



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
135 NORTH "D" STREET, PERRIS, CA 92570-2200
TEL.: (951) 943-5003 FAX: (951) 943-8379

NOTICE OF DETERMINATION

FROM: CITY OF PERRIS
Development Services Department
Planning Division
135 North "D" Street
Perris, CA 92570

TO: OFFICE OF PLANNING AND RESEARCH
P.O. Box 3044
Sacramento, CA 95812-3044

COUNTY CLERK
County of Riverside
2720 Gateway Drive
Riverside, CA 92507

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code*

State Clearinghouse Number (if submitted to Clearinghouse): 1989032707

Project Title: Green Valley Specific Plan Amendment (SPA) 21-05125

Project Applicant: Matt Villalobos, RainTree Investment Corporation

Lead Agency Contact Person: Nathan Perez, Senior Planner **Area Code/Telephone:** (951) 943-5003 Ext 279

Project Location (include County): The project is generally located north of Watson Road, east of the San Jacinto River, west of the Perris Valley Regional Water Reclamation Facility, and south of Case Road in the City of Perris, Riverside County, CA 92570.

Project Description: The project is an amendment to the Green Valley Specific Plan (SPA 21-05125) modifying its Land Use Plan, Circulation Element, and Pedestrian/Bicycle Lanes and Trails, originally approved in 1990. Specifically, the following updates are proposed in the Specific Plan amendment:

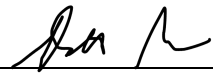
- *Land Use Map Update.* Update the Land Use map to 1) redesignate residentially zoned areas to Open Space for consistency with the 2010 Perris Valley Airport Land Use Compatibility Plan; 2) include 359 dwelling units lost from previous entitlements (i.e., Phase 1A and Phase 1B) to comply with Senate Bill 330; and 3) transfer 24 dwelling units lost from PA 13b to PA 30 and realign zoning boundaries of PA 13a and PA 13b to be consistent with Tentative Parcel Map (TPM) 38410 financing map and lot lines.
- *Circulation Element Update.* Update the Circulation Element to include Loop Road.
- *Pedestrian/Bicycle Lanes and Trails.* Update the pedestrian walkways and bicycle lanes within the Green Valley Specific Plan to maximize connectivity and to comply with the 2013 Perris Trails Master Plan and Perris Active Transportation Plan.

This is to advise that the City of Perris City Council approved the above-described project on April 25, 2023, and made the following determinations:

1. The project [will will not] have a significant effect on the environment.
2. An Addendum to a Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that an Addendum to an EIR with comments and responses and record of project approval is available to the General Public at:

City of Perris Development Services Department, 135 North D Street, Perris, CA 92570 or on the City of Perris webpage:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-323#docan1206_1313_479

Signature:  **Date:** 4-25-2023 **Title:** Senior Planner

Date received for filing at OPR: _____