

**RESOLUTION NUMBER 4584**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ADOPTING AN IMPLEMENTATION PLAN FOR A PORTION OF GREEN VALLEY SPECIFIC PLAN 89-25**

**WHEREAS**, on March 5, 1990, the City Council of the City of Perris (“City”) approved Specific Plan 89-25 and a Development Agreement for the planned Green Valley community situated on approximately 1269.2 acres within the City, bounded generally by Ethanac Road, Goetz Road, Case Road, and I-215. The Development Agreement expired in 2005 and is no longer in effect.

**WHEREAS**, Specific Plan Condition of Approval No. 16 grants the City the authority to vest undeveloped portions of the Specific Plan through the adoption of an Implementation Plan.

**WHEREAS**, approximately 769 acres of undeveloped real property located within the boundaries of the Specific Plan (the “Property”) Specific Plan is being sold to Paulson RERF Acquisition Corp. (“Developer”) for development by Developer or its designee in accordance with the Specific Plan. A legal description of the Property is attached as Attachment “A” to the attached Implementation Plan.

**WHEREAS**, Developer has requested that the City adopt this Implementation Plan to vest its development rights under the Specific Plan while the Developer pursues feasible solutions to develop the Property.

**WHEREAS**, on March 5, 1990, the City certified a Final Environmental Impact Report (“EIR”) for the Specific Plan, and the adoption of the Implementation Plan will not create any new environmental effects that were not already considered in the EIR.

**WHEREAS**, the terms and conditions of the Implementation Plan have been found by the City Council to be fair, just, and reasonable, and prompted by unique planning considerations presented by the Property, the economic climate, and the public benefits to adhere in the City.

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

Section 1. The above recitals are all true and correct and are hereby adopted as findings.

Section 2. The Implementation Plan is consistent with the Specific Plan and the City’s General Plan.

Section 3. Pursuant to CEQA Guideline 15162, the adoption of the Implementation Plan does not require further environmental review or revisions to the EIR because the Implementation Plan will not have any new environmental effects that were not already considered in the EIR.

Section 4. The City Council hereby approves the Implementation Plan, to be effective on the date Developer acquires the Property.

Section 5. The Mayor and City Manager are authorized and directed to take such actions and execute such documents as may be necessary to implement and effect this Resolution and the Implementation Plan on behalf of the City.

Section 6. This Resolution and the attached Implementation Plan are applicable only to the Property as defined in the Implementation Plan, and not to any other property within the Specific Plan. The attached Implementation Plan will be effective only if Developer acquires the Property.

Section 7. The City Clerk shall certify to the passage and adoption hereof.

***ADOPTED, SIGNED and APPROVED*** this 30<sup>th</sup> day of April, 2013

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Daryl R. Busch, Mayor

Attest:

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Judy L. Haughney, City Clerk

STATE OF CALIFORNIA        )  
COUNTY OF RIVERSIDE     ) ss.  
CITY OF PERRIS             )

I, Judy L. Haughney, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution Number 4584 was duly adopted by the City Council of the City of Perris at a regular meeting of said City Council on the 30<sup>th</sup> day of April, 2013, and that it was so adopted by the following vote:

AYES: LANDERS, RODRIGUEZ, ROGERS, YARBROUGH, BUSCH  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

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Judy L. Haughney  
City Clerk  
City of Perris