

**ORDINANCE NUMBER 1396**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT (SPA) 18-05292 TO UPDATE THE ARCHITECTURAL AND DEVELOPMENT STANDARDS FOR REVIEWING DEVELOPMENT PROPOSALS, UPDATING THE LAND USE PLAN TO REFLECT CURRENT DEVELOPMENT CONSTRAINTS OF THE RIVERSIDE CONSERVATION AUTHORITY, AND PERRIS VALLEY AIRPORT TO FACILITATE THE CONSTRUCTION OF 1,241 DWELLING UNITS AT THE SOUTHERLY HALF OF THE GREEN VALLEY SPECIFIC PLAN LOCATED NORTH OF ETHANAC ROAD, SOUTH OF CASE ROAD, BETWEEN GOETZ ROAD AND GREEN VALLEY PARKWAY, AND MAKING THE FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the applicant, *Raintree Investment Corporation* filed Specific Plan Amendment (SPA) 18-05292; Tentative Tract Map 37262 (TTM18-05000), Tentative Tract Map 37722 (TTM19-05233), Tentative Tract Map 37223 (TTM17-05251), Tentative Tract Map 37816 (TTM20-05089) and Development Plan Review (DPR) 20-00005; Tentative Tract Map 37817 (TTM20-05090) and Development Plan Review (DPR) 20-00003; and Tentative Tract Map 37818 (TTM20-05118) and Development Plan Review (DPR) 20-00006 for a proposal to comprehensively update the Green Valley Specific Plan (GVSP) consisting of: 1) updating architectural and development standards for reviewing development proposals; 2) updating the Land Use Plan to reflect current development constraints of the Riverside Conservation Authority, and the Perris Valley Airport; and 3) entitlement of the southerly half of the GVSP consisting of three single-family residential tracts, totaling 542 lots over 146 acres, two single-family court cluster home tracts totaling 324 lots over 36.1 acres, and a hybrid tract with 138 single-family court cluster homes and a 236 dwelling unit apartment community, totaling 1,241 dwelling units located north of Ethanac Road, south of Case Road, between Goetz Road and Green Valley Parkway within the City of Perris; and

**WHEREAS**, the above-mentioned Specific Plan Amendment, Tentative Tract Maps, and Development Plan Reviews as provided above (the “Project”) have been duly noticed; and

**WHEREAS**, Government Code Section 66300(i) permits the City to change a land use designation or zoning ordinance to a less intensive use if the city or county changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity;

**WHEREAS**, the Project’s parcels within the original 1990 GVSP had substantial developmental constraints associated with restrictions on development due to the Perris Valley Airport Plan expansion and the development of the Romoland Drainage Plans and such developmental constraints prevented residential land use in the manner described in the original 1990 GVSP;

**WHEREAS**, as a result of the developmental constraints related to the Perris Valley Airport Plan expansion and the development of the Romoland Drainage Plans, in order to residentially develop the affected Project parcels, a decrease in residential land use is necessary;

**WHEREAS**, without the Specific Plan Amendment, then the affected Project parcels could not be developed in a manner provided in the original 1990 GVSP, including, but not limited to, the development of residential land uses. Therefore, the Specific Plan Amendment would effectively not reduce residential land use, because it would allow the Project to go forward and aligns the Specific Plan with the developmental constraints provided above;

**WHEREAS**, the Specific Plan Amendment therefore would reduce residential land use from the original 1990 GVSP to address development constraints associated with the Perris Valley Airport Plan expansion and development of the Romoland Drainage Plan in order to facilitate the development of residential land uses within the Project's parcels;

**WHEREAS**, the Specific Plan Amendment therefore would reduce residential land use from the original 1990 GVSP to address development constraints associated with the Perris Valley Airport Plan expansion and development of the Romoland Drainage Plan;

**WHEREAS**, the Specific Plan Amendment will specifically reduce the number of acres designated for single-family residential units to 115.7 acres and increase the amount of land designated for multi-family units by 36.4 acres, park lands by 34.5 acres, and open space by 52.1 acres resulting in a net loss of 359 dwelling units;

**WHEREAS**, in order to further address the impacts of the Specific Plan Amendment as provided above, the Project applicant is conditioned to increase residential development by increasing the intensity of residential land use on other parcels within the GVSP as such parcels are entitled and developed, or by any other method deemed appropriate by the City;

**WHEREAS**, from December 2, 2020, through December 15, 2020, the Second Addendum to the 1990 Green Valley Specific Plan (GVSP) Final Environmental Impact Report (Final EIR) was made available for public review and comment prior to the Planning Commission's consideration of the above-referenced applications; and

**WHEREAS**, a Planning Commission public hearing was held on December 16, 2020, at which time all interested persons were given a full opportunity to be heard and to present evidence; and

**WHEREAS**, the Planning Commission considered all evidence and testimony presented at the public hearing on December 16, 2020, and voted to recommend that the City Council approve the Second Addendum to the 1990 GVSP Final EIR and adopt the Specific Plan Amendment, Tentative Tract Maps, and Development Plan Reviews; and

**WHEREAS**, on January 12, 2021, the City Council public hearing regarding the Second Addendum to the 1990 GVSP Final EIR, Specific Plan Amendment, Tentative Tract Maps, and Development Plan Reviews was continued to February 9, 2021 City Council meeting; and

**WHEREAS**, on February 9, 2021, the City Council conducted a duly noticed public hearing on the proposed Project at which time all interested persons were given full opportunity to be heard and to present evidence, and the City Council considered all oral and written testimony and materials from members of the public and City staff, including, but not limited, to presentations and staff reports, accompanying documents and exhibits; and,

**WHEREAS**, on September 10, 2020, the Riverside County Airport Land Use Commission (ALUC) determined that the Project Specific Plan Amendment (SPA) 18-05292; Tentative Tract Map 37262 (TTM18-05000), Tentative Tract Map 37722 (TTM19-05233), Tentative Tract Map 37223 (TTM17-05251), Tentative Tract Map 37816 (TTM20-05089) and Development Plan Review (DPR) 20-00005; Tentative Tract Map 37817 (TTM20-05090) and Development Plan Review (DPR) 20-00003; and Tentative Tract Map 37818 (TTM20-05118) and Development Plan Review (DPR) 20-00006 is conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) and the Perris Valley Airport ALUCP based on findings and Conditions (attached and incorporated into the Planning Conditions of Approval); and

**WHEREAS**, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and hearings; and

**WHEREAS**, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for a Specific Plan Amendment, Development Plan Reviews, and Tentative Tract Maps; and

**WHEREAS**, all other legal prerequisites to the adoption of this Ordinance have occurred.

**NOW, THEREFORE**, City Council of the City of Perris hereby ordains as follows:

**Section 1.** The above recitals are all true and correct and are incorporated herein as if set forth in full.

**Section 2.** The City Council has reviewed and considered the environmental documentation for the Project prior to taking action on the applications. Based on the Second Addendum to the Final Environmental Impact Report (Final EIR for the GVSP for the Green Valley Specific Plan (GVSP) for the proposed Specific Plan Amendment, Tentative Tract Maps, and Development Plan Reviews, the City Council has determined that the Project will not result in any new or more severe significant environmental impacts than were previously disclosed and analyzed in the Final EIR and, specifically, based upon the above and the staff report, supporting exhibits, and all written and oral testimony presented at the December 16, 2020, Planning Commission and February 9, 2021, City Council public hearings, the City Council finds that:

A. The Second Addendum analyzes the effects of reduced residential density and total number of units for a portion of the GVSP area, an increase in the acreage of residential

development in other portions, and changes to the site and/or applicable federal, state, and local plans, policies and regulations since the GVSP was approved in 1990;

- B. As the lead agency under the California Environmental Quality Act (CEQA), the City of Perris has determined that, in accordance with Sections 15162 and 15164 of the State CEQA Guidelines, the proposed changes to the development pattern and other minor changes from the development scenario described in the Final EIR for the GVSP warranted the preparation of a Second Addendum to update the analysis provided in the 1990 Final EIR, but do not warrant the preparation of a subsequent or supplemental EIR, because the amendments do not result in any new or more severe significant environmental impacts than were previously evaluated and disclosed in the 1990 Final EIR. This determination is supported by substantial evidence contained throughout Chapter 4 of the Second Addendum and supporting technical appendices.

Because no subsequent or supplemental EIR was required or prepared, the City need not make full CEQA findings with respect to impacts resulting from the Specific Plan Amendment, Tentative Tract Maps, and Development Plan Reviews. While all effects will remain at their same respective levels of impact as they were determined in the certified 1990 Final EIR, several mitigation measures have been updated in the Second Addendum and a supplemental Mitigation Monitoring and Reporting Program (MMRP) prepared to account for more modern data, methodology, changes in rules and regulations, and physical improvements and infrastructure that have been completed since 1990.

- C. The City has complied with the California Environmental Quality Act (CEQA).
- D. These determinations of the City Council reflect the independent judgment of the City.

**Section 3.** The City Council further finds, based upon the forgoing, the Second Addendum to the Final Green Valley Specific Plan Environmental Impact Report (Final EIR for the GVSP) and supplemental Mitigation Monitoring and Reporting Program (MMRP), staff report, supporting exhibits, and all written and oral testimony presented at the December 16, 2020, Planning Commission and February 9, 2021, City Council public hearings, with respect to the Project that the Project will not result in a net loss of residential uses pursuant to Government Code Section 66300(i) as follows:

- A. The Project applicant is conditioned to offset the Project's reduced residential land use by increasing the intensity of residential land use on other parcels within the GVSP as such parcels are entitled and developed.
- B. Additionally, without the Specific Plan Amendment, the affected Project parcels could not be developed in a manner provided in the original 1990 GVSP, including, but not limited to, the development of residential land uses.

**Section 4.** The City Council further finds, based upon the forgoing, the Second Addendum to the Final Green Valley Specific Plan Environmental Impact Report (Final EIR for the GVSP and supplemental Mitigation Monitoring and Reporting Program (MMRP), staff report, supporting exhibits, and all written and oral testimony presented at the December 16, 2020, Planning Commission and February 9, 2021, City Council public hearings, with respect to the

Green Valley Specific Plan (GVSP), and pursuant to Perris Municipal Code Section 19.54.040, the following regarding Specific Plan Amendment (SPA) 18-05292:

A. ***The Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.***

The GVSP is located in Planning Area (PA) 8 as designated in the City of Perris General Plan. As characterized in the General Plan (2030), there are key elements in PA 8 that affect the planning of Green Valley: Perris Airport, San Jacinto River Study, the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) areas, the Romoland Master Drainage Plan, and floodplain regulations.

- **Balanced Land Uses**

Responding to the constraints and restriction of developable land due to the Airport, San Jacinto River Study, Romoland Drainage Plan, floodplain regulations, and the Western Riverside County MSHCP has resulted in a reduction of the acres previously designated residential that can actually be developed. This has increased the amount of open space and parks since those are allowable uses within the restrictions placed by the Airport zones and the other applicable plans and regulations. The residential density within the remaining developable area of the Plan area has been increased to take advantage of the proximity to park and open space, while still providing a range of marketable housing types from traditional single family, single family court, townhomes, and apartments. The amount of park acreage provided exceeds the amount of park required under Quimby Act provisions. In the General Plan, there are three designated school sites in the GVSP area. Due to the constraints of the Perris Airport ALUCP and Western Riverside County MSHCP, only one school location is feasible. With the approval of the Romoland School District, this site has been expanded to accommodate both elementary and intermediate students.

- **Regional Circulation**

The GVSP implements the General Plan Circulation Plan with the extension of Murrieta Road north of Ethanac Road, the alignment of Green Valley Parkway and the extension of Watson Road thru the GVSP area. Murrieta Road extends beyond Ethanac Road south into the City of Menifee.

- **Open Space and Park**

The General Plan does not designate any park and open space for PA 8. The Specific Plan Amendment adds regional open space: 64 acres of Open Space and 64.1 acres of parks, including a 35.65-acre regional park that will not only serve the community of Green Valley, but the entire City of Perris.

- **Conservation and Sustainability**

To conserve water, Green Valley will have a dual system to provide potable water and reclaimed water for landscaping. In addition, the landscape palette is designed to be low water use or drought tolerant to reduce water usage. Location of neighborhood commercial and extensive parks, trails and recreational system within the community of Green Valley will help reduce vehicle miles travelled, therefore reducing greenhouse gas emissions.

- **Complete Community**

In meeting the Goals and Objectives of the City of Perris General Plan, Green Valley is a complete community providing a variety of homes responding to different lifestyles, providing new commercial and employment areas, in addition to the existing commercial and business centers. The plan provides a full array of private recreation facilities, neighborhood parks, a regional park, community and regional trails, and community and regional open space. A comprehensive Design Guidelines Chapter is provided in the Specific Plan Amendment to ensure that the Green Valley community is a quality place to live, work and play.

B. *The Specific Plan Amendment provides adequate text and diagrams to adequately address the following issues in detail:*

a. *The distribution, location, and extent of the uses of land, including open space, within the area covered by the GVSP.*

As stated in Section 2.1 – Land Use Plan, the Specific Plan Amendment provides for development of the 360.5 acres consisting of 211.9 acres of residential, 5.5 acres of commercial, 64.1 acres of public parks, a 15.0-acre public school site, and 64.0 acres of open space land uses. The mix of land uses proposed in the GVSP community will serve to create a dynamic full-service community with residents, shopping and recreation areas closely linked together, thereby reducing the need to commute out of the area, with all the inherent environmental and safety implications. The planned community approach to development assures the Project will function properly in respect to land use, circulation, drainage, and water and sewer issues. A comprehensive master plan, such as proposed in the GVSP, provides the opportunity to create unifying design themes in the land use distribution through implementation of common streetscape and landscape elements, fencing and wall designs, colors and textures, cohesive signage, common architectural objectives and appropriately scaled street furnishings. These are described and depicted in detail in the Design Guidelines.

Also included in Section 2.1 is Figure 2-1, Conceptual Land Use Plan, and Table 2-1, Green Valley Statistical Summary.

b. *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Specific Plan Amendment and needed to support the land uses described in the GVSP.*

Section 2.6 – Circulation Plan, of the Specific Plan Amendment describes the Approach, Plan Description, and Development Standards for vehicular and non-vehicular circulation within the Specific Plan area. Figures 2-9 – Circulation Plan, and 2-10 – Pedestrian Circulation depict locations for the circulation improvements. Figure 2-11 depicts the proposed street cross sections within the Specific Plan area.

Section 2.5 – Water and Sewer Plan, of the Specific Plan Amendment describes the Approach, Plan Description, and Development Standards for water, sewer, and reclaimed

wastewater facilities within the Specific Plan area. Figures 2-6 – Water Plan, 2-7 – Sewer Plan and 2-8 – Reclaimed Water Plan depict locations for these infrastructure improvements.

Section 2.4 – Drainage Plan, of the Specific Plan Amendment describes the Approach, Plan Description, and Development Standards for drainage facilities within the Specific Plan Area. Figure 2-4 – Drainage Plan, depicts locations for the drainage improvements. Figure 2-5 depicts the proposed swale cross sections within the Specific Plan area.

Section 2.3 – Comprehensive Grading Plan, of the Specific Plan Amendment describes the Approach, Plan Description, and Development Standards for grading within the Specific Plan area. Figure 2-3 – Grading Plan, depicts the proposed grading in the Specific Plan area.

***c. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.***

Chapter 3 – Specific Plan Zoning, of the Specific Plan Amendment provides the development regulations for the each of the nine zoning districts within the Specific Plan area:

- Section 3-1 – R-7,200 – R-8,000 Residential Standards
- Section 3-2 – R-6,000 – R-7,200 Residential Standards
- Section 3-3 – R-5,500 – R-6,000 Residential Standards
- Section 3-4 – Multi-Family Residential Standards
- Section 3-5 – Retail Commercial Standards
- Section 3-6 – Business/Professional Standards
- Section 3-7 – Light Industrial Standards
- Section 3-8 – Public Facilities Standards
- Section 3-9 – Open Space Standards

Lotting diagrams depicting development standards are also included. Section 1.4.4 – Conservation and Sustainability, of the Specific Plan Amendment describes the techniques utilized for the conservation of natural resources.

Chapter 4 – Design Guidelines provides guiding principles, guidelines and architectural styles for the residential development within the Specific Plan area. Also included are site planning, lot coverage, and architectural guidelines for the commercial, business and professional, and light industrial uses. A comprehensive landscape plan is provided that addresses community design, entries, monumentation, streetscapes, walls and fences, and street furniture guidelines. A Landscape Master Community Plant Matrix is included that assures common landscape themes throughout the Specific Plan area.

***d. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.***

Section 2.2 – Phasing Plan, of the Specific Plan Amendment describes how the infrastructure detailed in Chapter 2 is required to assure that development proceeds in a

logical manner and all facilities are in place. Chapter 3 – Specific Plan Zoning assures quality and consistent development throughout the Specific Plan area. Section 4.5 – Design Review Process of Chapter 4 – Design Guidelines details a Design Review process that will assure quality development within Green Valley is consistent with the standards and guidelines described in the GVSP.

**Section 4.** Based upon the forgoing, the City Council hereby approves the Second Addendum to the 1990 Final Green Valley Specific Plan Environmental Impact Report and supplemental Mitigation Monitoring and Reporting Program (MMRP) and Specific Plan Amendment (SPA) 18-05292 based on the information and findings presented and supporting exhibits, including, but not limited to, all written and oral testimony presented at the December 16, 2020, Planning Commission and February 9, 2021, City Council public hearings, and subject to the attached Conditions of Approval.

**Section 5.** The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

**Section 6.** The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

**ADOPTED, SIGNED** and **APPROVED** this 23<sup>rd</sup> day of February 2021.

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Michael M. Vargas, Mayor

ATTEST:

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City Clerk, Nancy Salazar

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

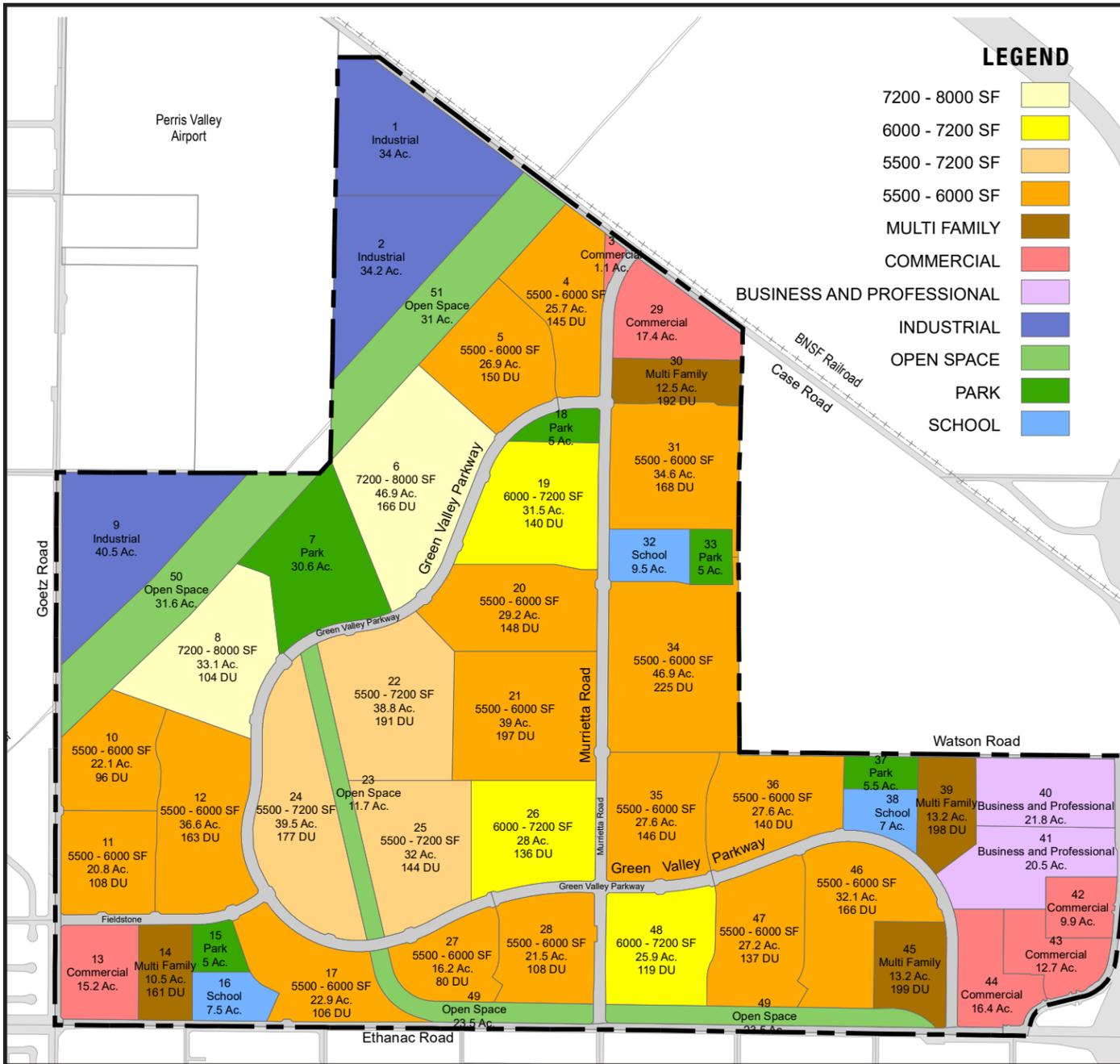
I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1396 was duly introduced by the City Council of the City of Peris at a regular meeting held the 9<sup>th</sup> day of February and was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 23<sup>rd</sup> day of February by the following called vote:

AYES: ROGERS, MAGAÑA, CORONA, RABB, VARGAS  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

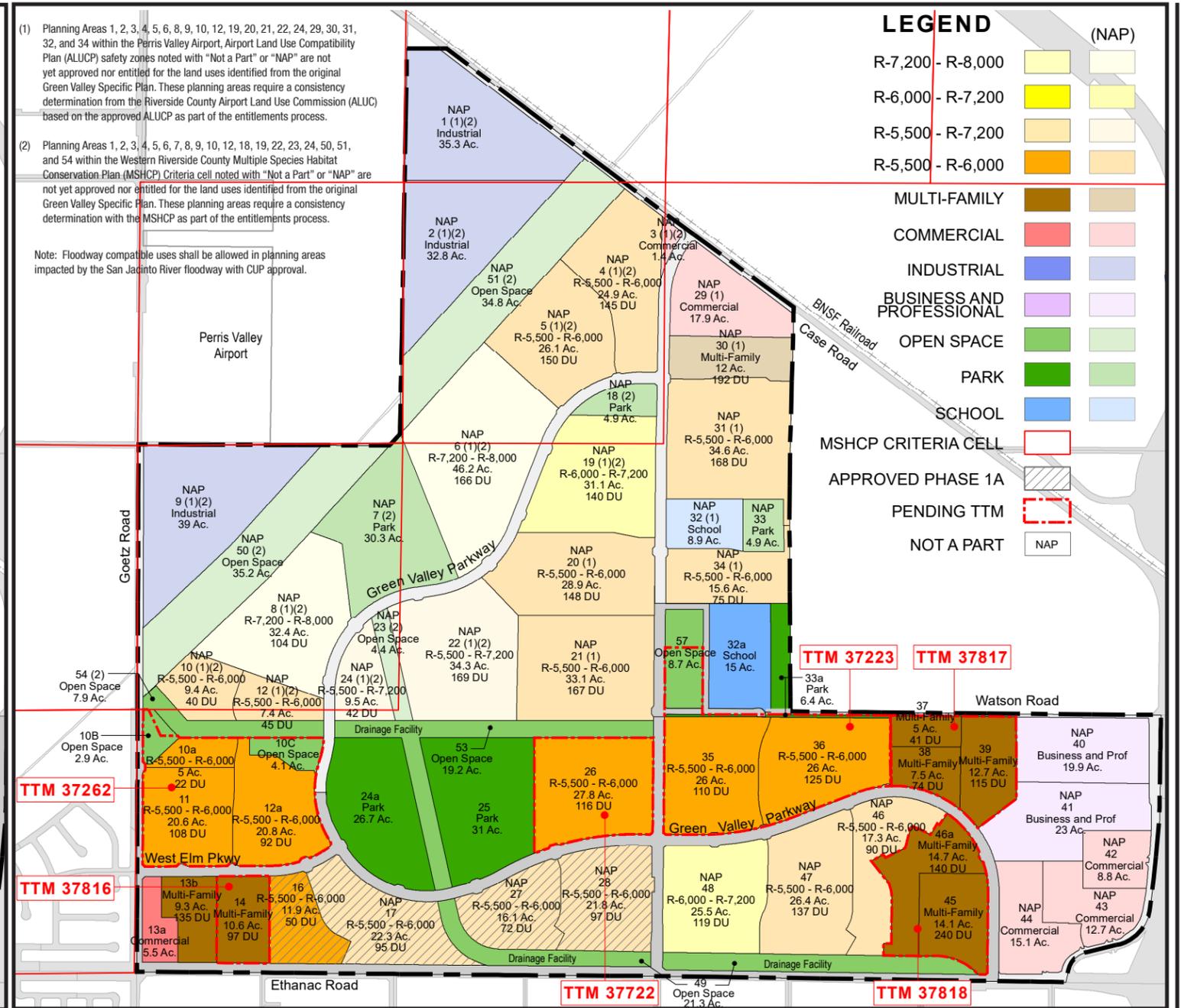
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City Clerk, Nancy Salazar

**Attachment:** Attachment 6. Existing and Proposed Green Valley Land Use Map



**1990 APPROVED LAND USE PLAN**



**2020 PROPOSED LAND USE PLAN**

(1) Planning Areas 1, 2, 3, 4, 5, 6, 8, 9, 10, 12, 19, 20, 21, 22, 24, 29, 30, 31, 32, and 34 within the Perris Valley Airport, Airport Land Use Compatibility Plan (ALUCP) safety zones noted with "Not a Part" or "NAP" are not yet approved nor entitled for the land uses identified from the original Green Valley Specific Plan. These planning areas require a consistency determination from the Riverside County Airport Land Use Commission (ALUC) based on the approved ALUCP as part of the entitlements process.

(2) Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 18, 19, 22, 23, 24, 50, 51, and 54 within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria cell noted with "Not a Part" or "NAP" are not yet approved nor entitled for the land uses identified from the original Green Valley Specific Plan. These planning areas require a consistency determination with the MSHCP as part of the entitlements process.

Note: Floodway compatible uses shall be allowed in planning areas impacted by the San Jacinto River floodway with CUP approval.

