



SPECIFIC PLAN AMENDMENT 3 25-
00001
December 2025

GREEN VALLEY
SPECIFIC PLAN
AMENDMENT 25-
00001, SPECIFIC PLAN
AMENDMENT 21-05125

SPECIFIC PLAN 89-
25
"GREEN VALLEY"

ADOPTED BY
THE PERRIS CITY COUNCIL
MARCH 5, 1990
RESOLUTION NO. 1781

SPECIFIC PLAN AMENDMENT 1
ADOPTED BY THE PERRIS CITY
COUNCIL FEBRUARY 23, 2021
ORDINANCE NO. 1396

SPECIFIC PLAN AMENDMENT 2
ADOPTED BY THE PERRIS CITY
COUNCIL APRIL 25, 2023
ORDINANCE NO. 1426

SPECIFIC PLAN AMENDMENT 3
ADOPTED BY THE PERRIS CITY
COUNCIL
ORDINANCE NO.

Final Certified: March 5, 1990

Amendment 1 Certified February 23, 2021

Amendment 2 Certified April 25, 2023

Amendment 3 Certified 25, 2025

GREEN VALLEY SPECIFIC PLAN AMENDMENT 3

Lead Agency:

City of Perris

Planning Division

135 North "D" Street

Perris, California 92370

Project Developer:

Green Valley Recovery Acquisition LLC

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Prepared By:

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Document Updates

This document reflects all amendments to April 2023

Amendment No.	Case No.	Details of Amendment	Approval Date
1	18-05292	The purpose of Amendment No. 1 is to consolidate school sites to respond to changes in the education code, respond to the adoption of the Western Riverside County Multiple Species Habitat Conservation Plan, and adoption of the Perris Valley Airport Plan which were approved after the 1990 adoption of the Specific Plan for the southern portion of the Specific Plan area.	February 23, 2021
2	21-05125	The purpose of Amendment No. 2 is to respond to the adoption of the Western Riverside County Multiple Species Habitat Conservation Plan, adoption of the Perris Valley Airport Plan, connection to the regional trail network, and construction of the South Perris MetroLink Station, which were approved after the 1990 adoption of the Specific Plan for the northern portion of the Specific Plan area outside of the MSHCP Criteria Cells and to adjust the boundary between Planning Areas 13a and 13b.	April 25, 2023
3	25-00001	Specific Plan Amendment (SPA) 25-00001 – A Specific Plan Amendment to rezone 3.4 acres (Planning Area 57) from Open Space (OS) Zone to Public (P) Zone within the Green Valley Specific Plan (GV-SP) located east along Murrieta Road, South of Case Road, 400 feet north of Watson Road. Applicant: City of Perris.	TBD



3.8 PUBLIC FACILITIES STANDARDS

Planning Areas 7, 7a, 18, 24a, 25, 32a, 33, ~~and 33a,~~
~~and 57a.~~ (Figure 3-6)

3.8.1 Permitted Uses: The uses permitted in the Public Facilities Zone shall be the same as follows:

1. Public parks.
2. Public school.
3. Public trails.
4. **Fire Station**
5. Other non-development uses in support of urban lifestyle which the Director of Development Services or designee interprets to be consistent with the purpose and intent of the Public Facilities zoning classification.

3.8.2 Development Standards

Building Site Area Requirement: There shall be no minimum building site area requirement in the Public Facilities Zone.

Width of Lot: There shall be no minimum lot width requirement in the Public Facilities Zone.

Building Setback from Public Street: Minimum of ten (10) feet.

Building setback from Residential Property Line: Minimum of twenty-five (25) feet.

Distance Between Buildings: There shall be no minimum requirements for distance between buildings in the Public Facilities Zone.

Landscaping of Parking Areas: The requirement for landscaping in parking areas in the Public Facilities Zone shall be consistent with Chapter 4, Design Guidelines, P.M.C. 19.70 (Landscaping), and as follows:

1. A minimum of fifteen percent (15%) of the parking area shall be landscaped with live plant material, including but not limited to, trees, shrubs and ground cover. All trees planted shall be fifteen (15) gallon size or larger, with a trunk caliber of at least two (2) inches.
2. The landscaping shall be evenly distributed throughout the parking area with at least one (1) shade tree for every six (6) spaces.
3. All landscaped areas shall be provided with permanent, automatic irrigation facilities.
4. All landscaping plans shall be prepared by a registered landscape architect.

Landscaping of Setbacks: The requirement for landscaping in front, side and rear yards required in the Public Facilities Zone shall be consistent with Chapter 4, Design Guidelines, P.M.C. 19.70 (Landscaping), and as follows:

1. All front, side and rear yards required shall be landscaped with live plant material including, but not limited to, trees, shrubs and ground cover. All landscaped areas shall be provided with permanent, automatic irrigation facilities. All landscaping plans shall be prepared by a registered landscape architect