

RESOLUTION NUMBER 6180

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING THE THIRD ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE GREEN VALLEY SPECIFIC PLAN (GVSP) RELATING TO SPECIFIC PLAN AMENDMENT (SPA) 21-05125 TO UPDATE THE GVSP FOR CONSISTENCY WITH THE PERRIS VALLEY AIRPORT LAND USE COMPATIBILITY PLAN (PV ALUCP) AND COMPLIANCE WITH SENATE BILL 330, GENERALLY LOCATED NORTH OF WATSON ROAD, EAST OF THE SAN JACINTO RIVER, AND SOUTH OF CASE ROAD SUBJECT TO CONDITIONS OF APPROVAL AND BASED UPON THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Matthew Villalobos, of Raintree Investment Corporation filed Specific Plan Amendment (SPA) 21-05125, incorporated herein by this reference, a second amendment to the Green Valley Specific Plan (GVSP) and includes the following project-specific objectives:

- *Land Use Map Update*. Update the Land Use map to: 1) redesignate residentially zoned areas to Open Space for consistency with the 2010 Perris Valley Airport Land Use Compatibility Plan (PV ALUCP), 2) include 359 dwelling units lost from previous entitlements (i.e., Phase 1A and Phase 1B) to comply with Senate Bill 330 (Housing Crisis Act of 2019) (Exhibit C), 3) to transfer 24 dwelling units lost from PA13b (reduced units from 135 units to 111 units) to PA30 and re-align zoning boundaries of PA 13a and PA13b to be consistent with Tentative Parcel Map (TPM) 38410 financing map lot lines; and
- *Circulation Element Update*. Update the Circulation Element to include Loop Road; and
- *Pedestrian/Bicycle Lanes and Trails*. Update the pedestrian walkways and bicycle lanes within the GVSP to maximize connectivity and to comply with the 2013 Perris Trails Master Plan (PTMP) and Perris Active Transportation Plan (ATP).

WHEREAS, SPA 21-05125 (the “Project”) has been duly noticed; and

WHEREAS, the proposed SPA 21-05125 is considered a “project” as defined by the California Environment Quality Act (“CEQA”); and

WHEREAS, under CEQA and the State CEQA Guidelines (14 Cal. Code Regs. § 15000 *et seq.*), the City is the lead agency for the Project, as it is the public agency with general governmental powers over the Project; and

WHEREAS, from August 26, 2022, through September 6, 2022, the Third Addendum to the 1990 GVSP Final Environmental Impact Report (GVSP Final EIR) was

made available for public review and comment prior to the City Council and Planning Commission's consideration of the above-referenced applications; and

WHEREAS, the duly noticed September 7, 2022, Planning Commission public hearing was continued to September 21, 2022, and subsequently continued to October 5, 2022, then continued again to October 19, 2022 and again to November 2, 2022, all at applicant's request, and at which times all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, the November 2, 2022, Planning Commission public hearing was continued off calendar, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, on April 5, 2023, the Planning Commission conducted a duly noticed public hearing on the Project and, at the meeting, recommended that the City Council approve the Third Addendum to the GVSP Final EIR and the Project after considering all oral and written public testimony submitted by members of the public and City staff including materials in the agenda submittal and accompanying documents; and

WHEREAS, on April 25, 2023, the City Council conducted a duly noticed public hearing on the Project and Third Addendum to the GVSP Final EIR, at which time all interested parties were given a full opportunity to be heard and present evidence; and

WHEREAS, all of the proposed findings and conclusions recommended by this Resolution are based upon the oral and written evidence presented to the City Council as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, on August 11, 2022, Riverside County Airport Land Use Commission (ALUC) determined that SPA 21-05125, is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) and the 2011 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, no comments made in the public hearings conducted by the City Council or any additional information submitted to the City Council have produced substantial new information requiring recirculation or other environmental review under State CEQA Guidelines section 15088.5; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as

follows:

Section 1. The above recitals are all true and correct and incorporated herein by reference.

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 forgoing, the Third Addendum to the Final Environmental Impact Report (Final EIR for the GVSP for the proposed SPA 21-05125), it was 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. Specifically, based upon the above and the staff report, supporting exhibits, and all written and oral testimony presented at the April 25, 2023, public hearing, the City Council finds that:

- A. 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 warrant the preparation of a Third 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 impacts than previously evaluated and disclosed in the 1990 Final EIR. This determination is evidenced in detail throughout Chapter 4 of the Third 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 SPA 21-05125. While all effects will remain at their same respective levels of impact as they were determined in the certified 1990 Final EIR, mitigation measures have been updated in the Third Addendum to account for more modern data, methodology, changes in rules and regulations, and physical improvements and infrastructure that have been completed since 1990.

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

Section 3. Based upon the forgoing, the City Council hereby approves the Third Addendum to the 1990 Final Green Valley Specific Plan Environmental Impact Report and supplemental Mitigation Monitoring and Reporting Program (MMRP) based on the information and findings presented and supporting exhibits, including, but not limited to, all written and oral testimony presented at the April 5, 2023, Planning Commission and April 25, 2023, City Council public hearings, and subject to the attached Conditions of Approval.

Section 4. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or because of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 5. The Mayor shall sign this Resolution, and the City Clerk shall certify the adoption of this Resolution.

ADOPTED, SIGNED and **APPROVED** this 25th day of April, 2023.

Mayor, Michael Vargas

ATTEST:

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 Resolution Number 6180 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 25th day of April 2023, by the following called vote:

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

City Clerk, Nancy Salazar

Attachments: Green Valley Specific Plan, Addendum EIR with Associated Studies
– Due to the size of the document files, the documents are on File with the Planning Department and available online at: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-323#docan1206_1313_479