



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) 18-05292 and Tract Maps TTM 37262, TTM 37722, TTM 37223, TTM 37816, TTM 37817, & TTM 37818.

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 Green Valley Specific Plan Amendment and Tract Maps project is located along the northerly frontage of Ethanac Road between Goetz Road and Case Road, in the City of Perris, Riverside County, California 92570.

Project Description: The project is the amendment of the Green Valley Specific Plan (SPA 18-05292) modifying the Land Use Plan and revising the Design Guidelines for the Green Valley Specific Plan, originally approved in 1990. The project entitlements also include three (3) Single Family Residential Tract Maps (Tentative Tract Map 37262 / TTM 18-05000 for 191 lots; Tentative Tract Map 37722 / TTM 19-05233 for 116 lots; and Tentative Tract Map 37223 / TTM 19-05233 for 235 lots) and three (3) Multi-Family Residential Tracts and Related Development (Tentative Tract Map 37816 / TTM 20-05089 & DPR 20-00005 for 97 MFR lots; Tentative Tract Map 37817 / TTM 20-05090 / DPR 20-00003 for 228 MFR lots; and Tentative Tract Map 37818 / TTM 20-05118 & DPR 20-00006, a hybrid tract with 138 cluster court homes and a 236-dwelling unit apartment community).

This is to advise that the City of Perris City Council approved the above-described project on February 9, 2021, 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-245>

Signature:  **Date:** 2-10-2021 **Title:** Senior Planner

Date received for filing at OPR: _____