

ORDINANCE NUMBER 1426

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT (SPA) 21-05125 TO UPDATE THE GREEN VALLEY SPECIFIC PLAN 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, 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, at which time all interested persons were given full opportunity to be heard to present evidence; 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, 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; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS does resolve 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 GVSP Final EIR.

Section 3. The City Council further finds, based upon the forgoing, the Third 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 April 25, 2023, public hearing, with respect to the Green Valley Specific Plan (GVSP), and pursuant to Municipal Code Section 19.54.040, the following regarding SPA 21-05125:

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 City Wide 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. 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 plans and projects. 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 housing types from traditional single-family, single-family court, townhomes, and apartments. The amount of park acreage provided exceeds the amount of park required by the City of Perris Park Master Plan. 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.

- **Conservation and Sustainability**

To conserve water, the GVSP 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 systems within the community of GVSP will help reduce vehicle miles traveled, therefore reducing greenhouse gas emissions.

- **Complete Community**

In meeting the Goals and Objectives of the City of Perris General Plan, GVSP 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 SPA 21-05125 to ensure that GVSP 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, SPA 21-05125 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, of SPA 21-05125 for a 2nd amendment to update the GVSP to be consistent with the Perris Valley Airport Land Use Compatibility Plan and comply with Senate Bill 330.

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 SPA 21-05125 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 SPA 21-05125 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 depicts locations for these infrastructure improvements.

Section 2.4 – Drainage Plan, of SPA 21-05125 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 SPA 21-05125 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 SPA 21-05125, provides the development regulations for 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 SPA 21-05125 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 SPA 21-05125 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 consistent with the standards and guidelines described in the GVSP.

Section 4. The City Council further finds, based upon the forgoing, the Third 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 April 5, 2023, public hearing, with respect to the Green Valley Specific Plan (GVSP), and pursuant to Municipal Code Section 19.54.040, the following regarding SPA 21-05125:

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 City Wide 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.

Section 5. Approval of SPA 21-05218. 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) and Specific Plan Amendment (SPA) 21-05125 based on the information and findings presented and supporting exhibits, including, but not limited to, all written and oral testimony presented at the April 25, 2023, Planning Commission and April 5, 2023, City Council public hearings, and subject to the attached Conditions of Approval.

Section 6. Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

Section 7. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 8. Certification. The City Clerk shall certify the passage and adoption of this Ordinance and cause the same to be posted at the designated locations in the City of Perris.

ADOPTED, SIGNED, and APPROVED this 9th day of May, 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 Ordinance Number 1426 was duly and regularly introduced by the City Council of the City of Perris at a regular meeting held the 25th day of April, 2023 and was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 9th day of May 2023, by the following called vote:

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

City Clerk, Nancy Salazar

Attachments: Existing and Proposed Green Valley Land Use Map
General Construction Guidelines (Planning, Engineering, Public Works,
and Community Services)