

**RESOLUTION NUMBER 5157**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT, DESIGN GUIDELINES (DG) 15-00006, TTM 36988 (TTM 15-05181) AND FOR TENTATIVE TRACT MAP 36989 (TTM 15-05180) TO SUBDIVIDE 37.09 ACRES INTO 145 SINGLE FAMILY LOTS, TENTATIVE TRACT MAP 36988 (TTM 15-05181) TO SUBDIVIDE 37.65 ACRES INTO 169 SINGLE FAMILY LOTS WITHIN THE GREEN VALLEY SPECIFIC PLAN AND PROPOSED COMMERCIAL AND RESIDENTIAL DESIGN GUIDELINES FOR THE GREEN VALLEY SPECIFIC PLAN, LOCATED NORTH OF ETHANAC ROAD AND WEST OF MURRIETA ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the applicant filed TTM 36989 (TTM 15-05180), TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006 for Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots, Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan, located north of Ethanac Road and west of Murrieta Road (“Project”); and

**WHEREAS**, the proposed TTM 36989 (TTM 15-05180), TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006 (collectively, the “Project”) are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, at the public hearing on June 7, 2017, the Planning Commission voted to continue discussion on the Green Valley Tracts to the July 19, 2017 meeting. This was at the request of the applicant, after hearing a staff presentation explaining the continuance, and after opening public comment for those who were in attendance; and

**WHEREAS**, on July 19, 2017, the Planning Commission conducted a public hearing on TTM 36989 (TTM 15-05180), TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006; and considered public testimony and materials in the staff reports and accompanying document and exhibits; and unanimously recommended approval of the Project subject the requirement that Engineer Condition No. 7 for both tracts be modified to require all HOA open space areas to be annexed to City’s maintenance district in the event the HOA fails to properly maintain these facilities

**WHEREAS**, on August 29, 2017, the City Council conducted a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to heard and to present evidence; 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**, all other legal prerequisites to the adoption of this Resolution 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.

**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 Addendum to the Final Environmental Impact Report (Final EIR) for the Green Valley Specific Plan (GVSP) for the proposed project amendments, it was determined that the amendments would not result in any new or more significant impacts than were previously disclosed and analyzed in the Final EIR for the GVSP. Specifically the City Council finds that:

- A. The 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, and changes to the site and/or applicable federal, state, and local policies 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 1990 Final EIR for the adopted GVSP warrant the preparation of an Addendum to update the analysis provided in the 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 disclosed.
- C. The City has complied with the California Environmental Quality Act (CEQA).
- D. Determinations of the Planning Commission reflect the independent judgment of the City.

**Section 3.** The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as any written or oral testimony presented at the public, the following regarding TTM 36989 (TTM 15-05180), TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006:

- A. The proposed Tentative Tract Maps will not result in a significant adverse effect on the environment as discussed and analyzed in the Addendum EIR subject to implementation of the supplemental Mitigation Monitoring and Reporting Program and the Conditions of Approval.
- B. As conditioned, the design of the proposed Tentative Tract Maps are consistent with the General Plan, the GVSP and the development standards for lot size, lot depth and lot width.
- C. The project site is physically suitable for type and density of the Tentative Tract Maps as it complies with the density transfer of up to 10% between PAs and not exceeding 15.3 dwelling units per acre.
- D. As conditioned, the proposed Tentative Tract Maps are consistent with City standards, ordinances, and policies.
- E. The proposed Tentative Tract Maps are compatible with the surrounding land uses and zoning designations as the surrounding areas are planned for single-family home development.
- F. The proposed Tentative Tract Maps will not have a negative effect on public health, safety, or general welfare.
- G. The proposed Tentative Tract Maps are compliance with the Subdivision Map Act.

**Section 4.** The City Council hereby approves the Addendum to the Final Environmental Impact Report, TTM 36989 (TTM 15-05180), TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006 for Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots, Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan, located north of Ethanac Road and west of Murrieta Road, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval and the supplemental Mitigation Monitoring and Reporting Program. The City Council further finds that these documents adequately addressed the impacts of the proposed project were prepared in accordance with the California Environmental Quality Act, and reflects the independent judgment of the City Council; and,

**Section 5.** 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 by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

**Section 6.** The Mayor shall sign this Resolution and the City Clerk shall certify to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 29<sup>th</sup> day of August 2017.

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Mayor, Michael M. Vargas

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, DO HEREBY CERTIFY that the foregoing Resolution Number 5157 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 29<sup>th</sup> day of August 2017, by the following vote:

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

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City Clerk, Nancy Salazar