



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: October 1, 2025

SUBJECT: Specific Plan Amendment 25-00001 (*Continued from the September 17, 2025 meeting*) – A proposal to amend the Green Valley Specific Plan to rezone 3.4 acres within Planning Area 57a, generally located at the northeast corner of Murrieta Road and Watson Road, from Open Space (OS) Zone to Public Facility (PF) Zone to facilitate construction of a future fire station as planned for and identified in the original Specific Plan; and determine that the Specific Plan Amendment is in conformity with the City’s General Plan. Applicant: City of Perris

REQUESTED ACTION: Adopt Resolution No. 25-23 recommending that the City Council adopt the Fifth Addendum to the previously Certified Environmental Impact Report (EIR) for the Green Valley Specific Plan (GVSP) (State Clearinghouse No. 1989032707), pursuant to Sections 15162 and 15163 of the California Environmental Quality Act (CEQA) Guidelines, as no substantial changes would occur with respect to the circumstances under the proposed project that will require major revisions of the Certified EIR; approve Specific Plan Amendment (SPA) No. 25-00001 to rezone approximately 3.40 acres within Planning Area 57a from Open Space (OS) to Public Facility (PF) to facilitate the future development of a fire station; and determine that the proposed Specific Plan Amendment is in conformance with the City’s adopted General Plan, based on the findings contained in the Resolution.

CONTACT: Patricia Brenes, Planning Manager

PROJECT BACKGROUND:

This Specific Plan Amendment and General Plan Conformity project to facilitate the construction of a future station as planned for and identified in original Green Valley Specific Plan was originally scheduled for Planning Commission consideration on September 17, 2025, but was unanimously continued to October 1, 2025, to allow staff additional time to address procedural matters related to the Specific Plan Amendment.

The 3.40-acre project site is currently vacant and is generally located at the northeast corner of Murrieta Road and Watson Road, within Planning Area 57a near the center of the Green Valley Specific Plan (GVSP) area (Exhibit B). The project site is not constrained by the environmental requirements of the Western Riverside County Multiple Species Habitat Conservation Plan

(MSHCP) or the restrictions of the Perris Valley Airport Land Use Compatibility Plan (PVALUCP) and the March Air Reserve Base Airport Land Use Compatibility Plan. It is surrounded by vacant property zoned for residential uses to the north and west, open space to the south, and school to the east.

Fire Station Siting within the Green Valley Specific Plan Area

The Green Valley Specific Plan Environmental Impact Report (EIR), certified in 1990, identified three potential sites for future fire stations in Planning Areas 7, 18, and 29 (Exhibit F) with a condition to build the fire station by the 1,000 unit of the Specific Plan. Currently, two fire stations are operating in the city: one located at 333 Placentia Avenue in the northern part of the city, and another at 105 S. F Street in Downtown Perris. Both existing stations are located outside of the Green Valley Specific Plan area and do not adequately serve the southern portion of the City, where significant growth is anticipated.

Since the adoption of the Specific Plan, Planning Areas 7 and 18 have been determined to be unsuitable due to environmental and safety constraints, as they are both located within the criteria cells of the MSHCP, which limits development to protect sensitive species. Additionally, Planning Area 7 is within Zones A and B1 of the PVALUCP, which restricts development due to aviation safety concerns. While Planning Area 29 remains available, its location on the northernmost area of the GVSP is not ideal for providing adequate emergency response coverage to the southernmost area of the city.

Fire Station Site Acquisition and Land Use Entitlement Requirements

In coordination with the Public Safety Committee consisting of City Officials, City Staff, CalFire personnel, and other stakeholders, multiple alternative locations were evaluated for a future fire station within the GVSP area. Following this analysis, Planning Area 57a was ultimately identified as the most suitable area for a future fire station due to its central location within the GVSP area, site availability, and the absence of environmental or regulatory constraints (Exhibit C). To facilitate this future public use, ownership of the project site was formally transferred to the City on May 13, 2025, when the City Council accepted a grant deed from Green Valley Recovery Acquisition LLC (GVRA).

To facilitate the development of a future fire station in Planning Area 57a, an amendment to the GVSP is required to rezone the 3.40-acre project site from the Open Space (OS) Zone to the Public Facility (PF) Zone. Additionally, a determination that the future fire station is consistent with the General Plan is also required pursuant to Government Code Section 65402, which provides that, when a General Plan has been adopted, no action involving the acquisition, disposition, or development of public property, such as the construction of public buildings, may proceed unless the Planning Department first reviews and confirms that the action is consistent with the General Plan.

PROJECT DESCRIPTION:

This request seeks approval of a Specific Plan Amendment and a General Plan Conformity determination to rezone approximately 3.40 acres within Planning Area 57a of the Green Valley Specific Plan (GVSP) from Open Space (OS) to Public Facility (PF) to facilitate the future development of a city-owned fire station. The proposed amendment would constitute the Fifth Amendment to the GVSP and include the following components:

- Amend the Land Use Map and applicable figures in the Green Valley Specific Plan (GVSP) to illustrate the rezone of approximately 3.40 acres within Planning Area 57a from Open Space (OS) to Public Facility (PF); and
- Amend Section 3.8.1 – Permitted Uses to include Fire Station.

The City is currently in process of developing plans for the fire station; therefore it needs to create the necessary framework regulations for the fire station to proceed within Planning Area 57a.

PROJECT ANALYSIS

The table below summarizes the SPA’s consistency with the General Plan, Green Valley Specific Plan (GVSP), and Perris Valley Airport Land Use Compatibility Plan.

Consistency Analysis
<p>Consistency with the General Plan</p> <p>The proposed Specific Plan Amendment and authorization and construction of the fire station are consistent with the General Plan land use map designation applicable to the Property (which is Specific Plan) and promote Goal III of the General Plan Land Use Element, and Goal 5.9 of the General Plan Safety Element, which are as follows:</p> <p><u>Land Use Element:</u></p> <p>Goal III (Land Use Element): Commerce and industry to provide jobs for residents at all economic levels.</p> <p><u>Safety Element:</u></p> <p>Goal 5.9 (Safety Element): Ensure that the City maintains adequate facilities and fire service personnel in conformance with the City’s Fire Services Strategic Plan (Local Hazard Mitigation Plan).</p>
<p>Consistency with the Green Valley Specific Plan</p> <p>The proposed Specific Plan Amendment (SPA) will facilitate the implementation of the Fire Mitigation Measure, which involves constructing a future fire station within the Green Valley Specific Plan area. Therefore, the proposed SPA would be consistent with the goals and policies of the GVSP.</p>
<p>Compliance with the March Air Reserve Base Land Use Compatibility Plan (MARB ALUCP) and Perris Valley Airport Land Use Compatibility Plan (PVALUCP)</p> <p>The proposed Project area is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA.) Zone E (other Airport Environs) and Zone E of the Perris Valley Airport (PV AIA) which has no development restrictions.</p> <p>On June 10, 2025, the Riverside County Airport Land Use Commission (ALUC) Director determined that the Project is "Consistent" with the 2014 March Air Reserve Base Land Use Compatibility Plan (MARB ALUCP) and 2011 Perris Valley Land Use Compatibility Plan.</p>

PUBLIC/AGENCY COMMENTS

A Notice of Public Hearing was sent to property owners within 300 feet of the project site. As of the writing of this report, no comments have been received by staff.

ENVIRONMENTAL DETERMINATION

The Green Valley Specific Plan Environmental Impact Report (GVSP EIR), certified in 1990 (State Clearinghouse No. 1989032707), evaluated the environmental impacts associated with the full buildout of the Specific Plan area. The EIR acknowledged that subsequent discretionary approvals, such as future tentative tract maps and other project-specific entitlements, would be required and may necessitate additional environmental review, consistent with the California Environmental Quality Act (CEQA).

In connection with the current project, a Fifth Addendum to the certified GVSP Final EIR has been prepared pursuant to CEQA Guidelines Sections 15162 and 15164. The analysis concluded that the proposed Specific Plan Amendment would not result in any new significant environmental effects or substantially more severe impacts than those previously analyzed in the certified EIR. As the lead agency under CEQA, the City of Perris has determined that preparation of an Addendum is appropriate because the proposed changes represent a minor modification to the previously analyzed development scenario and do not trigger the need for a Subsequent or Supplemental EIR under CEQA Guidelines Section 15162 (Exhibits H and I).

RECOMMENDATION

Staff recommends that the Planning Commission Adopt Resolution No. 25-23 recommending that the City Council adopt the Fifth Addendum to the previously Certified Environmental Impact Report (EIR) for the Green Valley Specific Plan (GVSP) (State Clearinghouse No. 1989032707), pursuant to Sections 15162 and 15163 of the California Environmental Quality Act (CEQA) Guidelines, as no substantial changes would occur with respect to the circumstances under the proposed project that will require major revisions of the Certified EIR; approve Specific Plan Amendment (SPA) No. 25-00001 to rezone approximately 3.40 acres within Planning Area 57a from Open Space (OS) to Public Facility (PF) to facilitate the future development of a fire station; and determine that the proposed Specific Plan Amendment is in conformance with the City's adopted General Plan, based on the findings contained in the Resolution.

BUDGET (or FISCAL) IMPACT: Staff time for preparing the staff report is budgeted in the 2025-2026 Development Services Budget.

Prepared by: Nathan Perez, Senior Planner
 Reviewed by: Patricia Brenes, Planning Manager

Exhibits:

- A. Resolution 25-23 – Specific Plan Amendment and General Plan Conformity Determination
- B. Location/Aerial Map
- C. Green Valley Specific Plan Map – Planning Area 57a.

- D. Existing and Proposed GVSP Land Use Maps
- E. Perris Valley Airport Land Use Map
- F. 1990 Green Valley Specific Plan Map with original potential Fire Station locations
- G. 1990 Fire Mitigation Measure
- H. Green Valley Specific Plan Fifth Addendum EIR
Due to the size of the file, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-548#docfold_1206_1313_479_548
- I. Green Valley Specific Plan EIR
Due to the size of the file, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-437#docfold_1206_1313_479_437
- J. Planning Commission Staff Report – Dated September 17, 2025
- K. Notice of Public Hearing

Consent:
Public Hearing: X
Business Item:
Presentation:
Other:

Exhibit A

Resolution 25-23 – Specific Plan Amendment and General Plan Conformity Determination

RESOLUTION NO. 25-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ADDENDUM TO THE GREEN VALLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT AND APPROVE SPECIFIC PLAN AMENDMENT (SPA) 25-00001 TO REZONE 3.4 ACRES FROM OPEN SPACE (OS) TO PUBLIC FACILITY (PF) ZONE WITHIN THE GREEN VALLEY SPECIFIC PLAN AND ADD FIRE STATION AS A PERMITTED USE IN THE PF ZONE TO FACILITATE A FUTURE FIRE STATION LOCATED EAST OF MURRIETA ROAD, SOUTH OF CASE ROAD, NORTH OF WATSON ROAD, AND DETERMINING THAT THE SPECIFIC PLAN AMENDMENT IS IN CONFORMITY WITH THE CITY'S GENERAL PLAN.

WHEREAS, the City of Perris (“Applicant”), proposes Specific Plan Amendment (SPA) 25-00001 to rezone 3.4 acres from Open Space (OS) Zone to Public Facility (PF) Zone within Planning Area 57a. of the Green Valley Specific Plan (GVSP) to facilitate the construction of a future fire station on City-owned real property identified as APN 327-210-016 (the “Property”); and

WHEREAS, this review and report by the Planning Commission is intended to comply with Government Code Section 65402(a) and assure that the proposed Specific Plan Amendment is consistent with the City’s long-range objectives; and

WHEREAS, the proposed SPA 25-00001 is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, on March 5, 1990, by Resolution No. 1781, the City of Perris City Council adopted the Green Valley Specific Plan (GVSP), a master-planned community encompassing 1,269 acres of land envisioned to be developed with 4,210 dwelling units, 42.3 acres of business and professional office space, 72.7 acres of commercial retail, 108.7 acres of industrial, 24 acres for three school sites, 51.1 acres of public parks and a future fire station; and

WHEREAS, On June 10, 2025, Riverside County Airport Land Use Commission (ALUC) determined that SPA 25-00001 is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) and the 2010 Perris Valley Airport ALUCP; and

WHEREAS, a duly noticed Planning Commission public hearing was held for the proposed Specific Plan Amendment on September 17, 2025 and October 1, 2025, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred, including but not limited to all tribal notice and consultation requirements.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PERRIS does find, determine and resolve as follows:

Section 1. Recitals. The above recitals are all true and correct and incorporated herein as findings of fact.

Section 2. CEQA Findings. The Planning Commission finds, and recommends that the City Council find, as follows, based on its independent judgment and after consideration of the whole of the administrative record:

In accordance with CEQA, the “Addendum to the Green Valley Specific Plan Final Environmental Impact Report for the City of Perris Green Valley Fire Station,” dated September 2025, which is on file with the Planning Division and incorporated herein by this reference (“Fire Station Addendum”), analyzes the proposed modifications to the Green Valley Specific Plan (the “Modified Project”), and demonstrates that the Modified Project does not meet the standards that would require a Supplemental or Subsequent Environmental Impact Report (“EIR”) pursuant to Public Resources Code (“PRC”) Section 21166 or CEQA Guidelines Section 15162 and 15163. As demonstrated by the discussion and analysis in the Fire Station Addendum, impacts associated with the Modified Project would be similar to or less than the impacts addressed in the Certified EIR and the Addendum to the Certified EIR for the Phase 2 Project Area (“Phase 2 Addendum”), which are available at: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-437#docfold_1206_1313_479_437. No substantial changes would occur with respect to the circumstances under which the Modified Project is undertaken that will require major revisions of the Certified EIR and Phase 2 Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, no new information of substantial importance has become available relative to any of the environmental topic categories that would result in new or more severe significant environmental impacts. In addition, the applicable mitigation measures included as part of the Certified EIR and Phase 2 Addendum would continue to be implemented under the Modified Project. As all of the impacts of the Modified Project would be within the envelope of impacts analyzed in the Certified EIR and Phase 2 Addendum, none of the conditions described in PRC Section 21166 and CEQA Guidelines Sections 15162 and 15163 requiring a Supplemental or Subsequent EIR would occur. Additionally, there are no known mitigation measures or project alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment identified in the Certified EIR and Phase 2 Addendum. Therefore, the Modified Project would not create any potential adverse impacts beyond those evaluated in the Certified EIR and Phase 2 Addendum. As such, the preparation of an addendum that amends the Project Description in the Certified EIR and Phase 2 Addendum to include the Modified Project is appropriate and fully complies with the requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164, and the Fire Station Addendum properly does so.

The Modified Project was assessed in the Certified EIR and Phase 2 Addendum; and pursuant to CEQA Guidelines 15162 and 15164 and the Fire Station Addendum, no major revisions to the Certified EIR and Phase 2 Addendum are required and no subsequent EIR or negative declaration is required for approval of the Modified Project. Based on substantial evidence provided in the Fire Station Addendum, some changes or additions to the Certified EIR and Phase 2 Addendum are necessary in order to provide an environmental review of the Modified Project in accordance with the requirements of CEQA, but none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. The Fire Station Addendum has been prepared in compliance with all requirements of CEQA and the CEQA Guidelines.

Section 3. General Plan Conformity. The Planning Commission hereby finds and reports that Specific Plan Amendment 25-00001, and the authorization and construction of the fire station building or structure on the Property following approval of Specific Plan Amendment 25-00001, is in conformity with the City’s General Plan. The proposed Specific Plan Amendment and authorization and construction of the fire station is consistent with the General Plan land use map designation applicable to the Property (which is Specific Plan) and promotes Goal III of the General Plan Land Use Element, and Goal 5.9 of the General Plan Safety Element, which are as follows:

Goal III (Land Use Element): Commerce and industry to provide jobs for residents at all economic levels.

Goal 5.9 (Safety Element): Ensure that the City maintains adequate facilities and fire service personnel in conformance with the City’s Fire Services Strategic Plan (Local Hazard Mitigation Plan).

The fire station is proposed in the south-central core of the GVSP to improve public safety response times, and its development and operation will create jobs in the City.

Section 4. Specific Plan Amendment 25-00001 Findings. The Planning Commission further finds, with respect to Special Plan Amendment (SPA) 25-00001, that:

- A. *The Specific Plan is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

The proposed amendment to the Green Valley Specific Plan (“GVSP”), which is to rezone 3.4 acres from Open Space (OS) Zone to Public Facility (PF) Zone within Planning Area 57a. of the GVSP and add fire station as a permitted use in the PF Zone to facilitate the construction of a fire station, is consistent with the City’s General Plan Land Use Map and applicable General Plan objectives, policies, and programs, as discussed in Section 3 above. The proposed Specific Plan Amendment promotes Goal III of the General Plan Land Use Map, and Goal 5.9 of the General Plan Safety Element. The proposed location of the fire station is in the south-central core of the GVSP to improve public safety response times. With the proposed SPA, the GVSP will continue to be consistent with the General Plan objectives, policies and programs.

B. *The Specific Plan provides adequate text and diagrams to adequately address the following issues in detail:*

1. *The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.*

The SPA proposes to: 1) Amend the land use designation 3.4 acres within the GVSP area from Open Space (OS) Zone to Public Facility (PF) Zone within Planning Area 57a. of the GVSP to facilitate the construction of a future fire station; and 2) Amend Public Facility (PF) Zone the GVSP land use table to add Fire Station as a permitted use. As a result, the GVSP as amended will continue to provide adequate text and diagrams to adequately address the distribution, location, and extent of the uses of land in detail. The SPA will rezone open space area (Planning Area 57a.); however, the majority of the Planning Areas located west of Murrieta Road are not buildable since they are within airport zones that have land use restrictions.

2. *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 Plan and needed to support the land uses described in the Plan.*

The proposed SPA will not modify these aspects of the GVSP. The GVSP as amended by the proposed SPA will continue to satisfy this criterion.

3. *Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.*

The proposed SPA will amend Public Facility (PF) Zone of the GVSP land use table to allow Fire Station as a permitted use. With the proposed amendments, the PVCCSP will continue to adequately address the standards and criteria by which development will proceed in detail. There will be no change to the standards regarding conservation, development and utilization of Natural Resources.

4. *A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.*

The proposed SPA will not modify these aspects of the GVSP. The GVSP as amended by the proposed SPA will continue to satisfy this criterion. The proposed SPA will not affect the PVCCSP in this regard.

Section 5. Based upon the foregoing and the whole administrative record, including but not limited to, all statements and reports (including all attachments and exhibits) presented at its public hearing on September 17, 2025, and October 1, 2025, the Planning Commission hereby recommends the City Council approve the Fire Station Addendum and approve Specific Plan

Amendment (SPA) 25-00001, amending the Green Valley Specific Plan as described in Attachment 2 hereto.

Section 6. The Planning Commission 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 7. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 1st day of October 2025.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 25-23 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 1st day of October 2025, and that it was so adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Planning Commission

Attachments:

1. Existing and Proposed Modification to Green Valley Specific Plan Land Use Map
The document is available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-548#docfold_1206_1313_479_548
2. Summary of Green Valley Specific Plan exhibit and text changes [see next page]

ATTACHMENT 2 - Summary of Green Valley Specific Plan exhibit and text changes

PDF of Green Valley SP copy (for reference):

<https://www.cityofperris.org/home/showpublisheddocument/16412/63818276814467000>

Green Valley SP Changes

1. Exhibit Changes (to change the zoning of Planning area 57a from OS to PF):

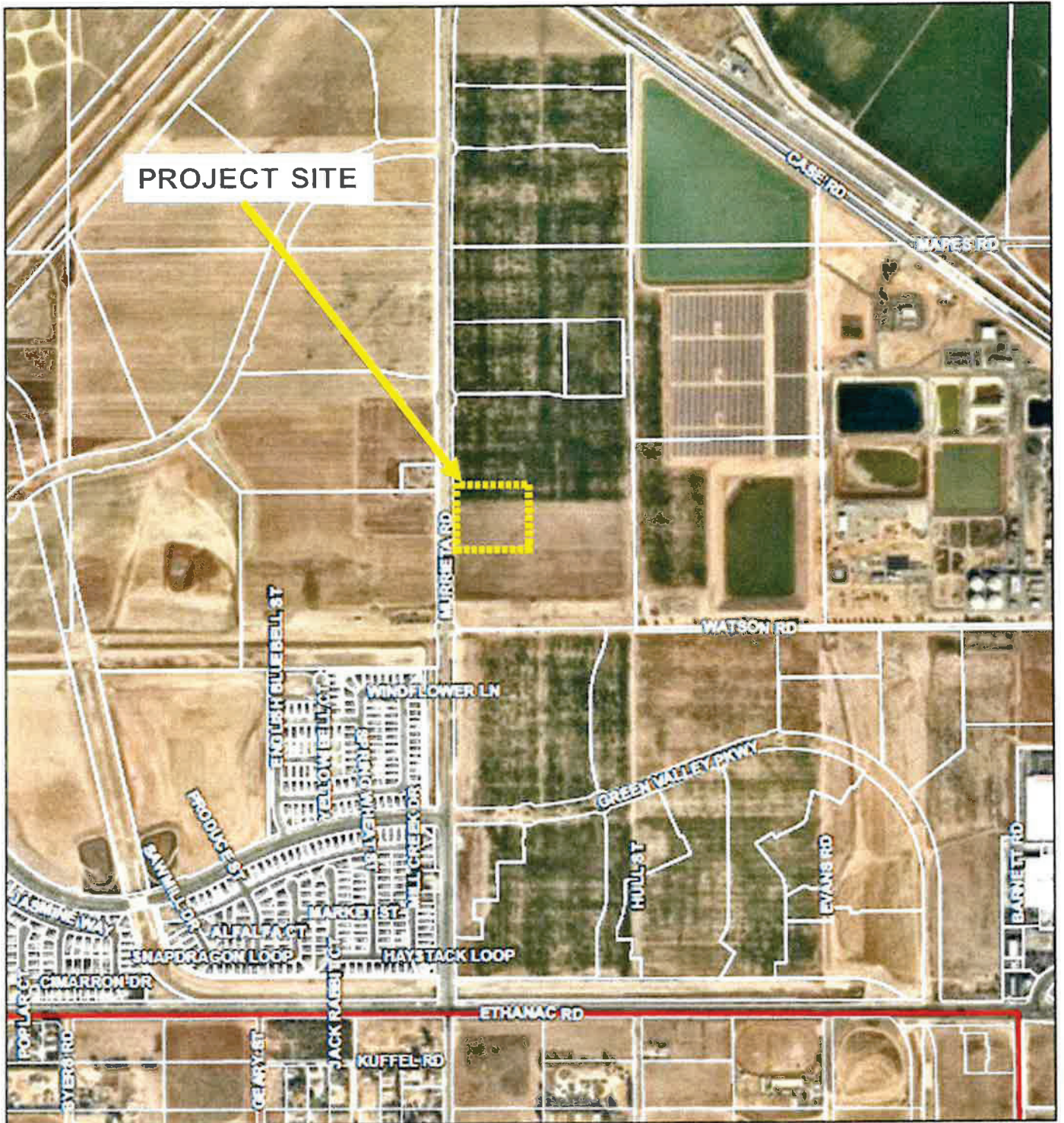
- a. Pg. 2-3 - Figure 2-1
- b. Pg. 2-7 – Figure 2-2
- c. Pg. 2-10 – Figure 2-3
- d. Pg. 2-12 - Figure 2-4
- e. Pg. 2-13 - Figure 2-5
- f. Pg. 2-16 - Figure 2-6
- g. Pg. 2-17 - Figure 2-7
- h. Pg. 2-18 - Figure 2-8
- i. Pg. 2-20 - Figure 2-9
- j. Pg. 2-21 - Figure 2-10
- k. Pg. 4-40 - Figure 4-6
- l. Pg. 4-42 - Figure 4-7
- m. Pg. 4-52 - Figure 4-15
- n. Pg. 4-65 - Figure 4-27
- o. Pg. 4-84 - Figure 4-41

2. Text Change: Pg. 3-42 – Amend permitted use section 3.8.1 to include Fire Station

Exhibit B


Location/Aerial Map

Vicinity Map

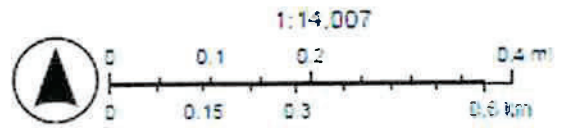


Parcels

Parcels Riverside County

 Perris Boundary

Roads Labeling



North Arrow

Exhibit C

**Green Valley Specific Plan Map – Planning
Area 57a.**

Green Valley Specific Plan Map – Planning Area 57a.

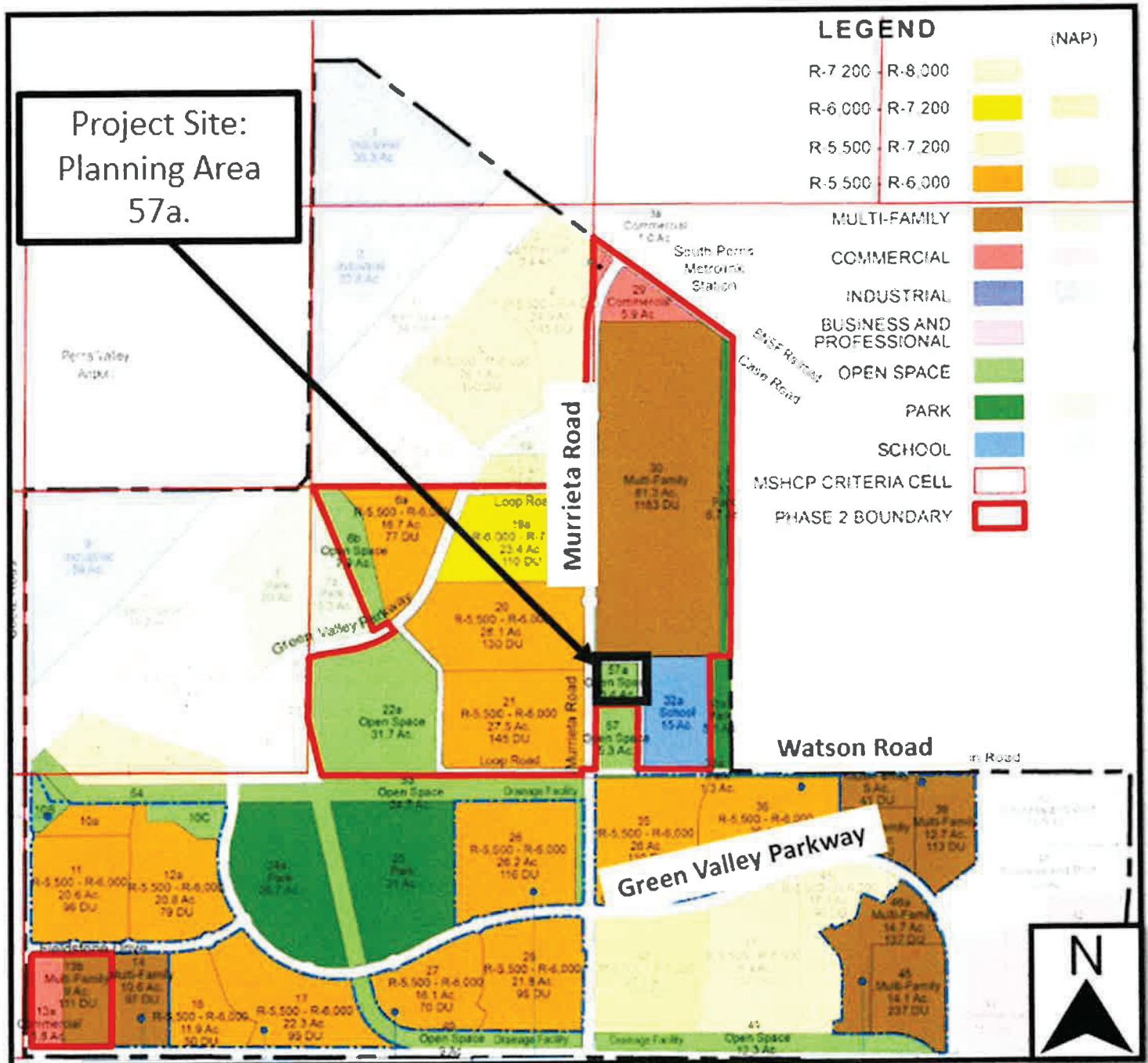
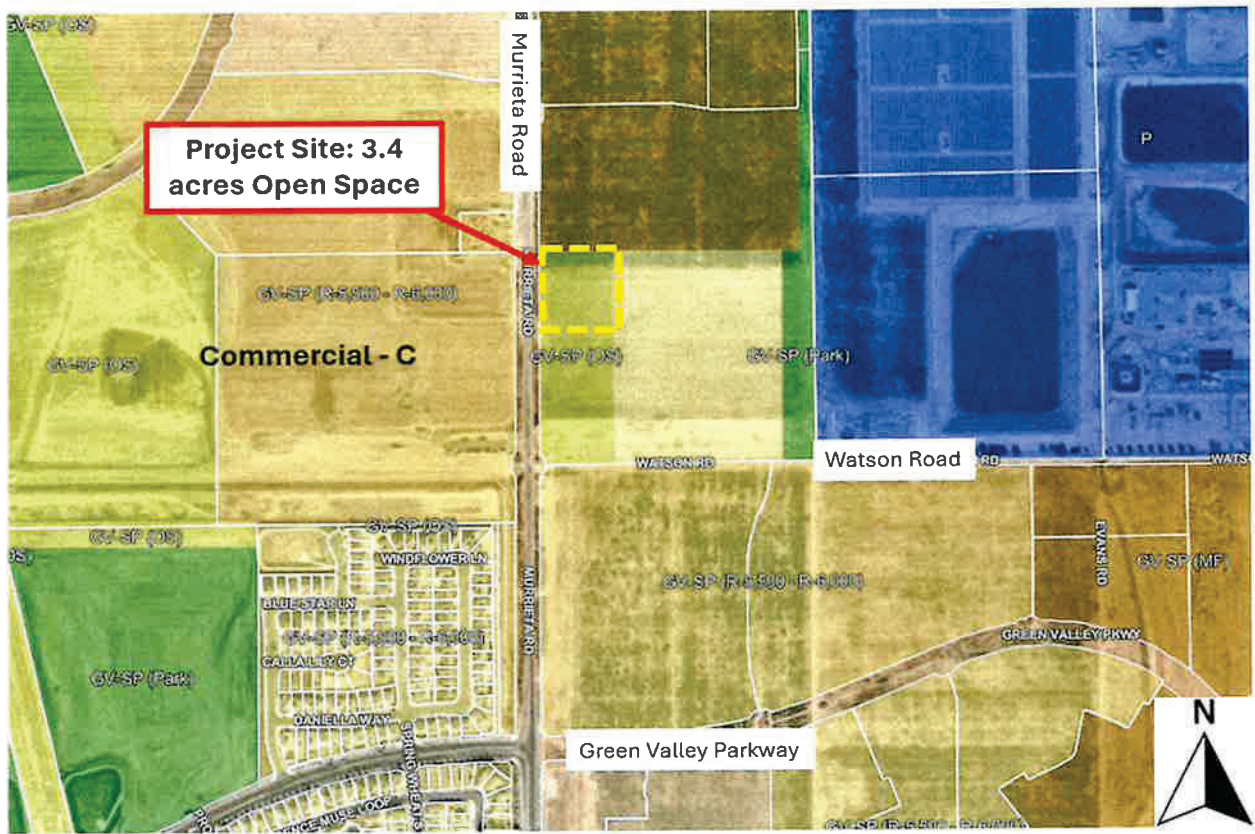
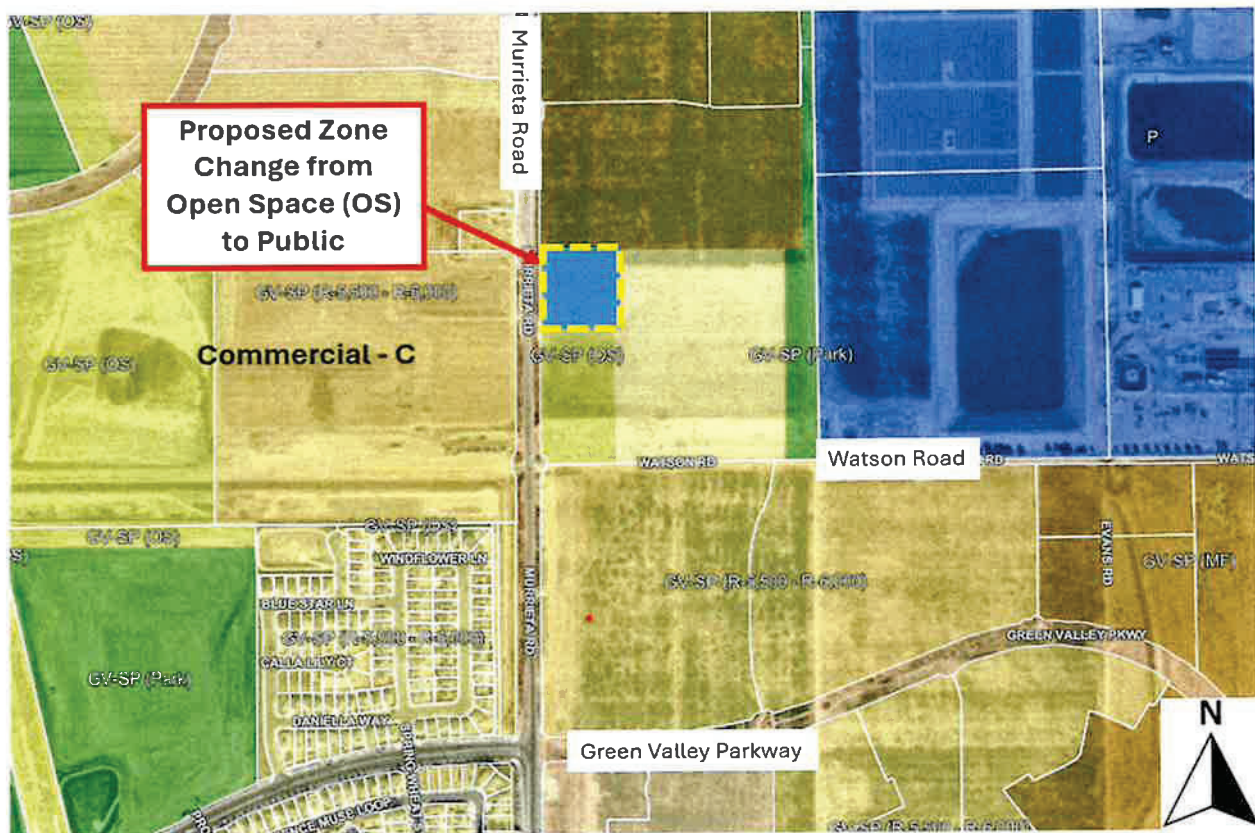


Exhibit D

Existing and Proposed Green Valley Land Use Maps



Existing Green Valley Specific Plan Land Use Map

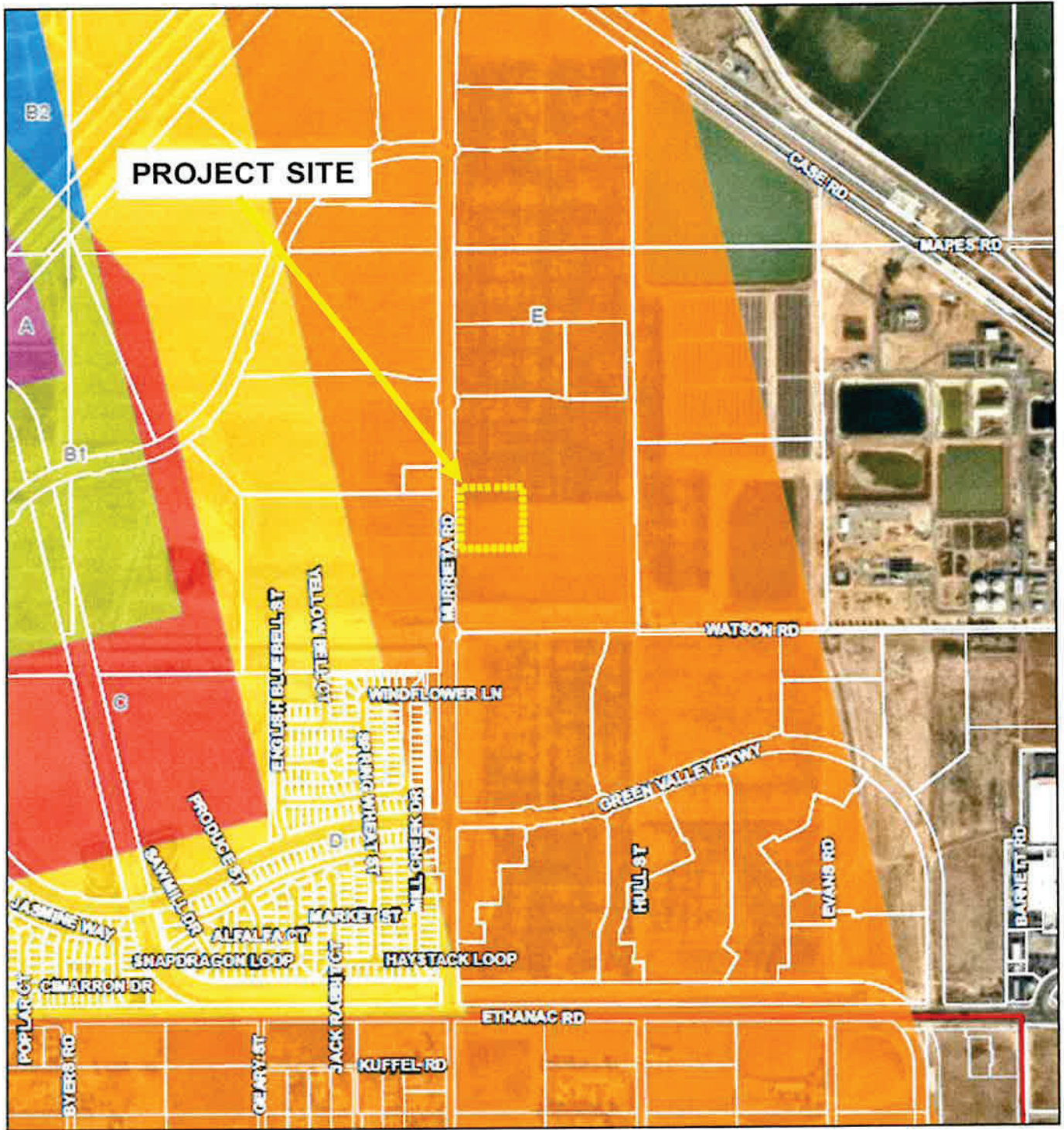


Proposed Green Valley Specific Plan Land Use Map

Exhibit E

Perris Valley Airport Land Use Map

Perris Valley Airport Land Use Plan



- Parcels
- Parcels Riverside County
- Airport Compatibility Zone Perris Valley
- C
- B2
- B1
- A
- E
- D
- Perris Boundary
- Roads Labeling

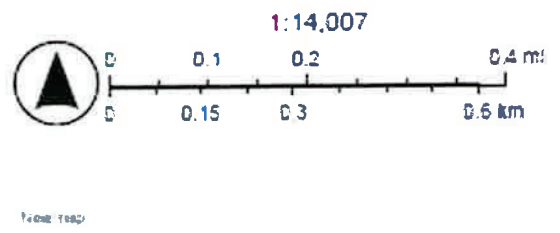


Exhibit F

1990 Green Valley Specific Plan Map with
original potential Fire Station locations

1990 Green Valley Specific Plan Potential Fire Station Sites

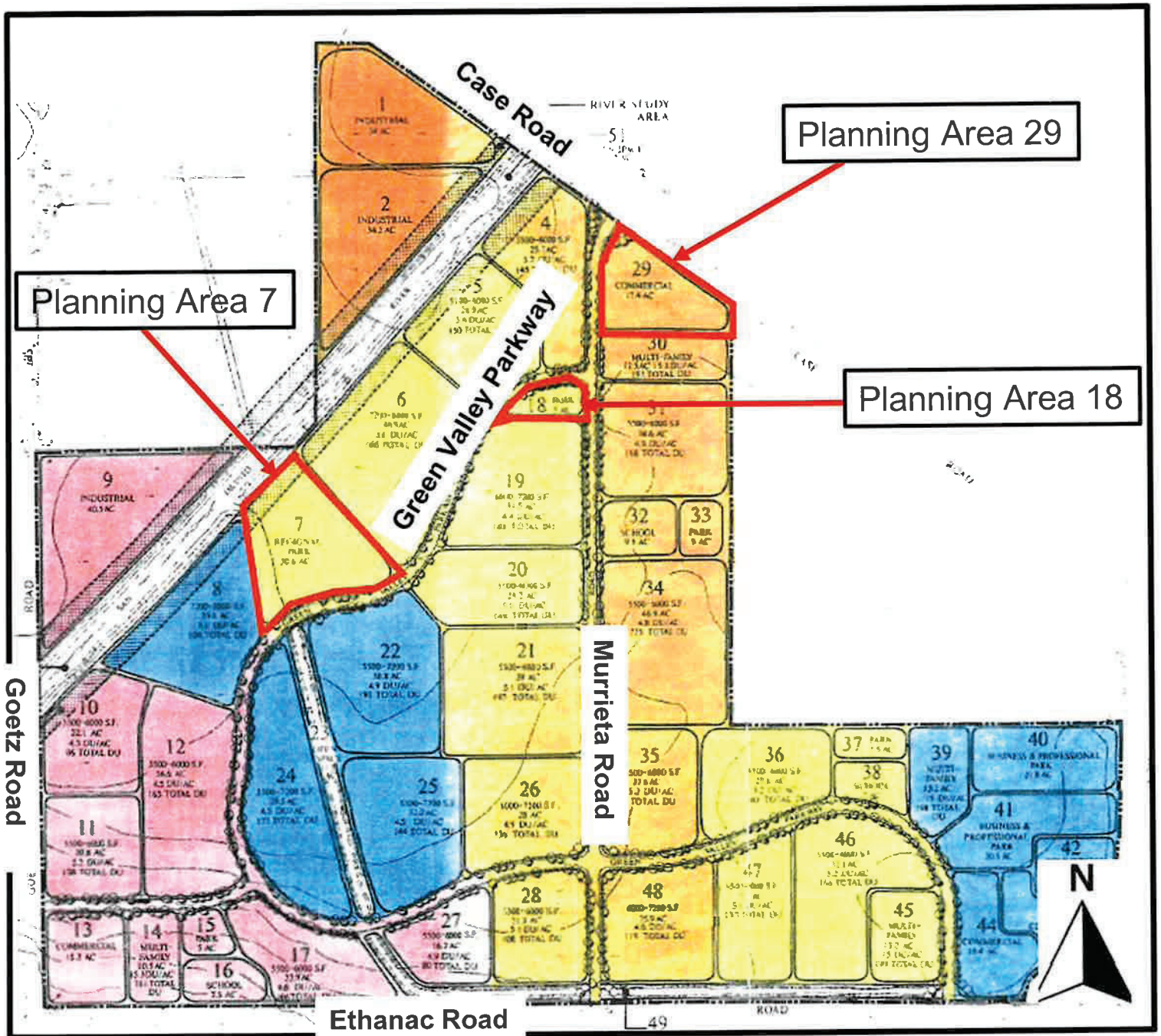


Exhibit G

1990 Fire Mitigation Measure

10. PUBLIC FACILITIES AND SERVICES

Police

The increased need for police officers, personnel and equipment is expected to be provided through expenditures from the City General Fund. According to the fiscal analysis contained in Section 4.13 of this EIR, the proposed project will generate sufficient revenues to cover costs of police protection. This mitigates any adverse impact of the project's demand for additional police services.

Fire

A site for a fire station which is acceptable to the planning director and fire department shall be dedicated within either planning area 29, 7 or 18. If the site is within planning area 18, a reconfiguration of the area must occur to allow adequate distances from intersections. A station should be operational prior to the 1000 dwelling unit being occupied.

MC= C,H,M,P,U

Prior to the issuance of building permits, the applicant shall provide fire protection fees in accordance with the recommendations of the adopted public safety study.

It is suggested that the applicant use County fire protection requirements for designing structural fire protection features within the development.

MC= A,I,P,T

Eastern Municipal Water District has indicated that there is an adequate supply of water and pressure to meet fire flow requirements. All water mains and hydrants will be provided to specifications of the City of Perris Ordinance, subject to approval of the Riverside County Fire Department.

MC= B,L

Specific fire water protection needs of commercial developments will be assessed on a case-by-case basis when the type of business is known. However, the specific plan will incorporate County fire protection policies to maximize internal fire safety including use of fire retardant building materials, specification of critical hydrant spacing, and requirements for use of fire sprinkler systems. All buildings will be constructed with fire retardant roofing materials.

Exhibit H

Green Valley Specific Plan Fifth Addendum EIR

*Due to the size of the file, the documents are
available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-548#docfold 1206 1313 479 548](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-548#docfold_1206_1313_479_548)

Exhibit I

Green Valley Specific Plan EIR

*Due to the size of the file, the documents are
available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-437#docfold 1206 1313 479 437](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-437#docfold_1206_1313_479_437)

Exhibit J

**Planning Commission Staff Report – Dated
September 17, 2025**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: September 17, 2025

SUBJECT: Specific Plan Amendment 25-00001 – A proposal to amend the Green Valley Specific Plan to rezone 3.4 acres, generally located at the northeast corner of Murrieta Road and Watson Road, from Open Space Zone to Public Facility Zone to facilitate construction of a future fire station as planned for and identified in the original Specific Plan; and determine that the Specific Plan Amendment is in conformity with the City’s General Plan. Applicant: City of Perris

REQUESTED ACTION: Continuance of this item to the Planning Commission meeting to October 1, 2025.

CONTACT: Patricia Brenes, Planning Manager

PROJECT BACKGROUND/DISCUSSION:

Staff is requesting a continuance of this item to the October 1, 2025, Planning Commission meeting to address additional procedural matters regarding the Specific Plan Amendment.

BUDGET (or FISCAL) IMPACT: Staff time for preparing the staff report is budgeted in the General Fund.

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

Consent:
Public Hearing: X
Business Item:
Presentation:
Other:

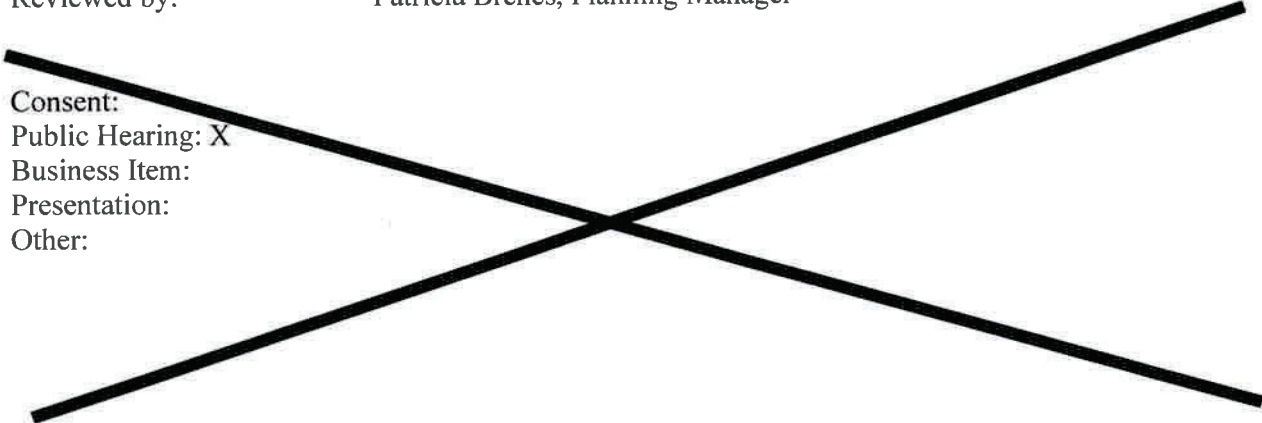


Exhibit K

Notice of Public Hearing



PUBLIC HEARING NOTICE

This may affect your property. Please read:

Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the item below:

CASE: Specific Plan Amendment 25-00001

APPLICANT: City of Perris
101 North "D" Street
Perris, CA 92570

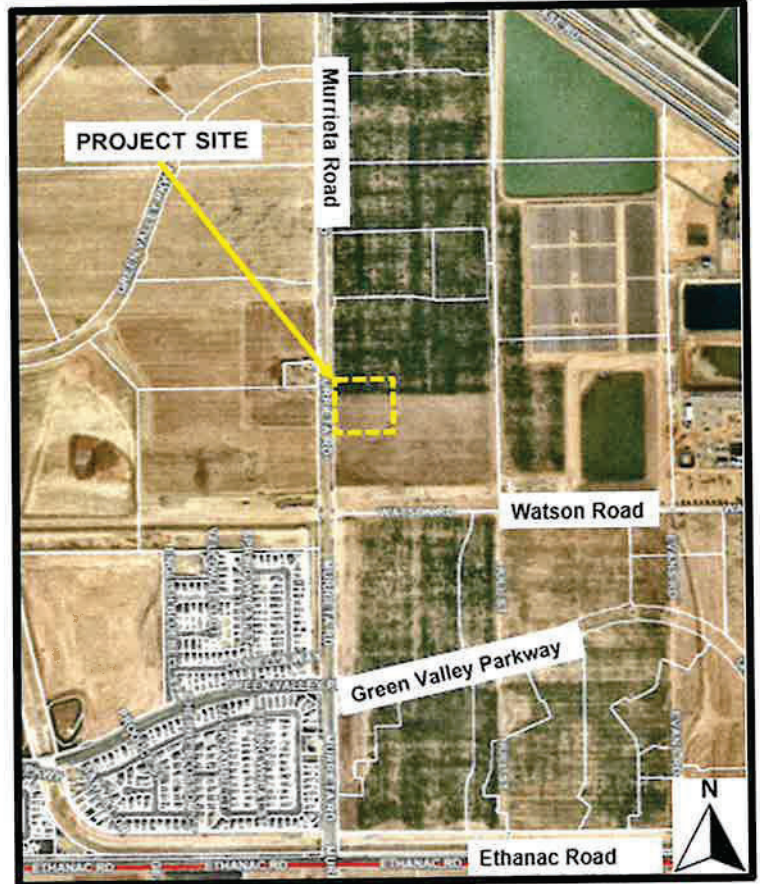
PROPOSAL: To consider the following entitlements: 1) A Specific Plan Amendment to rezone 3.4 acres (Planning Area 57a.) from Open Space (OS) Zone to Public Facility (PF) Zone within the Green Valley Specific Plan (GV-SP) to facilitate a future fire station; and 2) determine that the Specific Plan Amendment is in conformity with the City's General Plan. No physical development is proposed at this time.

LOCATION: East along Murrieta Road, South of Case Road, 400 feet north of Watson Road, west of the Eastern Municipal Water District (EMWD) water treatment plant.

ENVIRONMENTAL DETERMINATION: The proposed Specific Plan Amendment has been determined to be covered by the Green Valley Specific Plan 4th Addendum EIR (SCH:1989032707) pursuant to CEQA Guidelines Section pursuant to 15162; and exempt pursuant to 15061(b)(3) (Common Sense Exemption), which it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment. The proposed Specific Plan Amendment consists of rezoning Planning Area 57a. from Open Space (OS) Zone to Public Facility (PF) Zone and amend the Public Facility zone uses to include police, fire and other government buildings and will not have a significant impact on the environment and therefore is covered by the GVSP 4th Addendum EIR and exempt from the provisions of CEQA.

REVIEW AND COMMENT PERIOD: Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before the Planning Commission hearing by 5:00 p.m. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission at the hearing or during deliberations could recommend approval of an alternative proposal for the above project to the City Council, including any changes to the proposal.

Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the Planning Commission prior to the public hearing.



**CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING
COUNCIL CHAMBERS
CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570**

Date & Time: September 17, 2025 – 6:00 p.m.
Project Planner: Nathan Perez, Senior Planner
Phone: (951) 943-5003 ext. 279
Email: Nperez@cityofperris.org

Si necesita un intérprete por favor llámenos al (951) 943-5003

All information is available for review at the Development Services Department, Planning Division, located at 135 North D Street, Perris.