

RESOLUTION NUMBER 6533

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MODIFICATION OF CONDITIONS OF APPROVAL. 23-05224 TO MODIFY THE CONDITIONS OF APPROVAL ASSOCIATED WITH THE GREEN VALLEY SPECIFIC PLAN AND TENTATIVE TRACT MAPS 37817, 37818 AND 37223 GENERALLY LOCATED NORTH OF ETHANAC 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, On March 5, 1990, the City Council adopted the Green Valley Specific Plan (SPA 89-25) and Final Environmental Impact Report (GVSP Final EIR) 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 February 23, 2021, the City Council adopted Specific Plan Amendment No. 1 (SPA 18-05292) and the second addendum to the 1990 GVSP Final Environmental Impact Report (GVSP Final EIR), and approved Tentative Tract Maps 37262, 37722, 37223, 37816, 37818 to facilitate the development of 1,241 dwelling units 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 adopted Specific Plan Amendment No. 2 (SPA 21-05125) and third addendum to the 1990 GVSP Final Environmental Impact Report (GVSP Final EIR) 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, the applicant, Charles Jackson, of Raintree Investment Corporation filed Modification to Conditions No. 23-05224 to modify conditions of approval associated with Tentative Tract Maps 37817, 37818 and 37223 within the Green Valley Specific Plan (GVSP) to reflect off-site improvements needed for each tract as distinct residential projects to promote orderly development; and

WHEREAS, Modification to Conditions 23-05224 (the “Project”) has been duly noticed; and

WHEREAS, the proposed Modifications to Conditions No. 23-05224 is considered a “project” as defined by the California Environment Quality Act (“CEQA”); and

WHEREAS, on October 8, 2024, the City Council conducted a duly noticed

public hearing on the Project, 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, 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, the City Council's finding that no further California Environmental Quality Act action is required pursuant to Section 15162 of the CEQA Guidelines, as provided in this Resolution, reflects its independent judgment and analysis; 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 and incorporated herein by reference.

Section 2. The development of the Project site was evaluated in the Environmental Impact Report (EIR) for the *Green Valley Specific Plan* and subsequent addendums. The Project is only seeking to make minor changes to the existing conditions of approval associated with Tentative Tract Maps 37817, 37818 and 37223, and no substantial changes are being made. The Modifications of Conditions of Approval is seeking to modify the conditions to reflect off-site improvements needed for each tract as distinct residential projects to promote orderly development. No changes to the intensity or nature of the project are proposed as part of this request. Therefore, the Project has been determined to be consistent with the development assumed in the EIR analysis, and no further California Environmental Quality Act (CEQA) action is required.

Section 3. Based upon the forgoing, the City Council hereby finds that the modification to the conditions of approval does not trigger changes to the previously adopted EIR, therefore pursuant to Section 15162 of the CEQA Guidelines, no further CEQA action is required and hereby approves revisions to the Conditions of Approval processed under Modification of Condition 23-05224 attached hereto as Exhibit 1 based on the information, the staff report and presentation, and supporting exhibits as well as all written and oral testimony presented at the public hearing.

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 8th day of October, 2024.

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 6533 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 8th day of October 2024, by the following called vote:

AYES: NAVA, CORONA, RABB, ROGERS, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

City Clerk, Nancy Salazar

Exhibit: 1. Conditions of Approval for Tentative Tract Maps 37817, 37818, and 37223 (Engineering, Public Works, and Community Services)-Due to the size of the files they are on file in the City Clerk's Office or in Development Services