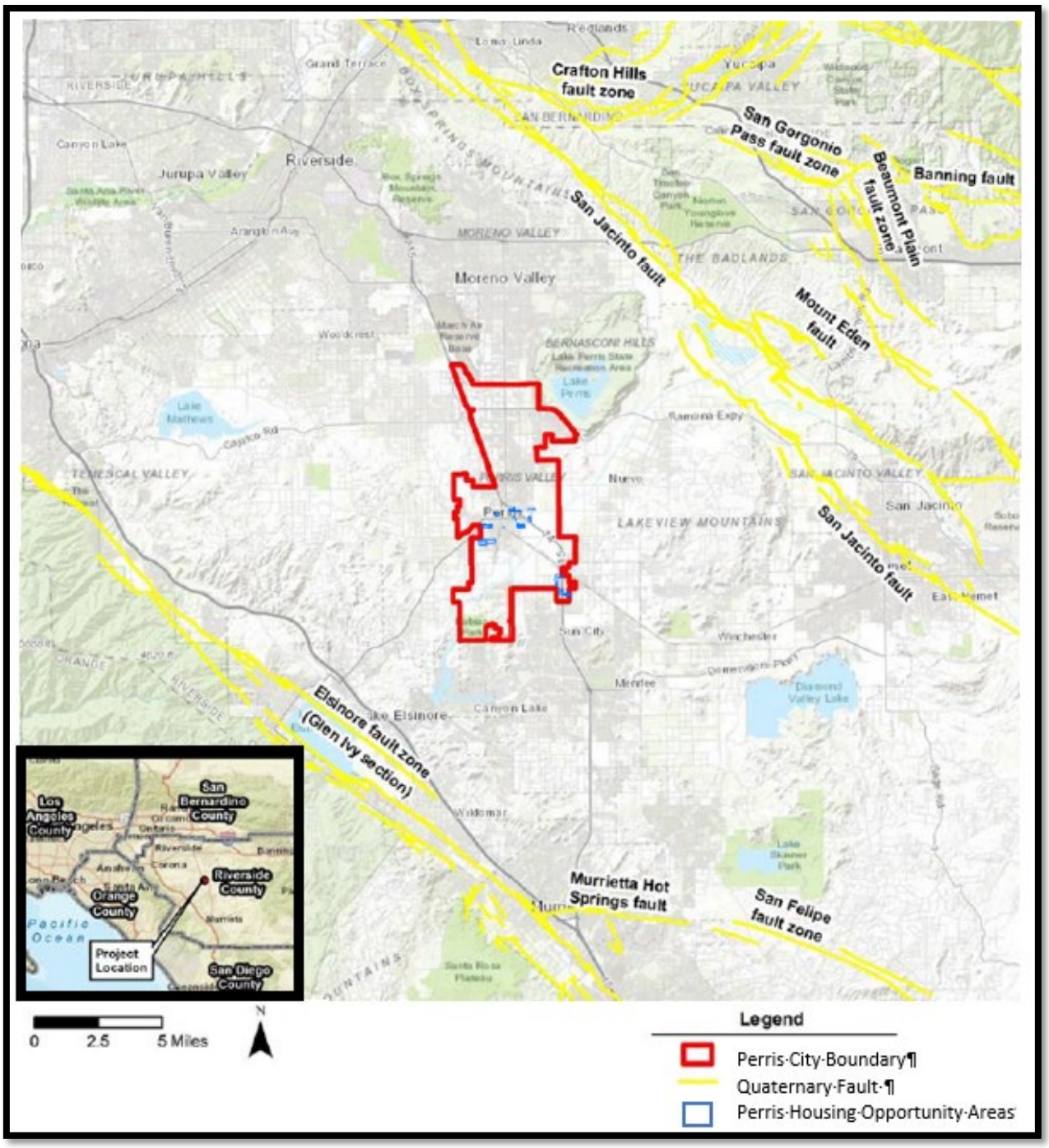
No active faults— faults showing evidence of surface displacement within the last 11,000 years— are mapped in the City of Perris by the California Geological Survey[5]. No Alquist-Priolo Earthquake Fault Zones, where fault studies are required before cities can permit development of structures for human occupancy, are present in or next to the City[6].

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).

[5] Figure 4.7-1, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000
[6] Figure 4.7-2, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000

Figure 7 - Project Geology Map



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

A Cultural and Paleontological resources assessment was prepared to assess potential impacts to paleontological resources within the Project Site (**Appendix C** –*Cultural and Paleontological Resources Assessment Report for the Perris Housing Implementation Project, City of Perris, Riverside County, California*, Cogstone, September 2023).

Pleistocene sediments throughout the Inland Empire are known to yield diverse animals from the last Ice Age including mammoth, mastodon, ground sloth, dire wolf, short-faced bear, sabre-toothed cat, western horse, camel, and bison (Springer et al. 2009, 2010; Radford 2020, 2022). Small fossils known include rabbits, rodents, and lizards.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VII. GEOLOGY AND SOILS: Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
• 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
• Strong seismic ground shaking?			X	
• Seismic-related ground failure, including liquefaction?			X	
• 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- site 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 risks to life or property?			X	

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
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		

Discussion

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- *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. The Proposed Project consists of the preparation of a Housing Opportunity Area Overlay (HOAO) zone to encourage the development of housing over twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. 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). The HOAO zone and Housing Opportunity Areas would not exacerbate risks arising from surface rupture of a known active fault, and no impact would occur.

- *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. The Proposed Project consists of the preparation of a Housing Opportunity Area Overlay (HOAO) zone to encourage the development of housing over twelve Housing Opportunity Areas identified in the 2021-2029

General Plan Housing Element. Future development within the HOAO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. In accordance with General Plan Goal S-7, all new development projects 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 (General Plan Safety Element 2022). Individual projects facilitated by the HOAO would also be required to meet the current CBC seismic-resistance standards that ensure new structures are engineered to withstand the expected ground acceleration at a given location.

Compliance with all applicable provisions of state and local construction and designs standards, General Plan Goal S-7, and implementation of the recommendations of the preliminary soils report prepared for each project facilitated by the AHO would ensure that potential impacts would be less than significant.

- *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). The Proposed Project consists of the HOAO to encourage the development of housing over twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The Proposed Project does not propose any site-specific development. However, future development within the HOAO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris which could exacerbate hazards from liquefaction or other seismic ground failure. As described above, all new development projects require geological and geotechnical investigations by State-licensed professionals in areas with potential for seismic and geologic hazards as part of the development review process, and individual development projects will be required to meet current CBC seismic-resistance standards. Compliance with General Plan policies and the CBC impacts of the Proposed Project would be less than significant.

- *Landslides?*

Less than Significant Impact. The topography of the Project Site is relatively flat. Future development within the HOAO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and could exacerbate hazards from landslides depending on the location of each development site. New development facilitated by the HOAO would conform to the CBC, as amended at the time of permit approval, and as required by law. Compliance with the CBC combined with the area's low relative landslide susceptibility would result in less than significant impacts related to landslides.

b) 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.

All development and redevelopment projects pursuant to the proposed HOAO 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 HOAO 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 HOAO zone would be less than significant after preparation and implementation of SWPPPs and WQMPs. Therefore, potential impacts related to the Proposed Project would be less than significant.

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?

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?

Less Than Significant Impact.

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).

Collapsible Soils

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

Lateral Spreading and Liquefaction

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, as discussed above. The preceding analysis of subsidence also applies to lateral spreading.

Expansive Soils

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).

The Proposed Project consists of the preparation of a Housing Opportunity Area Overlay (HOAO) zone to encourage the development of housing over twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The Proposed Project does not propose any site-specific development, but future development within the HOAO zone and within the Housing Opportunity Areas would facilitate residential development that could expose more people and structures to geologic hazards. Since Housing Opportunity Areas are located throughout the city, soils conditions vary from area to area, soils susceptible to subsidence, collapsible and expansive soils, lateral spreading and liquefaction 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 HOAO zone is unlikely to contribute substantially to ground subsidence through withdrawal of groundwater. Nevertheless, in accordance with General Plan Goal S-7, all new development projects 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 for site-specific development. Furthermore, individual projects facilitated by the HOAO would also be required to meet the current CBC standards that ensure new structures are engineered to address site-specific soils conditions which could exacerbate geologic hazards. Therefore, impacts related to the Proposed Project would be less than significant.

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?

Less than Significant Impact. The Proposed Project consists of the preparation of a Housing Opportunity Area Overlay (HOAO) zone to encourage the development of housing over twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The Proposed Project does not authorize any specific development project on any specific property within the HOAO zone. However, future development within the HOAO zone and within the Housing Opportunity Areas would result in the construction of new buildings, which will add

residential units and population to the City of Perris. Septic systems are not typically used in the City of Perris. Any projects developed in accordance with the Housing Element are expected to involve installation of sewer laterals and are not anticipated to use septic tanks or alternative wastewater disposal systems. A project-specific analysis will be conducted for each project developed within the HOAO zone based on the wastewater disposal system proposed by the developer. Therefore, impacts of the Proposed Project related to septic and wastewater disposal systems is less than significant.

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

Less Than Significant Impact with Mitigation. The Proposed Project consists of the preparation of a Housing Opportunity Area Overlay (HOAO) zone to encourage the development of housing over twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The Proposed Project does not authorize any site-specific development. However, future development plans do not need to be known in order to evaluate Housing Opportunity Areas for sensitivity for paleontological resources, as this evaluation of potential impacts is generally site-specific and not development-specific in nature.

A museum records search was performed by the Western Science Center (Stoneburg 2023; Appendix B). Additional searches were conducted in online databases of the University of California Museum of Paleontology (UCMP 2023), the PaleoBiology database (PBDB 2023), and in published literature (Jefferson 1991a, 1991b; Springer et al. 2009, 2010). The results of the record searches showed that no fossils were recovered from the proposed Housing Opportunity Areas, however several paleontological localities are known from less than six miles from the Housing Opportunity Areas in sediments similar to those found within the Housing Opportunity Areas.

Housing Opportunity Areas are mapped as Cretaceous (145 to 66 million years old) Val Verde tonalite, early to middle Pleistocene (2.58 million years ago to 129,000 years old) very old alluvial fan deposits, middle to late Pleistocene (774,000 – 11,700 years old) old alluvial fan deposits, late Pleistocene to Holocene (less than 129,000 years old) young alluvial valley deposits, and late Holocene (less than 4,200 years ago) very young alluvial valley deposits. A multilevel ranking system was developed by professional resource managers within the Bureau of Land Management (BLM) as a practical tool to assess the sensitivity of sediments for fossils. The Potential Fossil Yield Classification (PFYC) system (BLM 2016; Appendix E) has a multi-level scale based on demonstrated yield of fossils. The PFYC system provides additional guidance regarding assessment and management for different fossil yield rankings.

Based upon recorded fossil locality data near the Housing Opportunity Areas, the Cretaceous Val Verde tonalite and the late Holocene very young alluvial valley deposits are given a very low paleontological sensitivity (PFYC 1, Table 7). The late Pleistocene to Holocene young alluvial valley

deposits are given a low (PFYC 2) paleontological sensitivity for the first eight feet of excavation, and a moderate (PFYC 3) paleontological sensitivity for excavations over eight feet. The early to middle Pleistocene very old alluvial fan deposits and middle to late Pleistocene old alluvial fan deposits are given a moderate (PFYC 3) paleontological sensitivity ranking.

At present, based upon the potential for impacts to the young alluvial valley deposits over eight feet, and in the very old alluvial fan deposits, and the old alluvial fan deposits within the Project Site, a qualified paleontologist should be retained to develop and implement a Paleontological Resources Impact Mitigation Monitoring Plan (PRIMMP), which should include development of a paleontology Worker Environmental Awareness Program (WEAP) and paleontological monitoring. With implementation of **Mitigation Measures GEO-1 and GEO-2**, impacts of the Proposed Project related to paleontological resources would be reduced to a less than significant level.

Mitigation Measures

GEO-1: Prior to the issuance of grading permits for site-specific development within the Project Site, the project proponent/developer shall submit to and receive approval from the City for a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site for any ground disturbing activities (including but not limited to grading, trenching, foundation work) that either 1) exceed three (8) feet below the pre-grade surface in Housing Opportunity Area sites with late Pleistocene to Holocene young alluvial valley deposit soils or 2) have early to middle Pleistocene very old alluvial fan deposits and middle to late Pleistocene old alluvial fan deposit soils.

Selection of the paleontologist to implement the PRIMMP for each site-specific development shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the Project Site or within the off-site Project improvement areas until the paleontologist has been approved by the City.

In the event of unanticipated paleontological discoveries during construction, all work within 25 feet of the discovery should be halted until the find has been evaluated by a qualified paleontologist. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.

Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.

A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.

GEO-2: Prior to the initiation of site-specific development within the Project Site, project proponents/developers shall provide a paleontological resources Worker Environmental Awareness Program (WEAP) training program, which shall be presented to all earthmoving personnel to inform them of the possibility for buried resources and the procedures to follow in the event of fossil discoveries. Selection of the paleontologist to provide the WEAP training shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the Project Site or within the off-site Project improvement areas until the paleontologist has been approved by the City.

Conclusion

Implementation of Project-specific mitigation measures **GEO-1 and GEO-2** would reduce potential impacts of the Proposed Project associated with Geology and Sils to a less than significant level.

4.8 Greenhouse Gas Emissions

Ganddini Group, Inc (Ganddini) performed an Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis for the Proposed Project in August 2023 (**Appendix B** – *City of Perris Housing Implementation Measures Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis*, Ganddini Group, August 14, 2023).

Regulatory Setting

Since 1988, many countries around the world have tried to reduce GHG emissions since climate change is a global issue. Over the past 30 years, the United States, and the State of California, have enacted a myriad of regulations that have evolved over time aimed at reducing GHG emissions in transportation, building and manufacturing.

South Coast Air Quality Management District

The Project Site is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

For GHG emissions, there is not, at this time, one established, universally agreed-upon "threshold of significance" by which to measure an impact. While the CARB published some draft thresholds in 2008, they were never adopted, and the CARB recommended that local air districts and lead agencies adopt their own thresholds for GHG impacts.

The SCAQMD has been evaluating significance thresholds for greenhouse gases since 2008. In December 2008, the SCAQMD adopted an interim screening level GHG threshold of 10,000 metric tons of CO_2e ($MTCO_2e$) per year for stationary source/industrial projects for which the SCAQMD is the lead agency. The SCAQMD has continued to consider adoption of significance thresholds for residential and general development projects.

The SCAQMD's most recent proposal issued in September 2010 describes the following five-tiered approach for determining GHG significance thresholds for various uses:

Tier 1	consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
Tier 2	consists of determining whether or not the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
Tier 3	consists of screening values, which the lead agency can choose but must be consistent. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant: – Industrial projects: 10,000 $MTCO_2e$ per year – Based on land use types: residential is 3,500 $MTCO_2e$ per year; commercial is 1,400 $MTCO_2e$ per year; and mixed use is 3,000 $MTCO_2e$ per year or

	– All non-industrial land use types: 3,000 $MTCO_2e$ per year
Tier 4	has the following options: – Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined – Option 2: Early implementation of applicable AB 32 Scoping Plan measures – Option 3: Year 2020 target for service populations (SP), which includes residents and employees: 4.8 $MTCO_2e$/SP/year for projects and 6.6 $MTCO_2e$/SP/year for plans; – Option 3, 2035 target: 3.0 $MTCO_2e$/SP/year for projects and 4.1 $MTCO_2e$/SP/year for plans
Tier 5	involves mitigation offsets to achieve target significance threshold.

The thresholds identified above have not been adopted by the SCAQMD nor distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold adoption is uncertain.

In the absence of other thresholds of significance promulgated by the SCAQMD, the City of Perris has been using the SCAQMD's 10,000 $MTCO_2e$ threshold for industrial projects and the draft thresholds for non-industrial projects the purpose of evaluating the GHG impacts associated with proposed general development projects. As stated above, SCAQMD staff were proposing to recommend the 10,000 $MTCO_2e$/year threshold for industrial uses by all lead agencies. The City's use of the 10,000 $MTCO_2e$/year threshold is also considered to be conservative since it is being applied to all of the GHG emissions generated by the Project (i.e., area sources, energy sources, vehicular sources, solid waste sources, and water sources) whereas the SCAQMD's 10,000 $MTCO_2e$/year threshold applies only to the new stationary sources generated at industrial facilities.

City of Perris Climate Action Plan

Local jurisdictions, such as the City of Perris, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. The City of Perris Climate Action Plan (CAP) was completed in February 2016. The CAP was developed to address global climate change through the reduction of harmful greenhouse gas emissions at the community level and as part of California's mandated statewide GHG reduction goal (AB 32). Through the CAP, the city has developed multiple sustainable strategies to directly benefit the community by decreasing carbon emissions while adapting to a changing climate. The programs and actions provided in the CAP were developed to help the city grow healthily, resourcefully, and sustainably.

Environmental Setting

Global Climate Change (GCC) refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO2 (carbon dioxide), N2O (nitrous oxide), CH4 (methane), hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radioactive heat from escaping, thus warming the earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages.

Gases that trap heat in the atmosphere are often referred to as greenhouse gases (GHG). These gases are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the earth's average temperature would be approximately 61° Fahrenheit (F) cooler than it is currently. The cumulative accumulation of these gases in the earth's atmosphere is considered to be the cause for the observed increase in the earth's temperature.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VIII. GREENHOUSE GAS EMISSIONS: Would the project:				
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	

Discussion

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant. The Proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The proposed project involves creation of an overlay zone for Housing Opportunity Sites identified in the recently adopted City of Perris General Plan Housing Element (August 17, 2022). The Proposed Project does not authorize any specific development project on any specific property within the HOAO Zone. However, future development facilitated by the HOAO within the Housing Opportunity Areas could result in the development of up to a maximum of 5,419 new residential units to the City of Perris based on a density of 30 du/acre. Development facilitated by the Proposed Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment.

Using the maximum buildout potential of the HOAO as a conservative baseline for analysis, GHG emissions have been calculated with the CalEEMod model based on construction and operational parameters (Appendix B). A summary of the results is shown below in **Table 5** – *Project Related Greenhouse Gas Emissions*.

Table 6 - Project Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO2	**NonBio-CO_2**	**CO_2**	**CH_4**	**N_2O**	**CO_2e**
Maximum Annual Operations	427.00	46,406.00	46,833.00	45.30	1.78	48,536.00
Total Emissions Per Service Population Per Year						2.77
Exceeds Interpolated 2030 SCAQMD Tier 4 Screening Threshold for Plans of 4.93 MTCO2e/SP/year						**No**

Notes:
Source: CalEEMod Version 2022.1.1.16 for Buildout Year 2030.
(1) Per the CalEEMod output, the service population of the proposed project is anticipated to be approximately 17,503 residents.
(2) The year 2030 screening threshold of 4.93 $MTCO_2e$/SP/year for plans was interpolated using the SCAQMD draft tier 4 screening thresholds for plans of 6.6 $MTCO_2e$/SP/year for year 2020 and 4.1 MTCO2e/SP/year for year 2035.

Table 6 shows that the total for the proposed project's emissions (without credit for any reductions from sustainable design and/or regulatory requirements) would be 48,536 MTCO2e per year resulting in 2.77 MTCO2e per service population per year. According to the thresholds of significance established above, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations of the proposed project would not exceed the interpolated year 2030 SCAQMD draft tier 4 screening threshold of 4.93 MTCO2e/SP/year for plans. Therefore, maximum development buildout of the Project Site facilitated by the HOAO

would not create a significant cumulative impact to global climate change, and no additional project-specific mitigation would be required.

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

Less Than Significant. As stated previously, the applicable plan for the Proposed Project is the City of Perris CAP and the SCAQMD's tier 4 thresholds. The proposed project's consistency with these measures has been provided in Appendix B. As shown in Appendix B, the proposed project is consistent with the local GHG reduction measures provided in the City's CAP.

At a level of 48,536 MTCO2e per year resulting in 2.77 MTCO2e per service population per year, the project's GHG emissions do not exceed the SCAQMD draft tier 4 screening threshold of 6.6 MTCO2e/SP/year for plans and would be in compliance with the reduction goals of the City of Perris' CAP, AB-32 and SB-32. Furthermore, the project will comply with applicable Green Building Standards and City of Perris' policies regarding sustainability (as dictated by the City's General Plan and CAP).

Therefore, potential impacts associated with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases would be less than significant, and no mitigation would be required.

Mitigation Measures

None.

Conclusion

Potential impacts of the Proposed Project associated with Greenhouse Gas Emissions would be less than significant, and no mitigation is required.

4.9 Hazards and Hazardous Materials

Regulatory Setting

The Department of Environmental Health of the Riverside County Community Health Agency is responsible for regulating the operations of businesses and institutions that handle hazardous materials or generate hazardous waste in the City of Perris. As part of the State-mandated Certified Unified Program administered by the California Environmental Protection Agency, the County Department of Environmental Health coordinates regulatory and enforcement for the programs related to hazardous materials and wastes (City of Perris, 2005).

Environmental Setting

A hazardous material is a substance that is toxic, flammable/ignitable, reactive, or corrosive. Extremely hazardous materials are substances that show high or chronic toxicity, carcinogenic, bio accumulative properties, persistence in the environment, or that are water reactive. Improper use, storage, transport, and disposal of hazardous materials and waste may result in harm to humans, surface and groundwater degradation, air pollution, fire, and explosion.

Typical equipment which may contain fuel or hydraulic oil that may be used during construction could include graders, loaders, dozers, cranes, forklift/pallet jack, and jackhammers.

March Air Reserve Base/Perris Valley Airport

All parcels within the Housing Opportunity Area Overlay Zone 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 2021-2029 General Plan Housing Element was also submitted to the ALUC for review prior to adoption.

Project Site

The Project Site consists of twelve Housing Opportunity Areas identified in the 2021-2029 Housing Element. The housing opportunity areas are located throughout the City adjacent to a variety of existing land uses, including industrial, commercial, and residential.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IX. HAZARDS AND HAZARDOUS MATERIALS:				
Would the project:				
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			X	

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
and accident conditions involving the release of hazardous materials into the environment?				
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 or excessive noise 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 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	

Discussion

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

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?

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).

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).

The Proposed Project will implement the HOAO to facilitate development of residential units in 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development facilitated by the HOAO 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. The use of such materials would be similar to existing conditions in and around the HOAO and Housing Opportunity Areas.

The Proposed Project does not authorize specific site development. However, development projects facilitated by the HOAO would be subject to applicable local, State, and federal hazardous material regulations that minimize impacts related to hazardous materials. Hazardous materials would be required to be transported under Department of Transportation regulations. Development facilitated by the AHO would be subject to regulatory programs such as those overseen by the RCDEH, RWQCB, and the Department of Toxic Substances Control (DTSC). These agencies require applicants for development of potentially contaminated properties to perform investigation and cleanup under their oversight if the properties are found to be contaminated with hazardous substances. Therefore, compliance with existing laws and regulations governing transport, use, storage, disposal, or release of hazardous material would reduce potential impacts of the Proposed Project to a less than significant level.

c) Would the project 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. The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO 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. A project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

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.

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO 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. A project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

e) For a project located within an airport land use plan or, where such a plan had not been adopted, within 2 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. March Air Reserve Base (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).

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO 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 HOAO are within Zones D and E of the Airport Influence Area for MARB. Housing Opportunity Areas 1-5, 9-11, and 13 are also within Zones D and E the airport influence area for Perris Valley Airport[7]. The selection

[7] Figure 4.9-1, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000

of the Housing Opportunity Areas included an analysis of the Riverside County Airport Land Use Compatibility Plan (RCALUP) and AICUZ. The Draft Housing Element was also submitted to the Director of the Riverside County Airport Land Use Commission (RCALUC) for review prior to adoption. On September 12, 2024, the Director of the RCALUC determined the Project to be 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. A project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

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. The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) zone over twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Developments pursuant to the HOAO 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. A project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

g) 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[8]. 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[9] where the state is responsible for the costs of wildfire prevention and suppression.

[8] Figure 4.9-3, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000
[9] Figure 4.9-4, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO 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 HOAO are within fire hazard severity zones[10]. Thus, future developments within the HOAO Zone are not anticipated to increase wildfire hazards. A project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential hazards and hazardous materials impacts are addressed. Impacts would be less than significant.

Mitigation Measures

None

Conclusion

With implementation of existing regulations and reg associated with Geology and Sils to a less than significant level.

4.10 Hydrology and Water Quality

Regulatory Setting

The Santa Ana Regional Water Quality Control Board requires that dischargers whose construction projects disturb one (1) or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation. The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD).

The State's Municipal Storm Water Permitting Program regulates stormwater discharges from municipal separate storm sewer (drain) systems (MS4s). Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. The MS4 permits require the discharger to develop and implement a storm water management plan/program with the goal of reducing the discharge of pollutants to the "maximum extent practicable," which is the performance standard specified in Section 402(p) of the Clean Water Act. The management programs specify which BMPs will be used to address certain program areas. The program areas

[10] Figures 3.2-1 and 4.9-2, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000

include public education and outreach, illicit discharge detection and elimination, construction and post-construction, and good housekeeping for municipal operations.

The Riverside County Flood Control and Water Conservation District, the County of Riverside, the City of Perris, and other incorporated cities (co-permittees) discharge pollutants from their MS4s. Stormwater and non-stormwater enter and are conveyed through the MS4 and discharged to surface water bodies of the Riverside County region. These discharges are regulated under countywide waste discharge requirements per Order No. R8-2010-0033, NPDES Permit No. CAS618033, approved by the Santa Ana RWQCB on January 29, 2010. The MS4 permit requires the development and implementation of a program addressing stormwater pollution issues in development planning for private projects. The primary objectives of the municipal stormwater program requirements are to: 1) effectively prohibit non-stormwater discharges, and 2) reduce the discharge of pollutants from stormwater conveyance systems to the "maximum extent practicable" statutory standard.

Environmental Setting

Floodplains

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[11]. This inundation area would cover the majority of the Project Site.

Portions of the Project Site 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, the City is within the dam breach inundation area and would likely be at risk of inundation by seiche.

Groundwater

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).

[11] Figure 4.10-4, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000

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[12].

The San Jacinto Groundwater Basin (SJGB) spans 247.7 square miles underlying the San Jacinto, Perris, Moreno, and Menifee Valleys in western Riverside County[13]. 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 Eastern Municipal Water District (EMWD) delivers water to most of the City including the Project Site. The EMWD has prepared an Urban Water Management Plan (UWMP) to comply with the Urban Water Management Planning Act and SBX7-7 and to support water supply assessments and written verifications of water supply (EMWD, July 2021). The EMWD provides potable water, recycled water, and wastewater services to an area of approximately 555 square miles in western Riverside County. The service area includes seven incorporated cities, including the City of Perris, in addition to unincorporated areas of Riverside County. The EMWD has a diverse portfolio of local and imported supplies including recycled water, potable groundwater, desalinated groundwater. Approximately half of the water used in the EMWD service area is imported by Metropolitan. The EMWD has been able to maintain a balance of local and imported water even as new connections have been added. This has been accomplished through the use of local supply projects and increased water use efficiency (EMWD, July 2021).

[12] Figure 4.10-1, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000
[13] Figure 4.10-2, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
X. HYDROLOGY AND WATER QUALITY: Would the project:				
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:				
• result in substantial erosion or siltation onsite or offsite;			X	
• substantially increase the rate or amount of surface water runoff in a manner which would result in flooding on or offsite;			X	
• create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
• impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion

a) Violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact.

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).

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO 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. All development projects within the Housing Opportunity Areas, 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 HOAO Zone 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 HOAO Zone 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 within the Housing Opportunity Areas to ensure that any potential water quality impacts are addressed. Impacts would be less than significant.

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).

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO 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 HOAO zoned areas consist of imported water; thus, future developments pursuant to the HOAO Zone and/or the Housing Element 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. Additionally, a project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential groundwater impacts are addressed. Impacts would be less than significant.

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:

- *result in substantial erosion or siltation onsite or offsite;*
- *substantially increase the rate or amount of surface water runoff in a manner which would result in flooding on or offsite;*
- *create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*

Less Than Significant: The project site is relatively flat and within an urbanized area. 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. The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) zone over twelve Housing Opportunity Areas

identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO 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 HOAO Zone and the Housing Element 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 HOAO zone, and/or with the Housing Element, would be less than significant after preparation and implementation of WQMPs. Portions of the Project Site are in 100-year flood zones[14]. A project-level CEQA analysis will be conducted for projects developed within the Housing Overlay Areas to ensure that any potential water quality impacts are addressed. Impacts would be less than significant.

- *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[15]. This inundation area would cover the majority of the Project Site.

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO Zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris and are within dam inundation areas. A project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential impacts regarding flood flows are addressed. Impacts would be less than significant.

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

Less Than Significant Impact. Portions of the Project Site 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

[14] Figure 4.10-3, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000
[15] Figure 4.10-4, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000

previously, the City is within the dam breach inundation area and would likely be at risk of inundation by seiche.

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO 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. A project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential flood hazard, tsunami, or seiche zones impacts are addressed. Impacts would be less than significant.

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

Less Than Significant Impact. The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the HOAO 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 Housing Element are expected to be less than significant after regulatory compliance, as described above in Section 4.10.a. A project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential water quality or groundwater plan impacts are addressed. Impacts would be less than significant.

Mitigation Measures

None.

Conclusion

Potential impacts of the Proposed Project associated with Hydrology and Water Quality would be less than significant, and no mitigation would be required.

4.11 Land Use and Planning

Environmental Setting

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element (August 17, 2022). The Housing Opportunity Site overlay would either continue to permit development

in accordance with current zoning regulations or will allow activation of the overlay zoning for development of up to 5,419 high-density, multi-family residential dwelling units distributed over 12 Housing Opportunity Areas. The Housing Opportunity Areas are located throughout the City of Perris and consist of properties with a mix of commercial and residential land use designations. They are surrounded by properties developed with a variety of existing uses, including industrial, commercial, and residential. Nearly all parcels within the Housing Opportunity Areas are vacant, apart from two parcels developed with single-family homes in Area 3. The Housing Opportunity Area Overlay Zone would encourage the development of housing at 30 dwelling units per acre.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XI. LAND USE AND PLANNING: Would the project:				
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	

Discussion

a) Would the project physically divide an established community?

No Impact. The HOAO would facilitate residential development of the parcels identified as Housing Opportunity Areas within the Housing Element. Two of the Housing Opportunity Area parcels are underutilized and developed with single-family residences (sites 3.1 and 3.3). All other parcels in the overlay zone are vacant. In total, 5.5 acres out of the approximately 299-acre overlay zone are underutilized and the remaining 294.5 acres are vacant. These parcels do not contain features that connect the established community. Therefore, no impacts associated with the division of an established community would occur, and no mitigation would be required.

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?

Less Than Significant Impact. Implementation of the HOAO would encourage the development of very low- and low-income affordable housing, and new multifamily residential development. All but two of the HOAO sites are vacant, and the two developed parcels (Sites 3.1 and 3.3) contain single-family residences.

Land use is guided by the City of Perris General Plan, and by the Green Valley Specific Plan for sites located in Housing Opportunity Area 6 and the Downtown Perris Specific Plan for sites located in Housing Opportunity Area 12. **Table 7** - *General Plan Consistency* provides an evaluation of the Proposed Project's consistency with General Plan goals, policies and implementation measures that have been adopted for the purpose of avoiding or mitigating an environmental effect.

The General Plan identifies "Goals" as representing a synthesis of input from those who live and work in the City of Perris and define desired General Plan outcomes. "Policies" provide the overall direction for choosing among alternative courses of action necessary to achieve the Goals while also providing a measure of flexibility needed to adapt the action to changes over the life of the General Plan. "Implementation Measures" and "Actions" are specific, discreet actions the City may take to achieve the future conditions reflected in the General Plan element.

The City of Perris General Plan contains several policies related to the development of new housing. For the purposes of **Table 7**, only those Goals, policies and implementation measures that are applicable to the Proposed Project are analyzed.

Table 7 - General Plan Consistency

General Plan Goal or Policy	Project Consistency Analysis
Circulation Element	
Goal I: A comprehensive transportation system that will serve projected future travel demand, minimize congestion, achieve the shortest feasible travel times and distances, and address future growth and development in the City.	
Policy I.A: *Design and develop the transportation system to respond to concentrations of population and employment activities, as designated by the Land Use Element and in accordance with the*	*Consistent.* Implementation of the HOAO would encourage development in the Downtown Specific Plan area by creating a by-right, non-discretionary approval process to streamline housing development. The HOAO includes 17

General Plan Goal or Policy	Project Consistency Analysis
designated Transportation System, Exhibit 4.2 Future Roadway Network **Implementation Measure I.A.2:** Identify incentives for development in the Downtown Specific Plan area.	parcels totaling 21.3 acres within the Downtown Perris Specific Plan area.
Housing Element	
Goal 2: Assist in the development of housing for all economic segments of the City. ***Policy 2.2:*** *Avoid concentrating housing constructed expressly for lower-income households in any single portion of the City.*	*Consistent.* The HOAO would apply to approximately 299 acres within twelve areas throughout the City. The HOAO would facilitate lower income housing by allowing residential development up to 30 units per acre and requiring that at least 20 percent of units are deed restricted for lower income households.
Policy 2.4: *Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).*	*Consistent.* The City of Perris was assigned a regional housing needs allocation of 7,805 units for the 2021-2029 planning period, including 3,157 lower-income and 1,274 moderate-income units. The HOAO would allow densities of up to 30 units per acre, by right, without discretionary approval and would require that at least 20 percent of units are deed restricted for lower income households. The overlay would apply to approximately 299 acres of land and allow for the development of approximately 5,419 units at 30 units per acre without a density bonus.
Policy 2.5: *Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, improve, and maintain*	*Consistent.* The HOAO removes barriers to development by allowing densities of up to 30 units per acre, by right, without discretionary approval and without a density

General Plan Goal or Policy	Project Consistency Analysis
housing to accommodate households with lower and moderate incomes.	bonus. The HOAO would require that at least 20 percent of units are deed restricted for lower income households.
Environmental Justice Element	
Goal 6: Affordable Housing **Goal 6.1:** A diverse housing stock that preserves and enhances housing affordability in the community.	*Consistent.* The HOAO would allow densities of up to 30 units per acre, by right, without discretionary approval and without a density bonus. The HOAO would require that at least 20 percent of units are deed restricted for lower income households.

As provided in Table 7, the Proposed Project would be consistent with the applicable General Plan goals and policies and would not conflict with an applicable land use plan, policy, or regulation that has been adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, potential impacts associated with land use consistency would be less than significant, and no mitigation would be required.

Green Valley Specific Plan

The Green Valley Specific Plan (GVSP) encompasses both parcels within Housing Opportunity Area 6. The GVSP is a master-planned community totaling 1,269 acres of land envisioned to have single-family detached homes, multi-family units, business and professional office space, commercial retail, industrial, three school sites, and public parks to be developed in four phases. It was approved by the Perris City Council in 1990 for a total of 4,210 dwelling units.

The HOAO would combine the overlay zone with the underlying zone district. Any lot designated by the HOAO Zone would be subject to the land use provisions of the GVSP and create an additional set of development options that property owners could choose to exercise at their discretion. Accordingly, development within the HOAO sites would continue to be subject to the requirements of the GVSP. The HOAO would not conflict with existing GVSP regulations in effect to avoid or mitigate environmental effects. Therefore, impacts would be less than significant, and no mitigation would be required.

Downtown Perris Specific Plan

The Downtown Perris Specific Plan was adopted on March 6, 1993. Housing Opportunity Area 12 identifies 17 vacant parcels within the Downtown Perris Specific Plan area that are zoned for

mixed use development within four districts: Urban Village, 4th Street Gateway, Plaza Mercado, and Downtown Promenade. These four districts are intended to promote the development of higher density residential uses, allowing between 3 to 5 stories, with commercial development allowed only on the first floor of new developments.

The HOAO would combine the overlay zone with the underlying zone districts. Any lot designated by the HOAO Zone would be subject to the land use provisions of the Downtown Perris Specific Plan and create an additional set of development options that property owners could choose to exercise at their discretion. Accordingly, development within the HOAO sites would continue to be subject to the requirements of the Downtown Perris Specific Plan. The HOAO would not conflict with existing Downtown Perris Specific Plan regulations in effect to avoid or mitigate environmental effects. Impacts would be less than significant, and no mitigation would be required.

City of Perris Zoning Code

The HOAO would be applied to 84 parcels located in twelve Housing Opportunity areas throughout the City. The HOAO would re-zone these parcels to combine the overlay with the underlying zone districts. Any lot designated by the HOAO Zone would be subject to the land use provisions of the underlying zone districts and create an additional set of development options that property owners could choose to exercise at their discretion. Accordingly, development within the HOAO sites would continue to be subject to the requirements of the Perris Municipal Code. The HOAO would not conflict with existing zoning code regulations in effect to avoid or mitigate environmental effects.

Implementation of the HOAO would modify the City's development standards at these 84 parcels, but would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant, and no mitigation would be required.

Mitigation Measures

None.

Conclusion

Potential impacts of the Proposed Project associated with Land Use and Planning would be less than significant, and no mitigation would be required.

4.12 Mineral Resources

Regulatory Setting

In 1975, the California legislature enacted the Surface Mining and Reclamation Act (SMARA). This act provides for the reclamation of mined lands and directs the State Geologist to classify (identify and map) the non-fuel mineral resources of the state to show where economically significant mineral deposits occur and where they are likely to occur based upon the best available scientific data. Mineral Resource Zones (MRZ) classifications are designed by the State Geologist in accordance with the State Mining and Geology Board (SMGB)'s priority list, as follows:

- MRZ-1 - areas where geologic information indicates no significant mineral deposits are present;
- MRZ-2 - areas that contain identified mineral resources;
- MRZ-3 - areas of undetermined mineral resource significance;
- MRZ-4 - areas of unknown mineral resource potential.

Environmental Setting

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. The Focused General Plan Update MND provides a mineral resources zone map that covers the City of Perris (**Figure 9** – Designated Mineral Resource Zones). 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.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XII. MINERAL RESOURCES: Would the project:				
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

Discussion

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 Housing Element sets forth policies and policy actions promoting development of residential uses and commits the City to creating an HOAO Zone on 12 of the 13 Housing Opportunity Areas. Future development within the HOAO Zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. 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. Establishing the HOAO Zone would not cause a loss of availability of known mineral resources valuable to the region, and no impact would occur.

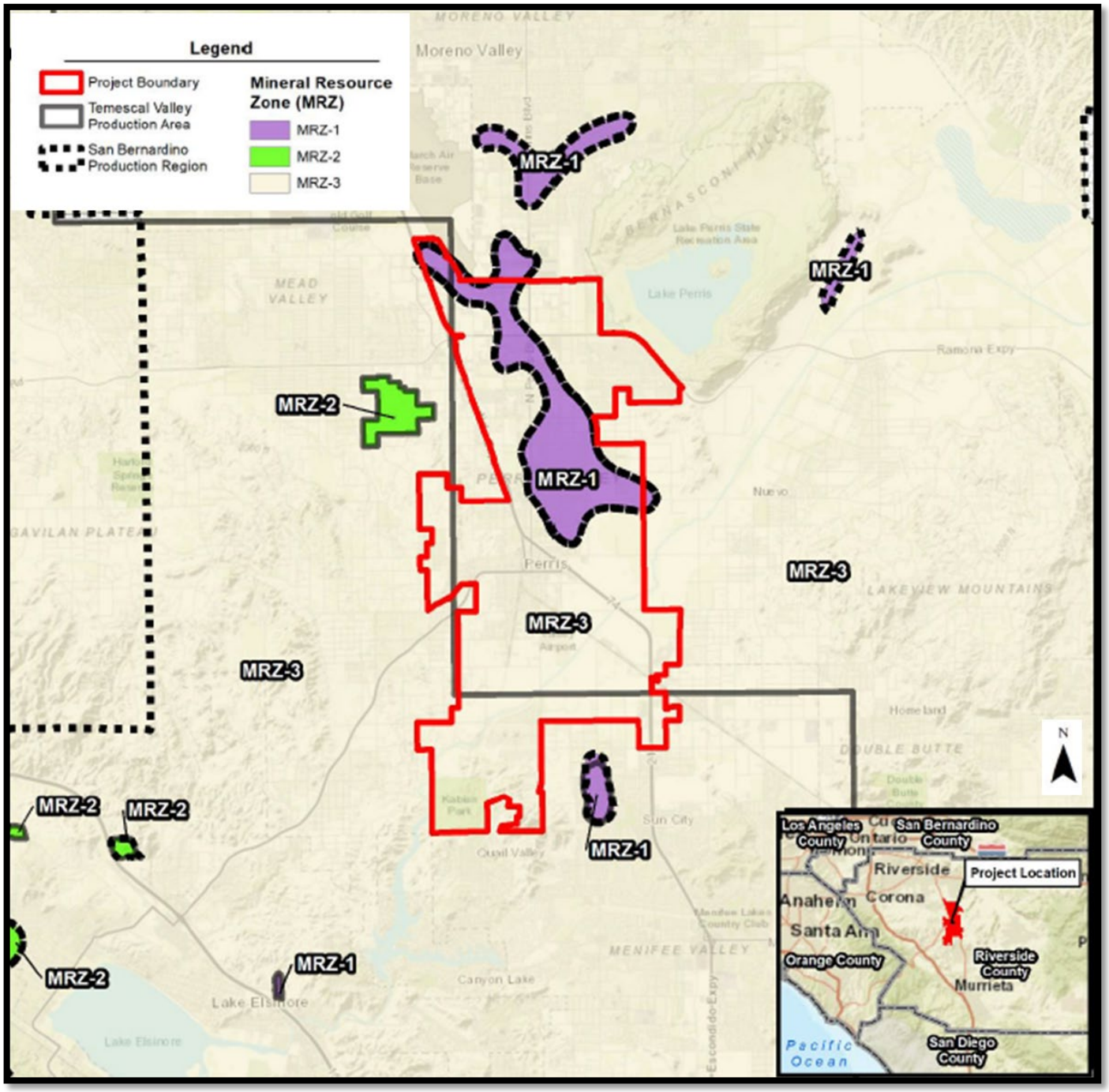
Mitigation Measures

No mitigation measures associated with impacts to Mineral Resources apply to the Proposed Project.

Conclusion

Potential impacts of the Proposed Project associated with Mineral Resources would be less than significant, and no mitigation would be required.

Figure 8 – Designated Mineral Resource Zones



4.13 Noise

Ganddini Group prepared a Noise Impact Analysis to determine potential impacts from noise associated with the development of the Proposed Project (**Appendix D** – *City of Perris Housing Implementation Measures, Noise Impact Analysis,* Ganddini Group, September 7, 2023).

Environmental noise is commonly measured in A-weighted decibels (dBA). A decibel (dB) is a unit of sound energy intensity. Sound waves, traveling outward from a source, exert a sound pressure level (commonly called a "sound level") measured in dB. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response that duplicates the sensitivity of human ears. Decibels are measured on a logarithmic scale. Generally, a three dBA increase in ambient noise levels represents the threshold at which most people can detect a change in the noise environment; an increase of 10 dBA is perceived as a doubling of loudness.

The FHWA identifies ranges of noise perceptibility as follows:

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm

Noise Descriptors

The noise descriptors utilized in the noise study for the Proposed Project include but are not limited to the following:

- Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
- Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24- hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Regulatory Setting

Federal Regulations

The adverse impact of noise was officially recognized by the federal government in the Noise Control Act of 1972, which serves three purposes:

- Publicize noise emission standards for interstate commerce
- Assist state and local abatement efforts
- Promote noise education and research

The federal government advocates that local jurisdictions use their land use regulatory authority to arrange new development in such a way that "noise sensitive" uses are either prohibited from being constructed adjacent to a highway or, or alternatively that the developments are planned and constructed in such a manner that potential noise impacts are minimized.

Since the federal government has preempted the setting of standards for noise levels that can be emitted by the transportation source, the City is restricted to regulating the noise generated by the transportation system through nuisance abatement ordinances and land use planning.

State Regulations

The State of California has established noise insulation standards as outlined in Title 24 and the Uniform Building Code (UBC) which in some cases requires acoustical analyses to outline exterior noise levels and to ensure interior noise levels do not exceed the interior threshold.

The State Department of Health Services has published guidelines that rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable in which local agencies can utilize as a guide in establishing their own policies.

City of Perris

The City of Perris outlines its noise regulations and standards within the Municipal Code and the General Plan, Noise Element, adopted in 2005.

The City of Perris Municipal Code sets limits for exterior noise levels. Section 7.34.060 states that between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, with the exception of Columbus Day and Washington's birthday, or on Sundays no one may erect, construct, demolish, excavate, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise. Construction activity shall not exceed 80 dBA Lmax in residential zones in the City.

March Air Reserve Base /Inland Port Airport Land Use Compatibility Plan

The March Air Reserve Base Airport Land Use Compatibility Plan (MARB ALUCP) requires that all new residences and other noise-sensitive uses must have sound attenuation features incorporated into the structures sufficient to reduce interior levels from exterior aviation-related sources to no more than 40 dBA CNEL. Office space must have sound attenuation features sufficient to reduce the exterior aviation-related noise level to no more than CNEL 45 dB.

The MARB ALUCP also requires that an acoustical study be required to be completed for any development proposed to be situated where the aviation related noise exposure is more than 20 dB above the interior standard (e.g., within the CNEL 60 dB contour where the interior standard is CNEL 40 dB). Standard building construction is presumed to provide adequate sound attenuation where the difference between the exterior noise exposure and the interior standard is 20 dB or less.

Environmental Setting

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. (August 17, 2022). The Housing Opportunity Site overlay would either continue to permit development in accordance with current zoning regulations or will allow activation of the overlay zoning for development of up to 5,419 high-density, multi-family residential dwelling units distributed over 12 Housing Opportunity Areas ("Project").

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). The 12 Housing Opportunity Areas that would be zoned Housing Opportunity Area Overlay (HOAO) are all outside of both aforementioned airport high noise contours[16].

An American National Standards Institute (ANSI Section SI.4 2014, Class 1) Larson Davis model LxT sound level meter was used to document existing ambient noise levels. In order to document existing ambient noise levels in the project area, fourteen (14) 15-minute daytime noise measurements were **taken between 9:02 AM and 7:50 PM on June 26, 2023. Field worksheets and noise measurement worksheets are provided in Appendix D.**

Noise measurements were collected at the following locations as shown on **Table 8** - *Noise Measurement Locations* and on **Figure 9** - *Noise Monitoring Locations.*

[16] Figure 4.13-1, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000

Table 8 - Noise Measurement Locations

Station Number	Location
NM1	Represents the existing noise environment of the residential and school uses located along E Jarvis Street between N Perris Boulevard and Redlands Avenue (255 E Jarvis St, Perris). The noise meter was placed at the northwestern corner of Palms Elementary School just south of E Jarvis Avenue
NM2	Represents the existing noise environment of the residential uses located along Wilson Avenue between E Nuevo Road and E San Jacinto Avenue (428 Wilson Avenue, Perris). The noise meter was placed just east of the residential uses along the western side of Wilson Avenue.
NM3	Represents the existing noise environment of the residential uses located along E San Jacinto Avenue between Redlands Avenue and Murrieta Road (631 Passiflora Drive, Perris). The noise meter was placed just south of the residential use and north of E San Jacinto Avenue.
NM4	Represents the existing noise environment of the residential uses located along G Street between 4th Street and E San Jacinto Avenue (225 S G Street, Perris). The noise meter was placed just west of the residential use and east of G Street
NM5	Represents the existing noise environment of the residential uses located near the intersection of W San Jacinto Avenue and C Street (8 S C Street, Perris). The noise meter was placed near the southwestern corner of the intersection of W San Jacinto Avenue and at the northeastern corner of the residential use.
NM6	Represents the existing noise environment of the residential uses located along W San Jacinto Avenue between A Street and B Street (377 W San Jacinto Avenue, Perris). The noise meter was placed just north of the residential use and south of W San Jacinto Avenue
NM7	Represents the existing noise environment of the residential and school uses located along 7th Street between Park Avenue and S A Street (435 7th Street, Perris). The noise meter was placed just north of the residential use and south of 7th Street.
NM8	Represents the existing noise environment of the commercial uses located along D Street between 4th Street and 7th Street (600 S D Street, Perris). The noise meter was placed just northwest of the commercial use and east of D Street.
NM9	Represents the existing noise environment of the residential uses along G Street between 4th Street and Case Road (377 E 6th Street, Perris). The noise meter was placed just east of the residential use and west of G Street
NM10	Represents the existing noise environment of the transient lodging use located along Redlands Avenue between 4th Street and 7th Street (480 S Redlands Avenue, Perris). The

Station Number	Location
	noise meter was placed just east of the transient lodging use and west of Redlands Avenue.
NM11	Represents the existing noise environment of potential future land uses along E Ellis Avenue between Case Road and Goetz Road. The noise meter was placed just north of E Ellis Avenue.
NM12	Represents the existing noise environment of the residential uses located along Perris Boulevard between 11th Street and E Ellis Avenue (1355 S Perris Boulevard, Perris). The noise meter was placed just east of Perris Boulevard along the western side of the residential uses.
NM13	Represents the existing noise environment of the residential uses located along E Ellis Avenue between A Street and Goetz Road (137 Mercado Street, Perris). The noise meter was placed just south of the residential use and north of E Ellis Avenue
NM14	Represents the existing noise environment of the residential uses along E Ellis Avenue between State Route 74 and A Street (1270 Park Avenue, Perris). The noise meter was placed just south of the residential use along the northern side of E Ellis Avenue

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIII. NOISE: Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project site 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			X	

of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				

Discussion

a) Would the project result in 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?

Less Than Significant Impact with Mitigation Incorporated. Table 9 provides a summary of the short-term ambient noise data. Measured short-term ambient noise levels ranged between 45.6 and 68.2 dBA Leq. The dominant noise source in the project vicinity was vehicle traffic associated with Ruby Road, Jarvis Street, Wilson Avenue, San Jacinto Avenue, G Street, C Street, 7th Street, D Street, 6th Street, Redlands Avenue, Case Road, Goetz Road, Perris Boulevard, Ellis Avenue, and other surrounding roadways.

Table 9- Short-Term Noise Measurement Summary (dBA)

	Daytime Measurements[1,2]							
Site Location	**Time Started**	**Leq**	**Lmax**	**Lmin**	**L(2)**	**L(8)**	**L(25)**	**L(50)**
NM1	9:02 AM	61.4	77.8	55.0	66.1	64.1	62.0	59.6
NM2	9:42 AM	57.7	75.4	33.3	69.2	61.9	48.4	41.5
NM3	10:19 AM	67.5	83.6	44.1	74.8	71.3	68.2	64.2
NM4	11:00 AM	68.2	86.1	45.1	78.9	70.7	62.1	55.4
NM5	11:36 AM	64.5	81.3	49.5	73.9	67.4	63.1	60.1
NM6	12:22 PM	47.5	63.1	38.2	55.7	50.6	46.6	43.8
NM7	12:57 PM	58.1	77.9	45.1	67.5	61.6	52.3	48.7

Daytime Measurements[1,2]								
Site Location	**Time Started**	**Leq**	**Lmax**	**Lmin**	**L(2)**	**L(8)**	**L(25)**	**L(50)**
NM8	1:38 PM	57.6	69.7	50.8	64.9	61.1	57.6	55.4
NM9	2:13 PM	60.5	76	43.7	70.3	66	57.9	51.1
NM10	2:50 PM	67.8	82.5	51.8	76.9	72.9	66.4	61.6
NM11	3:29 PM	53.4	70	43.2	61.1	56.2	52.7	50.1
NM12	6:01 PM	61	74.2	49.4	69.7	66.5	59.7	54.6
NM13	6:52 PM	50.3	70	46.3	53.9	49.5	47.8	47.3
NM14	7:35 PM	45.6	59.6	39.5	51.7	47.4	45.5	44

Notes:
(1) See Figure 5 for noise measurement locations. Each noise measurement was performed over a 15-minute duration.
(2) Noise measurements performed on July 26, 2023.

Traffic noise from vehicular traffic was projected using a computer program that replicates the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108). Roadway traffic noise levels were projected to the on-site receptors. The project noise calculation worksheets are included in Appendix D.

For the evaluation of project generated vehicle noise, California courts have rejected use of what is effectively a single "absolute noise level" threshold of significance (e.g., exceed 65 dBA CNEL) on the grounds that the use of such a threshold fails to consider the magnitude or severity of increases in noise levels attributable to the project in different environments (see King and Gardiner Farms, LLC v. County of Kern (2020) 45 Cal.App.5th 814). California courts have also upheld the use of "ambient plus increment" thresholds for assessing project noise impacts as consistent with CEQA, noting however, that the severity of existing noise levels should not be ignored by incorporating a smaller incremental threshold for areas where existing ambient noise levels were already high (see Mission Bay Alliance v. Office of Community Investment and Infrastructure (2016) 6 Cal.App.5th 160).

Consistent with the Perris General Plan Environmental Impact Report (EIR), project roadway noise impacts shall be considered significant when the resulting noise levels at noise-sensitive land uses (e.g., residential, etc.):

- are less than 60 dBA CNEL and the project creates a 5 dBA CNEL or greater project-related level increase; or,
- exceed 60 dBA CNEL and the project creates a 3 dBA CNEL or greater project-related noise level increase.

In order to evaluate the significance of potential noise impacts to other land uses along the study roadway segments associated with development of full buildout potential of the proposed Housing Opportunity Areas (i.e., Project), the following scenarios were modeled and then compared:

- General Plan Buildout (Post 2030) Without Project: This scenario refers to traffic noise conditions associated with the existing General Plan buildout year.
- General Plan Buildout (Post 2030) With Project: This scenario refers to traffic noise conditions for General Plan buildout with full buildout potential of the proposed Housing Opportunity Areas (i.e., Project).

General Plan buildout noise levels without and with project were compared to determine if the Project would result in a significant increase in noise levels at buildout that may affect other land uses and to determine if future noise levels will exceed the City's Land Use Compatibility Guidelines at the proposed Housing Opportunity areas.

Impacts to Other Land Uses

Table 5 in Appendix D shows the change in General Plan Buildout noise levels with the addition of project-generated operational trips. Modeled General Plan Buildout (Post 2030) Without Project traffic noise levels range between 58-79 dBA CNEL and the modeled General Plan Buildout (Post 2030) With Project traffic noise levels range between 60-79 dBA CNEL at the rights-of-way of studied roadway segments. The addition of Project trips is expected to increase buildout noise levels between 0 to 2.82 dB and is not expected to increase noise levels in excess of the applicable threshold at any of the modeled roadway segments (see Appendix D, Table 5). Program-level impacts related to vehicle traffic associated with development of full buildout potential of the proposed Housing Opportunity Areas would be less than significant. No mitigation is required.

Impacts to Future Housing Developments Within the Housing Opportunity Areas Regarding noise/land use compatibility, nearly all of the studied roadway segments in the project area are expected to generate future noise levels that exceed the City's Land Use Compatibility Guidelines for Noise. The following mitigation measure is recommended to ensure future housing development proposals within the Housing Opportunity Areas are not significantly impacted by roadway traffic noise:

Mitigation Measure NOI-1

Individual housing development applications within the Housing Opportunity Areas shall require a project-level noise study be prepared by a professional noise analyst to assess interior noise levels and, if necessary, provide measures that would ensure interior noise levels do not exceed the State's interior noise requirement of 45 dBA CNEL.

Impacts to future housing developments within the Housing Opportunity Areas would be less than significant with implementation of Mitigation Measure NOI-1.

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

Less Than Significant Impact.

Future development within the HOAO Zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. The HOAO Zone would permit development of residential uses at densities up to 30 units per acre. The HOAO Zone would not permit land uses with operations generating intense noise—such as heavy industrial uses, truck routes, or railroad tracks. A project-level CEQA analysis and noise study will be conducted for projects developed within the housing opportunity areas to ensure that any potential temporary or permanent noise impacts are addressed. Further, the construction activities would require to comply with the allowed hours for operation outlined in City Code 7.34.060. Therefore, potential impacts associated with construction and operational vibration would be less than significant with implementation of Mitigation Measure NOI-1, and no additional mitigation would be required.

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). The 12 Housing Opportunity Areas that would be zoned Housing Opportunity Area Overlay (HOAO) are all outside of both aforementioned airport high noise contours[17]. Developments conforming with the HOAO Zone would not expose people to excessive noise levels. Additionally, a project-level CEQA analysis and noise study will be conducted for the future

[17] Figure 4.13-1, City of Perris Focused General Plan Update IS/MND, found at https://www.cityofperris.org/home/showpublisheddocument/14714/637871933711770000

development of the housing opportunity areas to ensure that any potential airport-related noise impacts are addressed. Therefore, potential Project impacts would be less than significant with the implementation of mitigation measure NOI-1. No additional mitigation would be required.

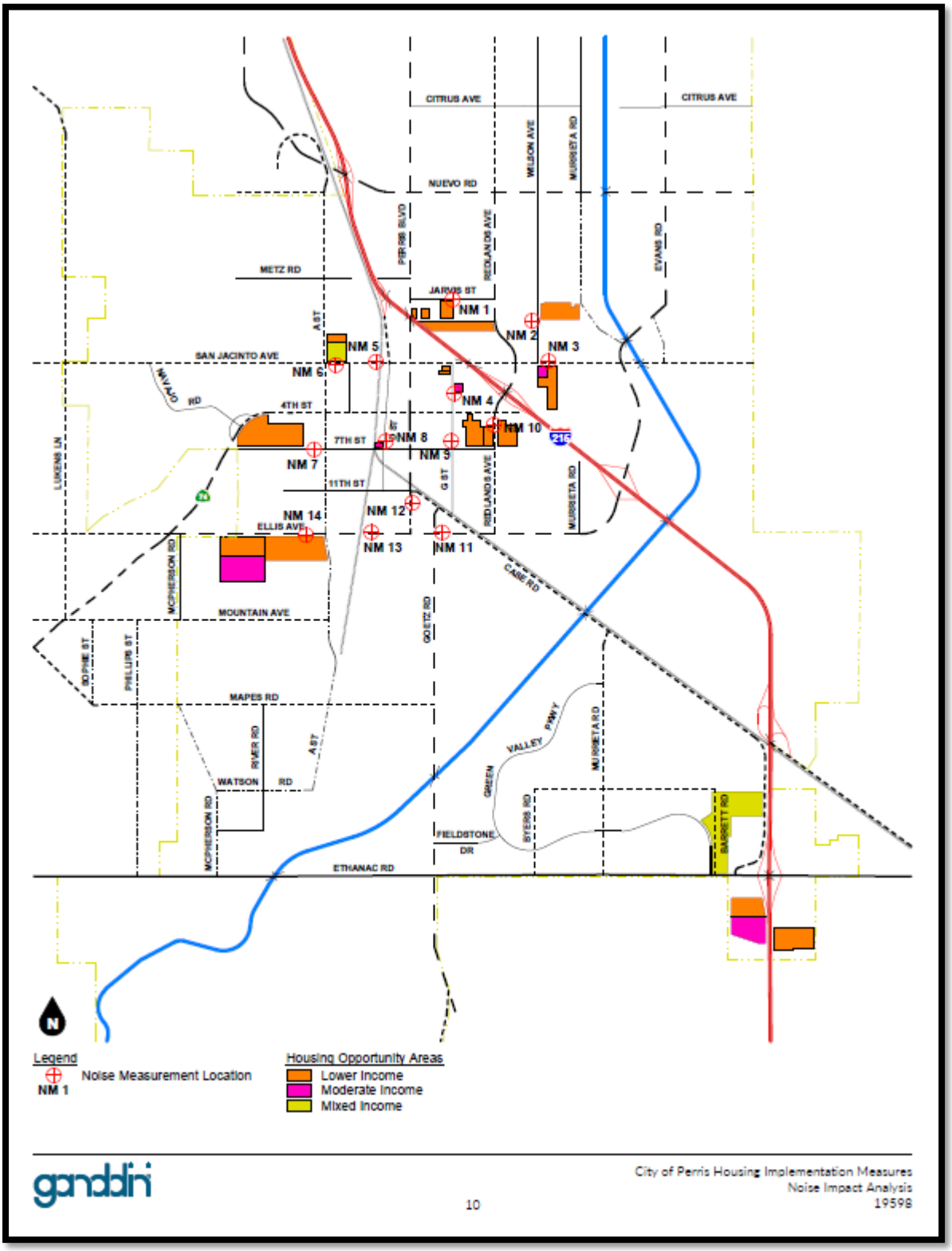
Mitigation Measures:

NOI-1: Individual housing development applications within the Housing Opportunity Areas shall require a project-level noise study be prepared by a professional noise analyst to assess interior noise levels and, if necessary, provide measures that would ensure interior noise levels do not exceed the State's interior noise requirement of 45 dBA CNEL.

Conclusion

Potential impacts of the Proposed Project associated with noise would be less than significant with the implementation measures.

Figure 9 - Noise Monitoring Locations



4.14 Population and Housing

Environmental Setting

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element (August 17, 2022). The Housing Opportunity Site overlay would either continue to permit development in accordance with current zoning regulations or will allow activation of the overlay zoning for development of up to 5,419 high-density, multi-family residential dwelling units distributed over 12 Housing Opportunity Areas. The Housing Opportunity Areas are located throughout the City of Perris and consist of properties with a mix of commercial and residential land use designations. They are surrounded by properties developed with a variety of existing uses, including industrial, commercial, and residential. Nearly all parcels within the Housing Opportunity Areas are vacant, apart from two parcels developed with single-family homes in Area 3. The Housing Opportunity Area Overlay zone would encourage the development of housing at 30 dwelling units per acre.

Census data shows population growth in Perris was steady between 1970 and 1980; however, after 1980, a rapid increase in population occurred. Between 1980 and 1990, the City's population increased 214 percent. Similarly, between 1990 and 2000 the population increased 68 percent, and between 2000 and 2010 the population increased 35 percent. From 2010 to 2020, the population increased from 55,799 to 80,201, a 43 percent increase over the ten-year period (City of Perris 2022a).

Future growth estimates for the next 20 years predict a continued increase in population, yet at a slower rate. The Riverside County Center for Demographic Research estimates that the population of Perris will top 84,881 by the year 2030; a population increase of 35 percent between 2010 and 2030. The 2016-2040 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) Final Growth Forecast prepared by SCAG shows the City's population increasing to 112,400 by 2035 and 116,700 by 2040, an increase of 32.4 percent and 37.5 percent respectively from the 2030 estimate (City of Perris 2022a).

According to the California Department of Finance, there were an estimated 19,843 housing units in Perris as of January 2023 (DOF 2023). Of these, the U.S. Census Bureau estimates 66.9% are owner-occupied (USCB 2023).

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIV. POPULATION AND HOUSING: Would the project:				
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion

a) Would the project 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)?

Less Than Significant Impact. The HOAO would facilitate development of up to 5,419 new residential units in the City of Perris. According to the California Department of Finance (DOF), there is an average of 4.05 persons per household in Perris (DOF 2023). Assuming a conservative, maximum-growth scenario in which all new residents relocate to the City of Perris, the HOAO would result in an estimated 21,947 new residents in the city.

The DOF estimates that the population of Perris as of January 2023 was 78,948 (DOF 2023). The Riverside County Center for Demographic Research estimates that the population of Perris will top 84,881 by the year 2030. The 2016-2040 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) Final Growth Forecast prepared by SCAG shows the City's population increasing to 112,400 by 2035 and 116,700 by 2040 (City of Perris 2022a). The SCAG population estimate for the city in 2040 is 37,752 more people than the city's currently population. Therefore, the 21,947 new residents added by the project would be within SCAG's growth projections for Perris.

Therefore, potential impacts associated with population growth would be less than significant, and no mitigation would be required.

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

Less Than Significant Impact. Implementation of the HOAO would involve demolition of existing single-family residences on two parcels to develop new units. However, any displacement of people or housing would be temporary, and new housing added would support a greater number of residents than existing housing. Therefore, the project would not result in the need for new housing elsewhere, as the HOAO would result in a concentration of the City's housing stock within higher density development within the downtown area. Therefore, any potential impacts would be less than significant.

Mitigation Measures

None.

Conclusion

Potential impacts of the Proposed Project associated with Population and Housing would be less than significant, and no mitigation would be required.

4.15 Public Services

Environmental Setting

Fire and police services are provided by contract with the County of Riverside. The City of Perris is within the boundaries of the Menifee Union School District, Perris Elementary School District, Perris Union High School District, Romoland Elementary School District, and Val Verde Unified School District. Recreation services are provided by the City of Perris.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XV. PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the 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:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Recreation/Parks?			X	
Other public facilities?			X	

Discussion

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the 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:

Fire Protection

Less Than Significant Impact. The California Department of Forestry and Fire Protection (CAL FIRE), under contract with Riverside County and operating as the Riverside County Fire Department (RCFD), provides fire prevention and suppression to the City of Perris. RCFD's 2009-2029 Strategic Plan outlines how the department maintains adequate personnel and services throughout its areas of responsibility, including Perris. RCFD Station No. 1 located at 210 W. San Jacinto Avenue and RCFD Station No. 90 at 333 Placentia Avenue exclusively serve the City of Perris. Other RCFD stations respond to emergency service calls in the City on an as-needed basis. Currently, RCFD has four mutual aid agreements, and seven automatic aid agreements with various jurisdictions (Cities, Fire Districts, March Air Reserve Base, and Native American Bands).

Under RCFD, five fire stations provide response services to the City, which ensure adequate coverage and timely response to all parts of the City. These locations include (City of Perris 2022b):

- Station 1 - Perris Battalion 1 at 210 West San Jacinto Avenue, Perris
- Station 9 - Goodmeadow Battalion 1 at 21565 Steel Peak Road, Perris
- Station 59 - Mead Valley Battalion 1 at 21510 Pinewood Street, Perris
- Station 90 - North Perris City Battalion 1 at 333 Placentia Avenue, Perris
- Station 101 - City of Perris Battalion 1 at 105 S. F Street, Perris

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development within the Housing Opportunity Areas would add residential units and population to the City of Perris and could generate increased demands for fire protection facilities. The City of Perris estimates needs for future fire stations based on General Plan buildout projections. The buildout population projected in General Plan 2030 is 155,800 (Hogle Ireland 2004). As described in Section 4.14, *Population and Housing*, buildout of the HOAO would not cause substantial unplanned population growth. Rather, the project would facilitate the City's planned population growth within the Housing Opportunity Areas. The DOF estimates that the population of Perris as of January 2023 was 78,948 (DOF 2023) and the 2016-2040 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) Final Growth Forecast prepared by SCAG estimates the City's population increasing to 116,700 by 2040 (City of Perris 2022a). The SCAG 2040 population estimate, plus the 21,947 new residents added by the project, would result in 17,153 fewer people than the buildout population projected in General Plan 2030. The addition of an estimated 21,947 future residents would not create excessive demand for emergency services or introduce development to areas outside of normal service range that would necessitate new fire protection facilities.

Future developments within the HOAO would be required to comply with the most current adopted fire, building, and electrical codes and nationally recognized fire and life safety standards of the City and RCFD, as outlined in Chapter 16.08 (Building, Plumbing and Other Codes Adopted) of the City's Municipal Code. Compliance with these codes and standards would be enforced through the City's building plan check process to ensure it has the capacity to provide proper fire protection to the development.

Additionally, the HOAO developments would be required to comply with the provisions of Municipal Code Chapter 19.68, which requires payment of the Development Impact Fee to assist the City in providing fire protection services. Payment of the Development Impact Fee would ensure that future HOAO developments provide fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that

would be created by the Project. Therefore, impacts related to fire protection services from the proposed Project would be less than significant, and no mitigation would be required.

Police Protection

Less Than Significant Impact. 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 located at 137 N. Perris Blvd, Suite A, Perris. In addition to serving the city of Perris, the station provides RCSD services for substantial unincorporated areas in western Riverside County. 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 2023). Demands for police facilities are generated by the population and the total building area within the police agencies' service areas.

The Perris Police Department serves both homes and businesses in the City of Perris. The need for public services and associated facilities are measured by service area population, or the number of residents and workers within the City's service area. Service population reasonably predicts the need for police facilities. The Riverside County Sheriff's Department and the Perris Police Department use a standard of one officer per 1,000 residents. As the population in Perris increases, additional police officers will be needed. The Perris Police Department does not have established thresholds for the need for additional police facilities, such as a new station. Rather, the need for additional police stations and facilities is determined on an as needed basis (Hogle-Ireland 2004).

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development 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; however, the increase would be incremental and within the growth projections outlined in the City's General Plan (Hogle-Ireland 2004, City of Perris 2022a). The addition of an estimated 21,947 residents would not create excessive demand for police services or introduce development to areas outside of normal service range that would necessitate new police protection facilities.

Additionally, the HOAO developments would be required to comply with the provisions of Municipal Code Chapter 19.68, which requires payment of the Development Impact Fee to assist the City in providing police protection services. Payment of the Development Impact Fee would ensure that future HOAO developments provide fair share funds for the provision of additional public services, including police protection services, which may be applied to police facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. Therefore, the project would not place an unanticipated burden on police protection services or affect response times or service ratios such that new or

expanded police facilities would be needed. Potential impacts associated with police protection would be less than significant, and no mitigation would be required.

Schools

Less Than Significant Impact. The City of Perris is within the boundaries of the Menifee Union School District, Perris Elementary School District, Perris Union High School District, Romoland Elementary School District, and Val Verde Unified School District. Table 10 displays the public schools that serve the City of Perris and the 2022-2023 student enrollment for these schools.

Table 10 – City of Perris School Enrollment

District	School Name	School Type	Grades	2022-2023 Enrollment
Menifee Union	Hans Christensen Middle	Intermediate/Middle Schools (Public)	6-8	663
Menifee Union	Quail Valley Elementary	Elementary Schools (Public)	K-5	527
Perris Elementary	Clearwater Elementary	Elementary Schools (Public)	K-6	664
Perris Elementary	Enchanted Hills Elementary	Elementary Schools (Public)	K-6	479
Perris Elementary	Innovative Horizons Charter	Elementary Schools (Public)	K-8	904
Perris Elementary	Palms Elementary	Elementary Schools (Public)	K-6	734
Perris Elementary	Perris Elementary	Elementary Schools (Public)	K-6	684
Perris Elementary	Railway Elementary	Elementary Schools (Public)	K-6	779
Perris Elementary	Sky View Elementary	Elementary Schools (Public)	K-6	712
Perris Union High	California Military Institute	K-12 Schools (Public)	5-12	1,006
Perris Union High	Heritage High	High Schools (Public)	9-12	2,428
Perris Union High	Perris High	High Schools (Public)	9-12	2,243
Perris Union High	Perris Lake High	Continuation High Schools	9-12	357
Perris Union High	Pinacate Middle	Intermediate/Middle Schools (Public)	7-8	927
Romoland Elementary	Boulder Ridge Elementary	Elementary Schools (Public)	K-5	840
Romoland Elementary	Romoland Elementary	Elementary Schools (Public)	K-5	488
Val Verde Unified	Avalon Elementary	Elementary Schools (Public)	K-5	590
Val Verde Unified	Lakeside Middle	Intermediate/Middle Schools (Public)	7-8	1,085
Val Verde Unified	March Middle	Intermediate/Middle Schools (Public)	6-8	758
Val Verde Unified	May Ranch Elementary	Elementary Schools (Public)	K-5	853
Val Verde Unified	Orange Vista High	High Schools (Public)	9-12	2,595
Val Verde Unified	Rancho Verde High	High Schools (Public)	9-12	1,944
Val Verde Unified	Sierra Vista Elementary	Elementary Schools (Public)	K-6	886

District	School Name	School Type	Grades	2022-2023 Enrollment
Val Verde Unified	Triple Crown Elementary	Elementary Schools (Public)	K-5	993
Val Verde Unified	Val Verde Elementary	Elementary Schools (Public)	K-6	640
Val Verde Unified	Val Verde High	Continuation High Schools	9-12	329
Val Verde Unified	Vista Verde Middle	Intermediate/Middle Schools (Public)	6-8	880

Sources: Ed Data 2023; Menifee Union School District, 2023; Perris Elementary School District, 2023; Perris Union High School District, 2023; Romoland School District, 2023; Val Verde Unified School District, 2023

Demand for schools is generated by the numbers of households in a school's service area. The California State Allocation Board estimates that new residential units generate 0.5 students per dwelling unit for elementary school districts, 0.2 students per dwelling for high school districts, and 037 students per dwelling for unified school districts (SAB 2009). The Project Site consists of 12 Housing Opportunity Areas identified in the 2021-2029 Housing Element. The buildout of all twelve areas would involve development of 5,419 residential units that would be estimated to generate 3,793 additional students at local schools. While future development would increase the number of students, the increase in student population would occur incrementally as development facilitated by the HOAO would occur over several years. Furthermore, a school impact fee is collected for each residential unit that is constructed during the building permitting process. As stated in California Government Code Section 65996, payment of school impact fees is deemed to constitute full and complete mitigation for potential impacts to schools caused by development. Therefore, impacts related to the need for new school facilities as a result of implementing the proposed project would be less than significant.

Recreational/Parks

Less Than Significant Impact. The City of Perris Community Services Department manages 203 acres of parks and open spaces, 3 recreation facilities, and features many community events and programs that serve to connect families and neighborhoods. The Department oversees 28 parks, 2 trails, 18 playgrounds, 26 sports fields, 10 looped walking trails, 22 shelters, 1 community demonstration garden, and 3 indoor recreation facilities (City of Perris Community Services 2021).

Demand for park space is generated by the population in the facility's service area. Buildout of the HOAO would add 5,419 residential units that would house 21,947 people at full occupancy. The development proposed under the HOAO is within the City's growth projections, which takes the City's recreational needs and impacts into account. The City of Perris General Plan establishes a standard of 5 acres of park space for every 1,000 residents. Using the General Plan standard, buildout of the HOAO would generate demand for nearly 110 acres of parkland. However, as of 2021, the City of Perris provides approximately 2.4 acres of park space per 1,000 residents (City of Perris Community Services 2021). To meet the current park space ratio, the City would need

to add 52.7 acres of park space to accommodate the projected population growth as a result of the HOAO.

The Quimby Act (California Government Code §66477) allows a city whose General Plan contains policies and standards for park and recreation facilities to pass ordinances requiring developers to set aside land, donate conservation easements, or pay fees for park improvements. The City of Perris adopted a park facility development impact fee to ensure residential development funds its fair share of park and recreational facilities. The City charges development impact fees for parks of $9,070.39 per single-family unit and $8,021.81 per multiple-family unit (City of Perris 2023). Payments of such fees would reduce impacts to parks to less than significant levels, and no mitigation would be required.

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.

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Buildout of the HOAO would involve development of 5,419 residential units to house 21,947 residents. HOAO implementation would therefore increase demands for libraries and hospitals. Future development projects in accordance with the HOAO would pay development impact fees for library facilities. Additionally, future housing development would generate annually recurring revenue to the City in the form of taxes and other miscellaneous charges (e.g., sales tax, property tax, etc.). A portion of such revenue would be available to address costs associated with potential demands for other public facilities. Therefore, Project impacts relative to creating demand for new or physically altered public facilities would be less than significant.

Mitigation Measures

None.

Conclusion

Potential impacts of the Proposed Project associated with Public Services would be less than significant, and no mitigation would be required.

4.16 Recreation

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVI. RECREATION:				
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	

Discussion

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. 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 are generally designed to meet the active recreational needs of several neighborhoods. These parks are intended to serve people living within a radius of up to two miles. The City has 11 neighborhood parks, 4 community parks, and 13 mini parks (City of Perris Community Services 2021).

The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development of the HOAO would add residential units and population to the City of Perris and could thus increase the use of existing parks and recreational facilities. The Quimby Act (California Government Code §66477) allows a city whose general plan contains policies and standards for park and recreation facilities to pass ordinances requiring developers to set aside land, donate conservation easements, or pay fees for park improvements. The City of Perris adopted a park facility development impact fee to ensure residential development funds its fair share of park

and recreational facilities. The City charges development impact fees for parks of $9,070.39 per single-family unit and $8,021.81 per multiple-family unit (City of Perris 2023). Payments of such fees would reduce impacts to parks to less than significant levels, and no mitigation would be required.

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. The Proposed Project will implement a Housing Opportunity Area Overlay (HOAO) Zone over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. Future development of the HOAO 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, see the analysis of impacts to park facilities in Section 4.15 above. No recreational facilities are identified within the HOAO, and development of the HOAO would not involve construction or expansion of park facilities. Therefore, Project impacts relative to impacts on the environment from construction and operation of the recreational facilities would not be significant.

Mitigation Measures

None.

Conclusion

Potential impacts of the Proposed Project associated with Recreation would be less than significant, and no mitigation would be required.

4.17 Transportation

Traffic studies were prepared to determine potential impacts from transportation associated with the development of the Proposed Project (**Appendix E-1** – *City of Perris Housing Implementation Measures Transportation Study*, Ganddini Group, May 12, 2023 and **Appendix E-2** – *City of Perris Housing Implementation Measures Vehicle Miles Traveled (VMT) Impact Analysis,* Ganddini Group, August 24, 2023).

Regulatory Setting

Senate Bill 743

SB 743, passed in 2013, updated the way transportation impacts are measured in California for new development projects, to allow Californians more options to drive less. The change was made as part of the California Global Warming Solutions Act of 2006 (Assembly Bill [AB 32]) to assist with achieving climate commitments.

In January 2019, the California Office of Planning and Research (OPR) issued guidance relative to evaluating a project's Vehicle Miles Traveled (VMT) to reduce GHG emissions. The CEQA Guidelines were also subsequently revised to require that lead agencies utilize VMT-related metric(s) that evaluate the significance of transportation-related impacts under CEQA for development projects, land use plans, and transportation infrastructure projects, beginning on July 1, 2020. Until that time, jurisdictions utilized a Level of Service (LOS) to analyze traffic impacts. The OPR guidelines require that projects be evaluated using VMT metrics but also allows jurisdictions to continue to use the LOS method as a secondary methodology for non-CEQA purposes.

The State OPR also set forth guidance for agencies to use "screening thresholds" to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. (refer to CEQA Guidelines, §§ 15063(c)(3)(C), 15128, and CEQA Guidelines Appendix G). The types of projects that are exempt from preparing a detailed VMT analysis are based on project size, maps, transit availability, and provision of affordable housing. Consistent with the requirements of CEQA Guidelines Section 15064.3, the City of Perris adopted significance criteria for transportation impacts based on VMT when evaluating VMT to determine traffic-related impacts for land use development projects. The screening criteria and significance criteria are contained in the *City of Perris Transportation Impact Analysis Guidelines for CEQA* (May 12, 2020) ["the City TIA Guidelines"].

Regional Transportation Plans

The Southern California Association of Governments (SCAG) is a council of governments representing the six-county region of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. Every four years SCAG updates the Regional Transportation Plan (RTP) for the six-county region. On April 7, 2016, the SCAG's Regional Council adopted the 2016-2040 Regional Transportation Plan / Sustainable Communities Strategy (2016 RTP/SCS). The SCS outlines a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce greenhouse gas emissions from transportation (excluding goods movement).

City of Perris

The City of Perris's General Plan contains a Circulation Element that addresses the physical circulation system consisting of streets, highways, bicycle routes, equestrian facilities, paths, and sidewalks, as well as available modes of transportation, including cars, buses, bicycles, and walking. The Circulation Element also identifies goals and policies with respect to the City's transportation network.

Level of Service (LOS) analysis is generally performed for assessing conformance with General Plan and operational standards established by the City. LOS is commonly used as a qualitative

description of intersection operation and is based on the capacity of the intersection and the volume of traffic using the intersection.

In accordance with current CEQA provisions, a project's effect on automobile delay as measured by LOS shall not constitute a significant environmental impact. Therefore, LOS is not discussed as a measure of analysis as part of this report. Analysis related to LOS and General Plan consistency shall be discussed as part of the Planning entitlement review process associated with this document.

Study Methodology

The Traffic Impact Analysis (Appendix E) utilized the City TIA Guidelines for assessing VMT.

Vehicle Miles Traveled

The City's TIA Guidelines provide a framework for "screening thresholds" for certain projects that are expected to cause a less than significant impact without conducting a detailed VMT study. The Proposed Project was evaluated for transportation impacts under CEQA using the City of Perris VMT Scoping Form for Land Use Projects as appended to the City of Perris TIA Guidelines. The screening criteria for the City of Perris are:

A. Is the Project 100% affordable housing?

B. Is the Project within ½ mile of qualifying transit?

C. Is the Project a local serving land use?

D. Is the Project in a low VMT area?

E. Are the Project's net Daily Trips less than 500 ADT?

Environmental Setting

The proposed project involves creation of an overlay zone for Housing Opportunity Sites identified in the recently adopted City of Perris General Plan Housing Element (August 17, 2022) that would continue to permit development in accordance with current zoning regulations or allow activation of the overlay zoning for development of up to 5,419 high-density, multifamily residential dwelling units distributed over 12 Housing Opportunity Areas ("Housing Overlay"). The Housing Opportunity Areas are identified on Figure 1 of the Housing Element.

The northern portion of the City of Perris is generally bordered by the Interstate 215 (I-215) freeway on the west and Harley Knox Boulevard on the north, while the central and southern

portions of the City straddle the I-215 freeway. In the southeastern portion of the City, State Route 74 (SR-74) connects to I-215 and continues along 4th Street to the western City limits.

Truck Routes

In February 2022, the City of Perris updated its Final General Plan Truck Route Map. Highway 215, Case Road, San Jacinto Avenue, Ellis Avenue, 4Th street are designated as a Truck Route, and are in the vicinity of the Project Area.

Public/Mass Transit

The City of Perris is currently served with fixed route transit service by the Riverside Transit Agency (RTA). The City is currently served by RTA Routes 9, 19, 27, 28, 30, 41, 61, and 74. 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).

Bicycle and Pedestrian 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). Figure 5 shows the City of Perris Bikeways Systems map. A shown on Figure 5, the City's bikeway system is comprised of shared-use paths (Class I), on-street bicycle lanes (Class II), buffered bicycle lanes (Class IIB), bicycle routes (Class III), bicycle boulevards (Class IIIB), and separated bikeways (Class IV). Numerous bicycle facilities are planned throughout the City with a concentration of Class II bicycle lanes and Class IIIB bicycle boulevard in the downtown area.

Most streets in Perris have sidewalks or pathways on at least one side, especially in newer developments and in downtown Perris (Perris, 2020). Figure 6 shows the City of Perris Pedestrian Facilities map. The figure identifies crossing facilities, curb treatments, signals and beacons, traffic calming, transit stop amenities, pedestrian-scale lighting, sidewalks and paths, and shared-use paths. As shown on Figure 6, numerous pedestrian facilities are planned throughout the City with a concentration of crossing facilities and traffic calming features in the downtown area.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVII. TRANSPORTATION: Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines § 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	

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

Less Than Significant Impact. The City of Perris General Plan Circulation Element and City of Perris Active Transportation Plan govern the circulation system in the City of Perris.

City of Perris General Plan

The City of Perris General Plan was established to provide a safe, convenient and efficient transportation system for the City. In order to meet this objective, the Circulation Element has been designed to accommodate the anticipated transportation needs based on the estimated intensities of various land uses within the region. Table 7 identified that the Proposed Project is consistent with the City's General Plan applicable Circulation Element Goals, Policies and Implementation Measures relative to the Proposed Project.

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).

The proposed project involves creation of an overlay zone over 12 Housing Opportunity Areas ("Housing Overlay") identified in the recently adopted City of Perris General Plan Housing Element (August 17, 2022). Future development within the Housing Opportunity Areas would add residential units and population to the City of Perris. A project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential transportation policy impacts are addressed. Therefore, potential impacts associated with the circulation system would be less than significant, and no mitigation would be required.

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 provides that transportation impacts of projects are, in general, best measured by evaluating the Proposed Project's VMT. Automobile delay (LOS) will no longer be considered to be an environmental impact under CEQA.

On June 9, 2020, the City of Perris adopted its *Transportation Impact Analysis Guidelines for CEQA* (TIA Guidelines) to help ensure that land use development and transportation projects comply with the latest CEQA requirements regarding VMT. These guidelines include a CEQA Assessment for VMT analysis and lists the VMT thresholds, screening tools, and methodologies. The City also maintains LOS policies as part of the General Plan and discretionary review process, which is separate and apart from the environmental analysis.

A VMT impact analysis consistent with the City's guidelines was prepared for the Proposed Project (Appendix E-2). VMT modeling was performed using the County of Riverside's RIVCOM regional travel demand model. Table 8 shows the daily VMT estimates for the City of Perris for the base year (2018) and future year (2045) conditions without and with the Housing Overlay. Table 8 also shows the threshold of significance, which was determined based on linear interpolation between the base year (2018) and future year (2045) model results for without Housing Overlay conditions.

Table 11- Daily VMT Estimates

Scenario	City of Perris			Significant Impact?
	VMT	SP	VMT/SP	
2018 Without Housing Overlay	2,492,699	92,552	26.9	-
2018 With Housing Overlay	2,844,890	108,876	26.1	No

Scenario	City of Perris			Significant Impact?
	VMT	SP	VMT/SP	
2045 Without Housing Overlay	4,464,588	164,849	27.1	-
2045 With Housing Overlay	4,767,636	179,828	26.5	No
Threshold of Significance: City of Perris Baseline (2023)			27.0	-

Notes:

1. Source: Western Riverside Council of Governments, Riverside County Transportation Model (RIVCOM).

2. VMT = Vehicle Miles Traveled; SP = Service Population (population plus employment)

Based on the VMT modeling presented in the previous section, buildout of the overall Housing Overlay is forecast to result in a less than significant impact based on the City-established thresholds for VMT. Specifically, the base model year (2018) with Housing Overlay buildout is forecast to result in a Citywide VMT per service population of 26.1, which does not exceed the City of Perris baseline VMT per service population of 27.0. The future model year (2045) with Housing Overlay buildout is forecast to result in a Citywide VMT per service population of 26.5, which does not exceed the City of Perris baseline VMT per service population of 27.0.

Although implementation of the overall Housing Overlay would result in a less than significant impact, individual Housing Opportunity Area sites may exceed the Citywide baseline VMT per service population and would require further review at the project-specific level. To aid in implementation of the Housing Overlay, the project (i.e., net change with Housing Overlay) VMT per service population was calculated for each individual Housing Opportunity Area site as summarized in Appendix E-2. Appendix E-2 summarizes the net change in VMT per service population (i.e., project-generated VMT) for each Housing Opportunity Area site with implementation of the Housing Overlay.

As shown in Appendix E-2, all of the Housing Opportunity Area sites are forecast to have a low VMT impact (i.e., the net effect of development on the site per the Housing Overlay would not exceed the City of Perris baseline VMT per service population of 27.0), except for sites within Housing Opportunity Area 7. Housing Opportunity Area 7 is forecast to generate 28.1 VMT per service population, which would require VMT to be reduced by 4.1% percent to reduce the impact to a less than significant level. The following mitigation measure is recommended to ensure individual Housing Opportunity Area sites do not cause significant impacts:

Mitigation Measure TRA-1

Housing development proposals in Housing Opportunity Area 7 shall prepare a VMT reduction strategy that identifies measures to achieve a 4.1 percent reduction in VMT. VMT reduction shall be quantified in accordance with the Handbook for Analyzing Greenhouse Gas Emission

Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021) ["GHG Reductions Handbook"] publication by the California Air Pollution Control Officers Association (CAPCOA), or other applicable source to the satisfaction of the City of Perris Director of Development Services.

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)?

Less Than Significant Impact. In accordance with the City of Perris development review procedures and standard conditions of approval, future development proposals would be required to adhere to the following or similar conditions that would ensure projects do not substantially increase hazards due to geometric design features or incompatible uses:

- A construction work site traffic control plan shall comply with State standards set forth in the California Manual of Uniform Traffic Control Devices and shall be submitted to the City of Perris for review and approval prior to the issuance of a grading permit or start of construction. The plan shall identify any roadway, sidewalk, bike route, or bus stop closures and detours as well as haul routes and hours of operation. All construction-related trips shall be restricted to off-peak hours to the extent possible.
- All on-site and off-site roadway design, traffic signing and striping, and traffic control improvements relating to the proposed project shall be constructed in accordance with applicable State/Federal engineering standards to the satisfaction of the City of Perris.
- Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as otherwise required by the City of Perris.
- Adequate emergency vehicle access shall be provided to the satisfaction of the Riverside County Fire Authority.
- The final grading, landscaping, and street improvement plans shall demonstrate that sight distance requirements are met in accordance with applicable City of Perris/California Department of transportation sight distance standards.

Therefore, potential impacts associated with hazards or incompatible uses would be less than significant, and no mitigation would be required.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. The proposed project involves creation of an overlay zone over 12 Housing Opportunity Areas ("Housing Overlay") identified in the recently adopted City of Perris General Plan Housing Element (August 17, 2022). Future development within the Housing Opportunity Areas would require comply with the City's development review process including review by the County Fire Department for compliance with all applicable fire code requirements for construction and access to the Project Site. Therefore, potential impacts associated with

inadequate emergency access would be less than significant, and no mitigation would be required.

Mitigation Measures

TRA-1: Housing development proposals in Housing Opportunity Area 7 shall prepare a VMT reduction strategy that identifies measures to achieve a 4.1 percent reduction in VMT. VMT reduction shall be quantified in accordance with the Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021) ["GHG Reductions Handbook"] publication by the California Air Pollution Control Officers Association (CAPCOA), or other applicable source to the satisfaction of the City of Perris Director of Development Services.

Conclusion

Potential impacts of the Proposed Project associated with Transportation would be less than significant with the implementation measures.

4.18 Tribal Cultural Resources

Cogstone prepared a Cultural and Paleontological Resources Assessment for the Proposed Project (**Appendix C** - *Cultural and Paleontological Resources Assessment Report for the Perris Housing Implementation Project*, Cogstone, September 2023). The assessment addressed the ethnographic and archaeology of the Native American occupation in the City of Perris.

City of Perris AB 52 Tribal Consultation

On April 11, 2023, the City of Perris notified the following tribal entity representatives of the Proposed Project and the 30-day timeframe in which to request consultation in accordance with AB52:

- Agua Caliente Band of Cahuilla Indians
- Augustine Band of Cahuilla Mission Indians
- Cabazon Band of Mission Indians
- Cahuilla Band of Indians
- Campo Band of Diegueno Mission Indians
- Ewiiaapaayp Band of Kumeyaay Indians
- La Posta Band of Diegueno Mission Indians
- Los Coyotes Band of Cahuilla and Cupeño Indians
- Manzanita Band of Kumeyaay Nation
- Mesa Grande Band of Diegueno Mission Indians
- Morongo Band of Mission Indians

- Pala Band of Mission Indians
- Pechanga Band of Indians
- Quechan Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- Rincon Band of Luiseno Indians
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseno Indians
- Torres-Martinez Desert Cahuilla Indians

Of the tribes contacted, the following responses were received:

- Augustine Band of Cahuilla Mission Indians: A letter dated April 17, 2023, was received from Geramy Martin, Tribal Secretary. No consultation was requested.
- Mesa Grande Band of Diegueno Mission Indians: A letter dated April 14, 2023 was received from Kimberly Murphy, Office Manager. The letter clarified a change in Chairperson. No consultation was requested.
- Rincon Band of Luiseno Indians: A letter dated April 24, 2023, was received from Shuuluk Linton, Tribal Historic Preservation Officer requesting additional information. A follow-up letter was received on January 29, 2024, stating that no consultation was being requested.
- Quechan Tribe of the Fort Yuma Reservation: An email was received on April 11, 2023, from H. Jill McCormick. No consultation was requested.

Environmental Setting

According to current ethnohistorical scholarship, the traditional territories of several Native American groups, including the Luiseño, the Serrano, the Gabrielino, and the Cahuilla, overlapped one another in the present-day Riverside-San Bernardino region during the Late Prehistoric Period. The Perris Valley area is generally recognized as a part of the traditional homeland of the Luiseño, a Takic-speaking people whose territory extended from present-day Riverside to Escondido and Oceanside. The Project Site is within the traditional territory of the Luiseño.

Anthropologists have divided the Luiseño into several autonomous lineages or kin groups, which represented the basic political unit among most Native Americans in southern California. Each Luiseño lineage possessed a permanent base camp, or village, on the valley floor and another in the mountain regions for acorn collection. Luiseño villages were made up of family members and relatives, the chiefs inherited their positions, and each village owned its own land. Villages were usually located in sheltered canyons or near year-round sources of fresh water, always near subsistence resources (Bean and Shipek 1978).

The map provided in Volume 8 of the Smithsonian Institution's *Handbook of North American Indians, California* also shows that the Project Site is in Cahuilla territory (Appendix C). Although the Cahuilla have not described the Project Site with a place name, the oral histories documented by Francisco Patencio, nét of the Agua Caliente Band of Cahuilla Indians, in the book *Legends and Stories of the Palm Springs Indians* shows that the Perris Valley is important to the Cahuilla. Patencio stated that the Moreno Valley, located to the north of Perris, was where the first gathering of "a great people" occurred prior to separating and going to the four directions (Appendix C). It is also from Moreno Valley that Evon ga net, the leader of the Fox people (now known as the Agua Caliente Cahuilla), started naming areas on the landscape for the Cahuilla people.

It is estimated that when Spanish colonization of Alta California began in 1769, the Luiseño had approximately 50 active villages with an average population of 200 individuals each, although other estimates place the total Luiseño population at 4,000-5,000 (Appendix C). Some of the villages were forcefully moved to the Spanish missions, while others were left largely intact. Ultimately, Luiseño population declined rapidly after European contact because of diseases such as smallpox and harsh living conditions at the missions and, later, on the Mexican ranchos, where the Native people often worked as seasonal ranch hands.

After the American annexation of Alta California, the large number of non-Native settlers further eroded the foundation of traditional Luiseño society. During the latter half of the 19th century, almost all of the remaining Luiseño villages were displaced, their occupants eventually removed to the various reservations. Today, the nearest Native American groups of Luiseño heritage live on the Soboba, Pechanga, and Pala Indian Reservations.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVIII. 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:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register			X	

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
of historical resources as defined in Public Resources Code section 5020.1(k), or				
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	

Discussion

a) 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 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 section 5020.1(k)?

Less Than Significant Impact. According to PRC Chapter 2.5, Section 21074, Tribal Cultural Resources are sites, features, places, cultural landscapes, sacred places, and items with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in Section 5020.1.

No resources are listed on or have been identified as eligible for listing on the California Register of Historic Places within or near the Project Site and no potential impacts to known Tribal Cultural Resources would occur. Furthermore, no tribe elected to consult with the City and/or provide additional information regarding tribal resources. Nevertheless, should tribal resources be encountered during construction, mitigation measures CUL-3 and CUL-4 would be applied. Implementation of these measures will ensure that Project-specific impacts will be less than significant.

b) 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 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?

Less Than Significant Impact. Although ground-disturbing activities would likely occur as future development occurs, no resources are listed on or have been identified as eligible for listing on the California Register of Historic Places within or near the Project Site and no potential impacts to known Tribal Cultural Resources would occur. Furthermore, no tribe elected to consult with the City and/or provide additional information regarding tribal resources. Nevertheless, should tribal resources be encountered during construction, mitigation measures CUL-3 and CUL-4 would be applied. Implementation of these measures will ensure that Project-specific impacts will be less than significant..

Mitigation Measures:

None.

Conclusion

Tribal resources are not anticipated to be found on the project sites, but mitigation measures CUL-3 and CUL-4 would ensure that should resources be found, impacts would be to less than significant levels.

4.19 Utilities and Service Systems

Environmental Setting

Within the City of Perris, water and wastewater services are supplied by the Eastern Municipal Water District (EMWD). Electricity is provided by Southern California Edison (SCE), and natural gas is provided by Southern California Gas Company. Trash, recycling, and green waste service is provided by CR&R Waste Services.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:				
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

Discussion

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

Less than Significant Impact.

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 afy 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 Proposed Project consists of a HOAO zone for twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element to promote development of housing within the City. 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. The 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 Proposed Project consists of the preparation of a Housing Opportunity Area Overlay (HOAO) zone to encourage the development of housing over twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element.. The Proposed Project does not authorize any specific development project on any specific property within the HOAO zone. However, future development within the HOAO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Development pursuant to the HOAO zone would be required to prepare project-specific Water Quality Management Plans (WQMPs) as part of the entitlement review process with the City. 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. Furthermore, a project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential stormwater impacts are addressed. As such, impacts of the Proposed Project 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 HOAO Zone promotes development of housing. Buildout of the 13 Housing Opportunity Areas would involve development of 8,782 residential units. The Proposed Project does not authorize any specific development project on any specific property within the HOAO zone. Therefore, a project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential electric power impacts are identified and addressed during the development review process. As such, impacts of the Proposed Project 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 Perris by Spectrum, Frontier, Verizon, and AT&T (City of Perris, 2021f). The Project Site consists of twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element located within the urbanized areas of the city limits, where services have already been established by one of more telecommunication provider. Therefore, potential impacts of the Proposed Project related to telecommunications facilities would be less than significant.

b) Would the project have sufficient water supplies available to serve the project 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).

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).

The Project Site consists of 12 Housing Opportunity Areas that are located throughout the City. Full development of all Housing Opportunity Areas could result in up to 5,419 multifamily residential dwelling units. Future development within the HOAO 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. 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 Element. Additionally, a project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential water supply impacts are addressed. Therefore, impacts associated with water supplies would be less than significant, and no mitigation is required.

Water Treatment Facilities

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 element.

The Project Site consists of 12 Housing Opportunity Areas that are located throughout the City. Future development within the HOAO 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. A project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential water treatment facility impacts are addressed. Therefore, impacts associated with water treatment facilities would be less than significant, and no mitigation is required.

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

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?

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 9 (CalRecycle, 2021a).

The Project Site consists of 12 Housing Opportunity Areas that are located throughout the City. Future development within the HOAO 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. Buildout of all twelve 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 9, 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, since the Proposed Project does not authorize site-specific development projects, a project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential solid waste impacts are addressed. Therefore, impacts associated with solid waste would be less than significant, and no mitigation is required.

Table 12 - Landfills Serving The City of Perris

Facility and Nearest City/Community	Remaining Capacity, cubic yards	Daily Permitted Disposal Capacity, tons	Actual Daily Disposal, tons	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	19,242,950	5,000	1,970	3,030	2029

Landfill, Beaumont					
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.

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 12 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 element 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 Project Site consists of 12 Housing Opportunity Areas that are located throughout the City. Future development within the Housing Opportunity Area Overlay 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. Additionally, since the Proposed Project does not authorize site-specific development projects, a project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that any potential solid waste regulations impacts are addressed. Therefore, the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and no mitigation would be required.

Mitigation Measures

None.

Conclusion

Potential impacts of the Proposed Project associated with Utilities and Service Systems would be less than significant, and no mitigation would be required.

4.20 Wildfire

Environmental Setting

The City's General Plan identifies that the City has a very low risk and a very low incidence of brush fires, as the City is relatively flat and not within a high fire zone or near hillsides that are subject to fires. The Project Site consists of twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element located within the urbanized areas of the city limits. None of the properties are located within a very high fire hazard severity zone according to the California Department of Forestry and Fire Protection (VHFHSZ; CAL FIRE, 2021).

Housing Element Applicable Standards and Mitigation Measures

The 2021-2029 Housing Element Update does not include Standards and Guidelines related to wildfire prevention. The Focused General Plan Update MND did not identify any mitigation measures that individual projects must adhere to during planning, design, construction and permitting. There are no mitigation measures for Wildfire included in the General Plan PEIR.

Impact Analysis

CEQA THRESHOLDS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, Would the project:				
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 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	

Discussion

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Proposed Project consists of the preparation of a Housing Opportunity Area Overlay (HOAO) Zone to encourage the development of housing over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The Proposed Project does not authorize any specific development project on any specific property within the HOAO zone. However, future development projects within the HOAO zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Therefore, a project-level CEQA analysis will be conducted for each project developed within the Housing Opportunity Areas to ensure that any potential impacts regarding emergency response

plan or emergency evacuation plan are identified and addressed. Additionally, future development must be designed to comply with Fire access, fire code, building code. As such, impacts of the Proposed Project would be less than significant.

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?

Less Than Significant Impact. The Proposed Project consists of the preparation of a Housing Opportunity Area Overlay (HOAO) Zone to encourage the development of housing over 12 Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The Housing Opportunity Areas are located throughout the urbanized area of the city and will have variations in terrain. The Proposed Project does not authorize any specific development project on any specific property within the HOAO Zone. However, future development projects within the HOAO Zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Therefore, a project-level CEQA analysis will be conducted for each project developed within the Housing Opportunity Areas to ensure that any potential impacts regarding uncontrolled spread of a wildfire are identified and addressed. Additionally, future development must be designed to comply with Fire access, fire code, building code. As such, impacts of the Proposed Project would be less than significant.

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?

Less Than Significant Impact. The 12 Housing Opportunity Areas comprise approximately 408 acres of vacant land and 39 acres of underutilized land. All 12 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 Proposed Project does not authorize specific development, and that future development will include project-specific analysis of infrastructure needs. Additionally, a project-level CEQA analysis will be conducted for projects developed within the Housing Opportunity Areas to ensure that wildfire impacts are addressed. Impacts would be less than significant.

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?

Less Than Significant Impact. The Proposed Project consists of the preparation of a Housing Opportunity Area Overlay (HOAO) zone to encourage the development of housing over twelve Housing Opportunity Areas identified in the 2021-2029 General Plan Housing Element. The housing Opportunity Areas are located throughout the urbanized area of the city and will have

variations in terrain. The Proposed Project does not authorize any specific development project on any specific property within the HOAO Zone. However, future development projects within the HOAO Zone and within the Housing Opportunity Areas would add residential units and population to the City of Perris. Therefore, a project-level CEQA analysis will be conducted for each project developed within the Housing Opportunity Areas to ensure that any potential impacts resulting from wildfire that occur on slopes, such as flooding, or landslides are identified and addressed. Additionally, future development must be designed to comply with Fire access, fire code, building code. As such, impacts of the Proposed Project would be less than significant.

Mitigation Measures

None.

Conclusion

The Proposed Project would have no impact associated with wildfire risk and no mitigation would be required.

4.21 Mandatory Findings of Significance

Housing Element Applicable Standards and Mitigation Measures

The Housing Element includes Standards and Guidelines that apply to all projects within the Plan area. Applicable provisions of the Housing Element have been included in the Proposed Project design, construction and operations plan. The Housing Element IS/MND identified mitigation measures that individual projects must adhere to during planning, design, construction and permitting which will be implemented to reduce impacts to less than significant.

Impact Analysis

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
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		X		

range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
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)?		X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Discussion

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. According to the Phase I Cultural Resources Assessment (Appendix C), no cultural resources have been recorded within the Project Site, and the Project Site does not contain any resources that are important to major periods of California history or prehistory. However, the City of Perris requires projects to comply with City-standard mitigation measures, which have been included in the Cultural Resource section of this analysis. Additionally, Housing Opportunity Area 1 is classified as a “High Sensitivity” for potential paleontological resources according to the City’s Conservation Element of its General Plan and the Property Owner/Developer would be required to comply mitigation measures contained in the geology section of this analysis to manage unanticipated discoveries of paleontological resources.

Implementation of these measures will ensure that Project-specific impacts would be less than significant.

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* The Proposed Project is consistent with local and regional plans, and its air quality emissions do not exceed established thresholds of significance. The Proposed Project would not cause a substantial increase in ambient noise levels or a significant increase in traffic volumes within the surrounding area.

Although the impacts of the Proposed Project would be less than significant, the Proposed Project would be subject to all of the applicable mitigation measures as identified in this Initial Study Sections 4.3 (Air Quality), 4.9 (Hazards and Hazardous Materials), 4.13 (Noise), and 4.17 (Transportation), which would further ensure that any contribution to cumulative impacts resulting from implementation of the Proposed Project would be minimized. Therefore, with implementation of Mitigation Measures, potential cumulative impacts associated with Air Quality, Hazards and Hazardous Materials, Noise, and Transportation would be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

All potential impacts of the Proposed Project have been identified, and mitigation measures have been provided, where applicable, to reduce potential impacts to less than significant levels. Upon implementation of mitigation measures, the Proposed Project would not result in substantial direct or indirect adverse impacts on human beings.

The Proposed Project would comply with PVCCSP project-specific mitigation measures that are identified throughout this document. Implementation of these measures will ensure that Project-specific impacts will be less than significant.

5 LIST OF PREPARERS

Sagecrest Planning+Environmental
David Blumenthal, AICP, Principal
Laurel Reimer, AICP, Senior Project Manager
Kelly Ribuffo, Senior Project Manager
Simin Zakavand, AICP, Project Manager
Alejandro De Loera, AICP, Assistant Planner

Subconsultants
Katie Wilson, MS, Ganddini Group, Inc
Catherine Howe, MS, Ganddini Group, Inc
Lenny Malo MS, Noreas, Inc

Lincoln Hulse BS, Noreas Environmental Engineering and Science
Vir McCoy BS, Noreas Environmental Engineering and Science
Erin Serra BS, Noreas Environmental Engineering and Science
John Gust, Ph.D., RPA, Principal Investigator for Archaeology, Cogstone
Kim Scott, M.S., Principal Investigator for Paleontology, Cogstone
Robert G. Trazo, GE 2655, Principal Engineer, Southern California Geotechnical
Joseph Lozano Leon, Staff Engineer, Southern California Geotechnical
Debbie Stott, P.G, Partner Engineering and Science, Inc.
Michael Johnson, SDH & Associates
Roma Stromberg, INCE, MS, Ganddini Group, Inc
Bryan Crawford, Ganddini Group, Inc
Giancarlo Ganddini, PE, PTP, Ganddini Group, Inc

City of Perris
Patricia Brenes, Planning Manager

6 REFERENCES

The following reports and/or studies are applicable to development of the Project Site and are hereby incorporated by reference:

Appendix A – Housing Opportunity Area Inventory

Appendix B –*City of Perris Implementation Measures Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis*, Ganddini Group, August 14, 2023

Appendix C – *Cultural and Paleontological Resources Assessment Report for the Perris Housing Implementation Project, City of Perris,* Cogstone, September 2023

Appendix D – *City of Perris Housing Implementation Measures, Noise Impact Analysis,* Ganddini Group, September 7, 2023

Appendix E-1 –*City of Perris Housing Implementation Measures Transportation Study*, Ganddini Group, May 12, 2023 and

Appendix E-2 – *City of Perris Housing Implementation Measures Vehicle Miles Traveled (VMT) Impact Analysis,* Ganddini Group, August 24, 2023

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Appendix A

Housing Opportunity Area Inventory

Appendix B

City of Perris Implementation Measures Air Quality, Global Climate Change, Health Risk Assessment and Energy Impact Analysis

August 2023

Appendix C

Cultural and Paleontological Resources Assessment Report for the Perris Housing Implementation Project, City of Perris

November 2023

Appendix D

City of Perris Housing Implementation Measures, Noise Impact Analysis

September 2023

Appendix E-1

City of Perris Housing Implementation Measures Transportation Study

May 2023 (Revised May 2024)

Appendix E-2

City of Perris Housing Implementation Measures Vehicle Miles Traveled (VMT) Impact Analysis

August 2023 (Revised June 2024)