



CITY OF PERRIS PLANNING COMMISSION

AGENDA

May 19, 2021

City Council Chambers
Meeting to convene at 6:00 P.M.
101 North "D" Street
Perris, CA 92570

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners: Hernandez, Jimenez,
Vice-Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Hernandez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for May 05, 2021

7. PUBLIC HEARING:

A. **Scoping Meeting for an Environmental Impact Report associated with Development Plan Review 19-00012 and Specific Plan Amendment 19-05287** – A request to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zoning designation of a 16-acre site (APN: 303-060-020) located at the southwest corner of Ramona Expressway and Perris Boulevard from Commercial to Light Industrial to facilitate the construction of a 347,918 square-foot high-cube warehouse building. **Applicant:** Mike Naggar and Associates, Inc.

REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments regarding the proposed Project for the preparation of an Environmental Impact Report

8. BUSINESS ITEM:

9. PUBLIC COMMENTS:

Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

12. ADJOURNMENT

COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

ZOOM MEETING INFORMATION

When: May 19, 2021, 06:00, PM Pacific Time (US and Canada)
Topic: Planning Commission Meeting

Join Zoom Meeting using the below link or call-in number:

<https://zoom.us/j/642558532>

Meeting ID: 642 558 532

One tap mobile

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Dial by your location

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

During the Planning Commission meeting, if you wish to speak for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

Planning Commission Agenda

**CITY OF PERRIS
May 19, 2021**

Item 6A

Planning Commission Minutes for May 05, 2021

CITY OF PERRIS

MINUTES:

Date of Meeting: May 5, 2021

06:03 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Hernandez, Commissioner Jimenez, Vice Chair Hammond, and Chair Shively.

1. **CALL TO ORDER:**

2. **ROLL CALL: Commissioners: Jimenez, Hernandez, Vice-Chair Hammond, Chair Shively.**

Commission Members Present: Commissioner Hernandez, Commissioner Jimenez, Vice Chair Hammond, and Chair Shively.

Commission Members Present: Commissioner Hernandez, Commissioner Jimenez, Vice Chair Hammond, and Chair Shively.

3. **INVOCATION:**

4. **PLEDGE OF ALLEGIANCE: Commissioner Jimenez**

5. **PRESENTATION:**

6. **CONSENT CALENDAR:**

A. **Planning Commission Minutes for April 21, 2021**

Commissioner Jimenez, commented that the minutes should show that Jimenez conducted the pledge of allegiance and that the motions for 7A and 7D should be revised to remove Commissioner Hernandez as he was absent.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Hammond to Approve A. Planning Commission Minutes for April 21, 2021

AYES: Commissioner Jimenez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN: Commissioner Hernandez.

7. **PUBLIC HEARING:**

8. BUSINESS ITEM:

- A. Workshop Number 2 for the 2021-2029 Housing Element Update, Safety Element Update, and New Environmental Justice Element – A workshop to discuss and solicit information pertinent to the Housing Element Update, Safety Element Update, and new Environmental Justice Element. REQUESTED ACTION: Conduct Workshop to discuss information pertinent to updating the 2021-2029 Housing Element and Safety Element and adopting a new Environmental Justice Element to add to the Perris General Plan, and solicit input from residents and stakeholders.

Planning Manager Phung, noted that Sarah Walker from Alta Planning will present the item to the Commission.

Sarah Walker from Alta Planning, presented the Housing Element.

Aaron Pfannenstiel from Alta Planning, presented the Safety Element.

Monica Guerra from Alta Planning, presented the Environmental Justice Element.

Planning Manager Phung, noted that the Planning Commission presentation will also be presented to the City Council in June as additional data is available for high density multiple family dwelling due to the constraints of the March Air Force Base and the Perris Valley Airport and commented that this workshop is to get feedback from the Commission in order to finalize the draft Housing Element.

Vice Chair Hammond, requested clarification on the regional housing income group calculations and definitions, asked if the Environmental Justice Element complements the Safety Element or if it functions independently. He also commented on the development constraints noted and how these obstacles can possibly be mitigated, the need to allow for higher density, and development assistance for new projects.

Commissioner Jimenez, commented if the statistics for income were updated since the last workshop, the need for additional services with increase in housing, and further information on the school district survey process.

Principal Management Analyst Michele Ogawa, clarified the public engagement process for the survey and that the school districts were consulted.

Commissioner Jimenez, asked for the survey deadline and how to access the survey.

Monica Guerra, commented on the deadline for the survey being May 15th.

Chair Shively, thanked Staff for the maps, commented on the constraints the City faces for both fire and flood zones, and asked about the water supply requirements noted in the Safety Element.

Aaron Pfannenstiel, clarified the potential issues facing water accessibility in the region.

Chair Shively, asked if there is adequate ingress and egress for the evacuation routes utilizing the cities existing roadways and how overcrowded areas in the City will be addressed with increasing the density.

Monica Guerra, commented on decreasing overcrowding by providing affordable multifamily apartments so multiple families do not have to live in a single family home.

Commissioner Jimenez, asked if the evacuation plan includes only roadways within the City and how the routes were chosen.

- Aaron Pfannenstiel; commented on how the evacuation routes are chosen and the process to add additional routes if needed.

Vice Chair Hammond, thanked Staff for the presentation and commented on the overcrowding of existing neighborhoods, VMT analysis, 50+ units per acre for future multi family development as a goal, and market rate housing price point within the City.

Chair Shively, thanked Alta Planning for the update on the housing element.

9. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Jimenez, commented on the future location of the Aldi development and the long wait to shop in the City.

Vice Chair Hammond, commented on landscaping maintenance within the City and re-opening of businesses.

Chair Shively, suggested potentially organizing a street/sidewalk cleanup.

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

Planning Manager Phung, commented on the decline of COVID cases within the City, Planning Commission position applications due May 14th, future development of single family homes in the City, and the next Planning Commission is on May 19th.

Vice Chair Hammond, asked if Planning Commission meeting would proceed in June while the Planning Commission seats are being appointed.

Planning Manager Phung, commented that June 8th should be the City Council meeting to appoint the Planning Commission seats.

12. ADJOURNMENT COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

Planning Commission Agenda

**CITY OF PERRIS
May 19, 2021**

Item

7A

**Scoping Meeting for an Environmental Impact Report
associated with Development Plan Review 19-00012 and
Specific Plan Amendment 19-05287**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: May 19, 2021

SUBJECT: Scoping Meeting for an Environmental Impact Report associated with **Development Plan Review 19-00012 and Specific Plan Amendment 19-05287** – A request to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zoning designation of a 16-acre site (APN: 303-060-020) located at the southwest corner of Ramona Expressway and Perris Boulevard from Commercial to Light Industrial to facilitate the construction of a 347,918 square-foot high-cube warehouse building.
Applicant: Mike Naggar and Associates, Inc.

REQUESTED ACTION: Conduct a public **Scoping Meeting** to review, discuss, and provide comments regarding the proposed Project for the preparation of an Environmental Impact Report

RELATED CASES: N/A

CONTACT: Candida Neal, Interim Director Development Services Department

PROJECT DESCRIPTION AND BACKGROUND:

The applicant, Mike Naggar, is proposing to amend the zoning designation of a 16-acre site located at the southwest corner of Ramona Expressway and Perris Boulevard from Commercial (C) to Light Industrial (LI) with the PVCCSP to facilitate the construction of a 347,918 square-foot high-cube warehouse building with 109,644 square feet (16.2%) of landscaping, parking lot lighting, one (1) trash enclosure, and one-hundred and thirty-five (135) parking spaces. The Project proposes two (2) points of access along Indian Avenue and Perris Boulevard. For the access point on Indian Avenue, one (1) driveway is dedicated for passenger vehicle access with limited right-in and right-out access and one (1) driveway is for full truck access. For the access point on Perris Boulevard, one (1) driveway is dedicated for passenger vehicle access with limited right-in and right-out access and one (1) driveway is dedicated for right-out truck access. However, since Perris Boulevard is in the process of being removed from the PVCCSP truck route designation, staff is requesting this truck access be redesigned for emergency access only.

The project site is relatively flat with no areas of significant topographic relief. On-site elevations range from approximately 1,452 to 1,465 feet above sea level and generally slope from southwest to northeast. The project site primarily consists of vacant, undeveloped land. The site is historically used for agriculture, but now vacant. The site has been subject to ongoing weed abatement activities and disturbance associated with surrounding development. These disturbances eliminated the

natural plant communities that once occurred on and surrounding the project site. On-site vegetation is characterized as a heavily disturbed land cover type with a variety of non-native and early successional/ruderal plant species.

The project site is located approximately 8,300 feet southeast of the southern end of runway 14-32 at March Air Reserve Base/Inland Port (MARB/IP) Airport, within the Airport Influence Area, and subject to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IP ALUCP). The MARB/IP ALUCP divides the area close to the airport into zones based on proximity to the airport and perceived risks. The project site is located within two Accident Potential Zones (APZ). The project site has 11.60 acres located within Zone B1-APZ II and 3.90 acres located within Zone C1. Zone B1-APZ II allows 50 people per acre, and prohibited uses include children's schools, daycare centers, libraries, hospitals, congregate care facilities, hotels/motels, restaurants, and places of assembly. Zone C1 allows 100 people per acre, and prohibited uses include children's schools, daycare centers, libraries, hospitals, congregate care facilities, and places of assembly.

The City of Perris Zoning Code defines High-Cube Warehouses as "warehouses and distribution centers with a minimum gross floor area of 200,000 square feet, a minimum ceiling height of 24 feet, and a minimum dock high door loading ratio of 1 door per 10,000 square feet, and a ratio of not more than 25 employees per acre". To comply with the restrictions of the B1-APZII and C1 Airport Influence Area Zones, the applicant is proposing the high-cube warehouse use.

ANALYSIS:

Specific Plan and General Plan Consistency

The proposed development is in Planning Area 3, "Agricultural Conversion Area," per the Perris General Plan. Policies and programs for Planning Area 3 are designed to support the conversion of agricultural to more compatible urban uses that take advantage of the proximity to Interstate 215. The General Plan describes Planning Area 3 as the potential to enhance the economy of the City by attracting new uses that complement the existing Lowe's and Ross distribution centers and provide jobs for local residents.

The General Plan designation for the project site is PVCC Specific Plan. Per the PVCC Specific Plan, the project site is zoned Commercial (C). The proposed high-cube warehouse is not permitted in the "C" zone, which allows retail, professional office, and service-oriented business activities which serve the entire City. The applicant proposes a Specific Plan Amendment to change the Specific Plan zoning designation from Commercial (C) to Light Industrial (LI) to accommodate the proposed industrial use. The proposed high-cube warehouse would be permitted in the (LI) zone, which allows industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing. The surrounding Perris Valley Commerce Center Specific Plan land use designations and surrounding land uses are as follows:

Staff Report

Surrounding PVCC SP Zoning:

North: Commercial (C)

South: Light Industrial (LI)

West: Light Industrial (LI)

East: Commercial (C)

Surrounding Land Uses:

North: Service Station and Vacant Land

South: Distribution Center

West: Distribution Center

East: Service Station, Retail Center, and
Mobile Home Park

As proposed, the Project is inconsistent with the vision of the PVCCSP to preserve and expand the commercial corridors along Ramona Expressway and Perris Boulevard. All three intersection corners opposite of the site currently are developed with commercial uses. The proposed industrial use would be inconsistent with the surrounding land uses. A land use analysis will be conducted to evaluate how converting the southwest corner of Ramona Expressway and Perris Boulevard would impact the Perris Boulevard and Ramona Expressway commercial corridors.

To facilitate the development, a Specific Plan Amendment from Commercial (C) to Light Industrial (LI) will be required along with a Development Plan Review (DPR) application for the review of architecture and site layout.

NOTICE OF PREPARATION AND ENVIRONMENTAL IMPACT REPORT:

Notice of Preparation

A Notice of Preparation (NOP) and Initial Study have been prepared (attached) that identify the need for an Environmental Impact Report (EIR). The public review period for the NOP is from May 3, 2021, to June 4, 2021. No letters have been received from outside agencies to date. However, it is expected that comments will be received prior to the end of the comment period on June 4, 2021. All comments received will be addressed in the EIR and all commenting agencies will be forwarded a copy of the Draft EIR when it is complete.

Environmental Impact Report

An EIR will be prepared for the Project which shall contain a detailed project description, a map identifying the location of the project site and surrounding land uses, a description of the existing environmental setting, project-specific impacts, cumulative impacts, mitigation measures to reduce potentially significant impacts to less than significant levels, and an alternatives analysis.

The Initial Study found that that the following environmental issues will not be affected by the proposed project. These issues will not be addressed in the environmental impact report.

- Aesthetics
- Agriculture and Forestry Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Mineral Resources
- Population/Housing
- Public Services
- Public Services
- Recreation
- Wildfire

The Initial Study found that following environmental issues could be impacted by the proposed project. As a result, these issues will be analyzed in the Draft Environmental Impact Report:

Air Quality. The project site is located within the South Coast Air Basin (Basin). Air quality in the Basin is administered by the South Coast Air Quality Management District (SCAQMD). Impacts related to the Air Quality Management Plan for the South Coast Air Basin, potential violation of any air quality standard, cumulatively considerable net increase of any criteria pollutant, potential exposure to sensitive receptors to substantial pollutant concentrations, and objectionable odors will be addressed in the Draft EIR and applicable Mitigation Measures from the PVCC Specific Plan EIR will be implemented.

Biological Resources. Site specific biological resource surveys will be prepared for the project site to assess existing biological conditions. The results of these surveys will be discussed in the Draft EIR. The Draft EIR will also address consistency with the applicable habitat conservation plans such as the Western Riverside County Multiple Species Habitat Conservation Plan and the Stephen's Kangaroo Rat Habitat Conservation Plan. Therefore, potential impacts to these resources will be analyzed in an EIR and applicable Mitigation Measures from the PVCC Specific Plan EIR will be implemented.

Cultural Resources. The Project site has not been surveyed for historical resources. To further assess the potential for impacts to cultural resources, a Phase I Cultural Resources Assessment of the site will be prepared as part of the EIR documentation. Without more information, impacts to historical resources are considered potentially significant.

The Perris Valley is considered sensitive for archaeological prehistoric (Native American) resources and artifacts. Although much of the Project area has been disturbed by past agriculture and other human activity, grading could lead to the discovery of buried cultural resources, including the discovery of human remains. Several local Native American Tribes have also expressed concern and interest in development activities in the Perris Valley pursuant to SB 18 and AB 52. Therefore, these issues will be studied in more detail in an EIR and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.

Energy. The Project would increase the site's demand for energy compared to its existing undeveloped state. Pursuant to PVCCSP EIR mitigation measure MM Air 20, the Project will be required to exceed Title 24 energy conservation requirements by at least 15 percent. It is not anticipated that the Project would conflict with any adopted energy conservation plans. However, in order to provide a comprehensive discussion as to whether the Project would conflict with or obstruct a state or local plan for renewable energy or energy efficiency, this issue will be analyzed in an EIR and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.

Greenhouse Gas Emissions. The Draft EIR will evaluate the potential for the Project to generate substantial greenhouse gas emissions and/or be inconsistent with any applicable plan, policy, or regulation adopted for the purposed of reducing the emissions of

greenhouse gases and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.

Hydrology and Water Quality. The Draft EIR will address impacts associated with changes in method and pattern of drainage, permeability, and water quality. The Draft EIR will address compliance with the established National Pollution Discharge Elimination System and water quality standards. Placement of structures within a flood plain will be evaluated along with the potential for flooding in the event of a dam failure at Lake Perris Reservoir. Impacts associated with connecting the proposed on-site uses to existing drainage facilities will also be addressed.

Land Use and Planning. Currently, project site is designated for Commercial within the PVCCSP. One of the required actions of this Project is an amendment to the PVCCSP to "Light Industrial". The Draft EIR will provide an analysis of the Project's consistency with all applicable policies from the City's General Plan and the PVCC Specific Plan.

Noise. The Draft EIR will identify existing and future noise levels in the project vicinity and evaluate the potential impacts of the proposed Project. Noise issues to be addressed include construction noise, operational noise, exposure of people to airport noise, and noise levels in excess of noise standards. Applicable Mitigation Measures from the PVCC Specific Plan will be implemented.

Transportation and Parking. The Draft EIR will describe existing and future traffic conditions and will assess potential project-specific and cumulative impacts based on a project-specific traffic study. The Draft EIR will also evaluate project consistency with adopted policies and plans supporting alternative transportation and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.

Tribal Cultural Resources. To ensure a comprehensive discussion as to whether the Project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, this issue will be analyzed in an EIR.

Mandatory Findings of Significance. The Project has the potential to significantly impact the quality of the environment, including impacts to protected plant and animal species and habitat, impacts that would be individually less than significant but cumulatively significant, and substantial adverse effects on human beings, either directly or indirectly. In order to ensure a comprehensive discussion as to whether to the Project would create potentially significant impacts, those issues will be addresses in the Draft EIR.

Scoping Meeting

The scoping meeting will allow interested persons, organizations, and agencies to comment on the preliminary assessment of the environmental issues to further address in the Environmental Impact Report. After the scoping meeting, the Matthew Fagan Consulting Services, Inc. will prepare a Draft EIR in compliance with the California Environmental Quality Act. Upon completion of the DEIR, staff will respond to comments received during the circulation period of the DEIR, and the Final EIR will be brought back to the Planning Commission for consideration and recommendation to the City Council.

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public Scoping Meeting; and review, discuss, and provide direction to staff regarding the proposed Project, and provide feedback on issues that should be addressed in the EIR for Development Plan Review 19-00012 and Specific Plan Amendment 19-05287.

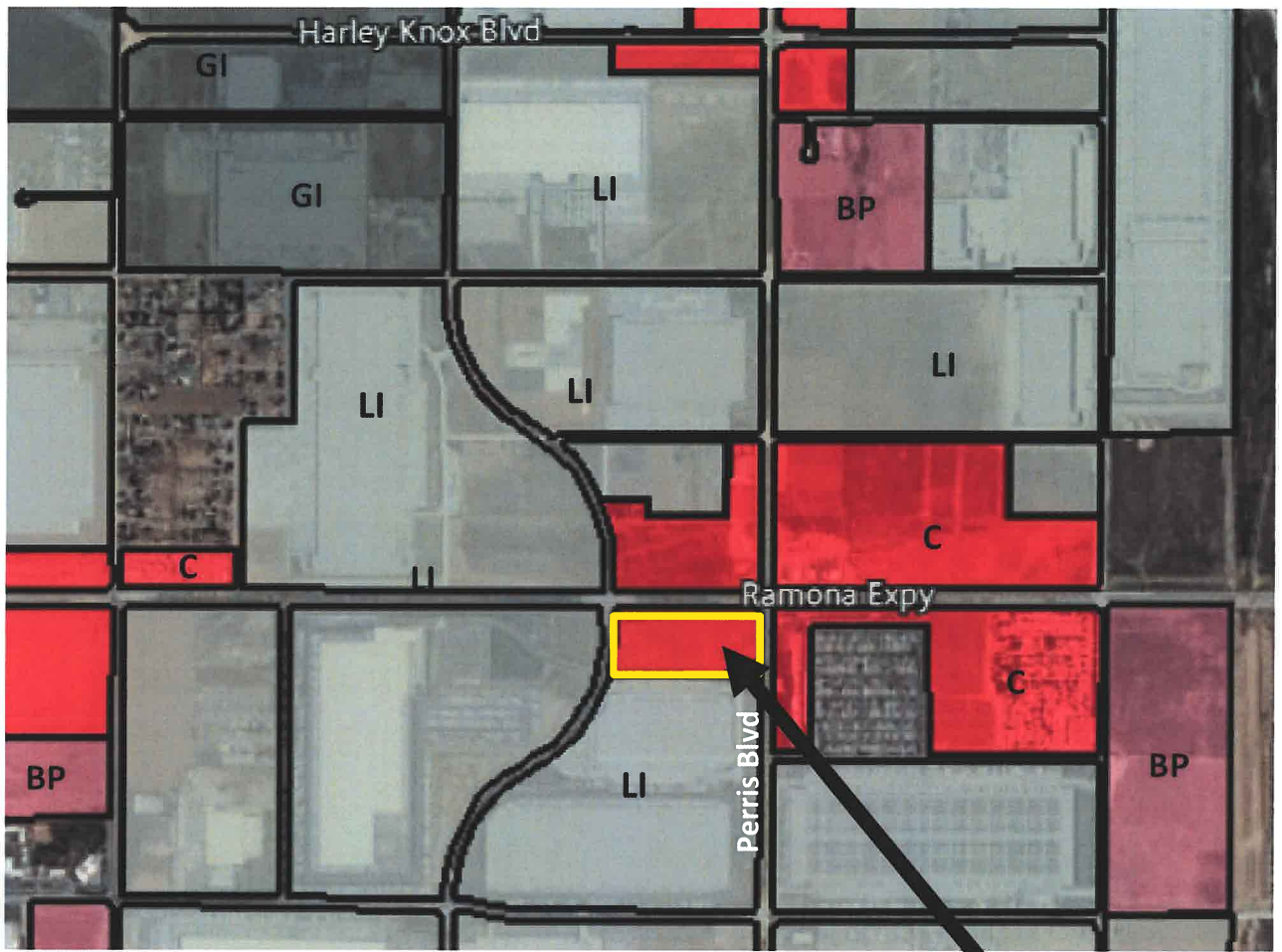
BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are borne by the Applicant.

Prepared by: Chantal Power, AICP, Contract Planner
REVIEWED BY: Kenneth Phung, Planning Manager

Exhibits:

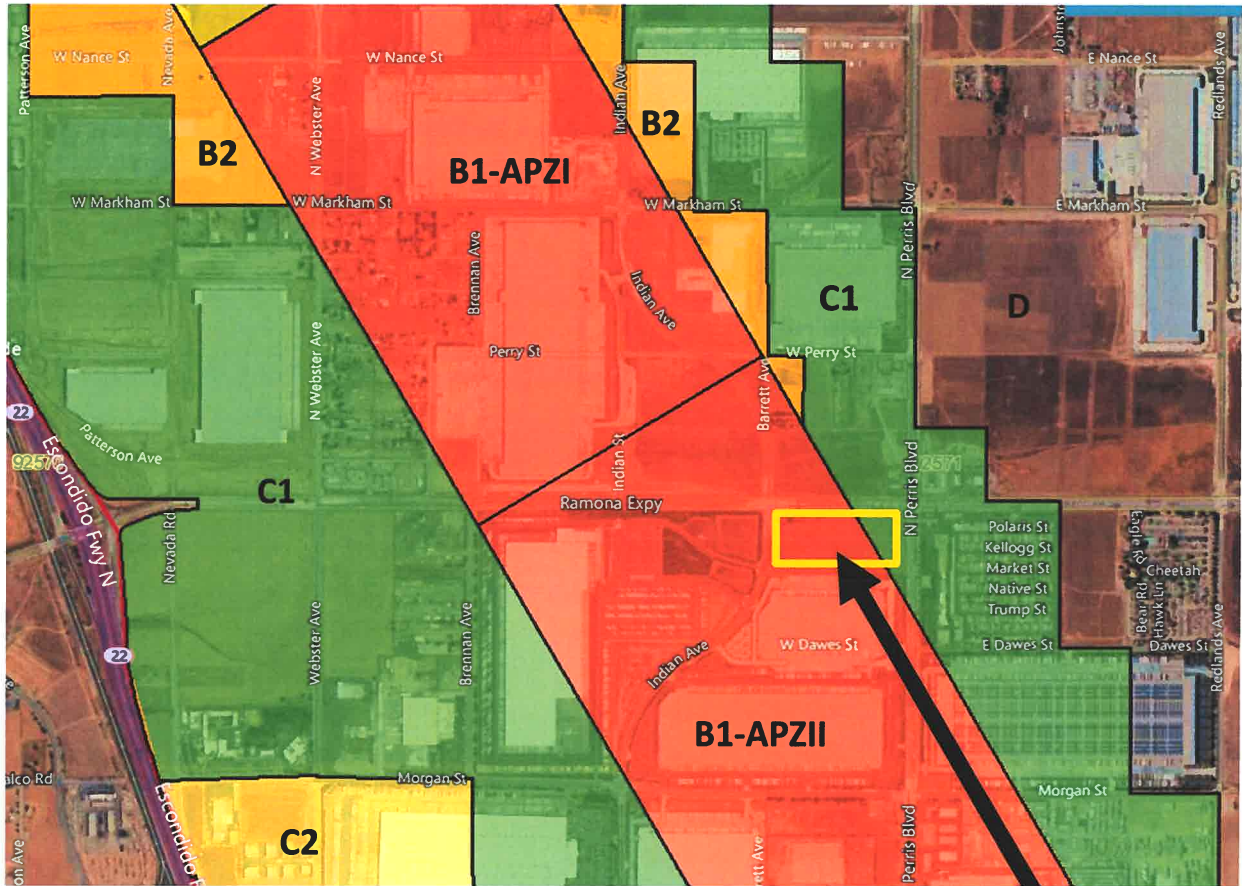
- A. Vicinity and Aerial Map
- B. MARB/IP ALUCP Map
- C. Project Plans (Site, Floor, and Elevation Plans, Color & Materials Board)
- D. Specific Plan Amendment Land Use Exhibit
- E. Initial Study

EXHIBIT A
VICINITY AND AERIAL MAP



Project Site

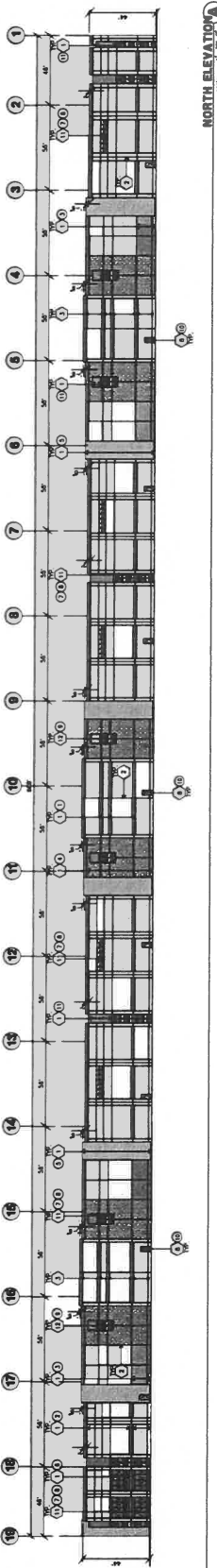
EXHIBIT B
MARB/IP ALUCP MAP



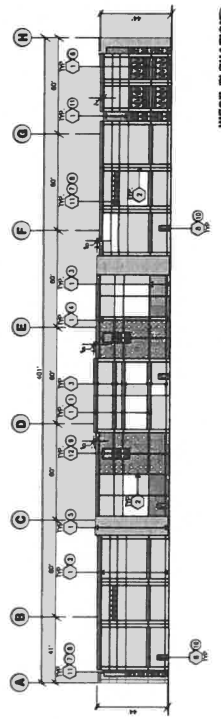
Project Site

EXHIBIT C

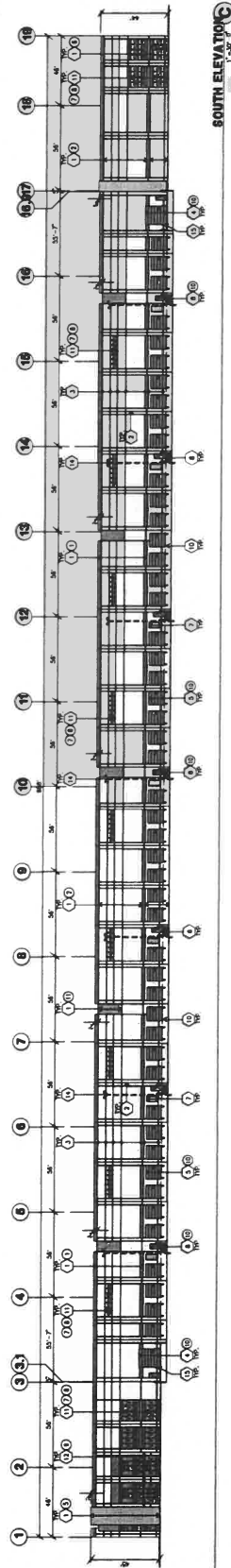
Project Plans (Site, Floor, and Elevation Plans, Color
& Materials Board)



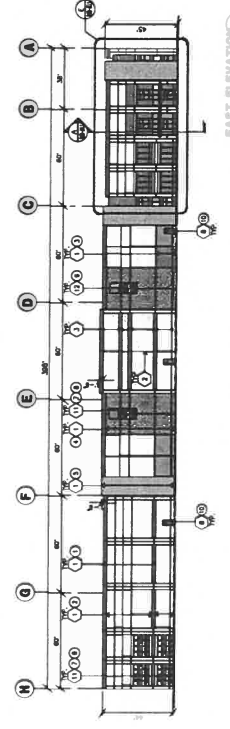
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
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SOUTH ELEVATION
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EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION COLOR LEGENDS/NOTES

ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TINTED.

GLAZING LEGEND

- SPANNING GLAZING
- GLAZING TO BE TINTED
- GLAZING TO BE 4" ISOLATION AND 1/2" CLEAR
- INSULATED GLAZING UNIT WITH 1/2" AIRSPACE AND 1/4" U/P LITES
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- INSULATED GLAZING UNIT WITH 1/2" AIRSPACE AND 1/4" U/P LITES

ELEVATION GENERAL NOTES

1. ALL EXTERIOR SURFACES TO BE FINISHED AS NOTED.

2. FINISHES ARE TO BE AS NOTED UNLESS OTHERWISE SPECIFIED.

3. ALL WALLS TO BE FINISHED WITH CONCRETE BLOCK OR BRICK.

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78. ALL WALLS TO BE FINISHED WITH CONCRETE BLOCK OR BRICK.

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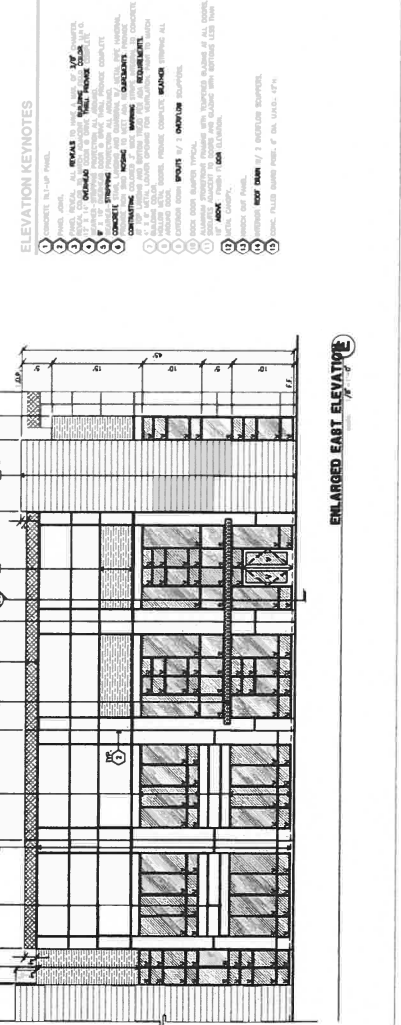
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99. ALL WALLS TO BE FINISHED WITH CONCRETE BLOCK OR BRICK.

100. ALL WALLS TO BE FINISHED WITH CONCRETE BLOCK OR BRICK.



ENLARGED EAST ELEVATION
SCALE: 1/4" = 1'-0"

CAUTION: IF THIS SHEET IS NOT 4.00' X 4.40' IT IS A REDUCED PRINT

HPA architecture

No. 000
18871 Balfour Avenue - 5th
Floor, Suite 200
San Diego, CA 92128
Tel: 619-451-1170
Fax: 619-451-1170
www.hpaarch.com

Owner:
PR PARTNERS, LLC
CO

3220 RANCHO VIEJO RD
SAN JUAN CAPISTRANO, CA 92675
TEL: 949-451-0555

Project:
RAMONA EXPY. & INDIAN AVE.
FERRIS CA

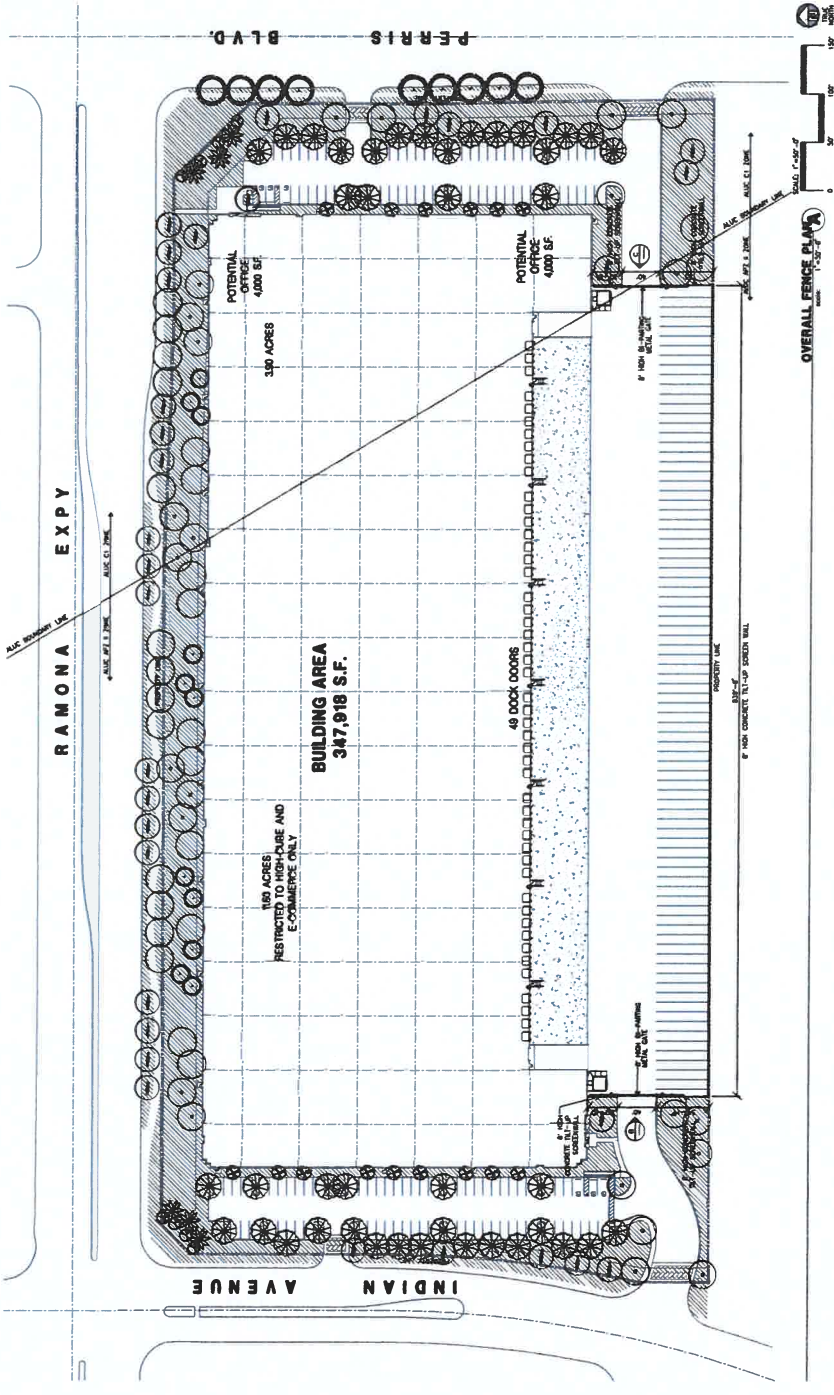
Consultants:

Civil
Structural
Mechanical
Electrical
Plumbing
Fire Protection
Landscaping
Site Engineer

Title: **OVERALL FENCE PLAN**

Project Number: 1831
Drawn By: RP
Date: 08/19/19
Revision:

Sheet:
DAB-A1.1F



KEYNOTES - SCREENWALL

- 1. SCREENWALL SHALL BE 8' HIGH WITH 1/2" DIA. RINGS AT 4' ON CENTER.
- 2. SCREENWALL SHALL BE 1/2" DIA. RINGS AT 4' ON CENTER.
- 3. SCREENWALL SHALL BE 1/2" DIA. RINGS AT 4' ON CENTER.
- 4. SCREENWALL SHALL BE 1/2" DIA. RINGS AT 4' ON CENTER.
- 5. SCREENWALL SHALL BE 1/2" DIA. RINGS AT 4' ON CENTER.

GENERAL NOTES - SCREENWALL

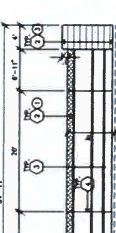
- 1. SCREENWALL SHALL BE 8' HIGH WITH 1/2" DIA. RINGS AT 4' ON CENTER.
- 2. SCREENWALL SHALL BE 1/2" DIA. RINGS AT 4' ON CENTER.
- 3. SCREENWALL SHALL BE 1/2" DIA. RINGS AT 4' ON CENTER.
- 4. SCREENWALL SHALL BE 1/2" DIA. RINGS AT 4' ON CENTER.
- 5. SCREENWALL SHALL BE 1/2" DIA. RINGS AT 4' ON CENTER.

COLOR SCHEDULE - SCREENWALL

- 1. PAINT COLOR: SCREENWALL SHALL BE 7055 PINK MATTE.
- 2. PAINT COLOR: SCREENWALL SHALL BE 7011 GRAY GREEN.
- 3. PAINT COLOR: SCREENWALL SHALL BE 7011 GRAY GREEN.

SITE LEGEND

- 1. OVERALL FENCE PLAN
- 2. OVERALL FENCE PLAN
- 3. OVERALL FENCE PLAN
- 4. OVERALL FENCE PLAN
- 5. OVERALL FENCE PLAN
- 6. OVERALL FENCE PLAN
- 7. OVERALL FENCE PLAN
- 8. OVERALL FENCE PLAN
- 9. OVERALL FENCE PLAN
- 10. OVERALL FENCE PLAN
- 11. OVERALL FENCE PLAN
- 12. OVERALL FENCE PLAN
- 13. OVERALL FENCE PLAN
- 14. OVERALL FENCE PLAN
- 15. OVERALL FENCE PLAN
- 16. OVERALL FENCE PLAN
- 17. OVERALL FENCE PLAN
- 18. OVERALL FENCE PLAN
- 19. OVERALL FENCE PLAN
- 20. OVERALL FENCE PLAN



CAUTION: IF THIS SHEET IS NOT 30" X 42" IT IS A REDUCED PRINT

HPA
ARCHITECTURE

HPA, INC.
18831 Burbank Avenue - 5B
#100 Irvine, CA
Tel: 949-452-1170
Fax: 949-452-1851
www.hpaarchitects.com

Owner:
PR PARTNERS, LLC
c/o

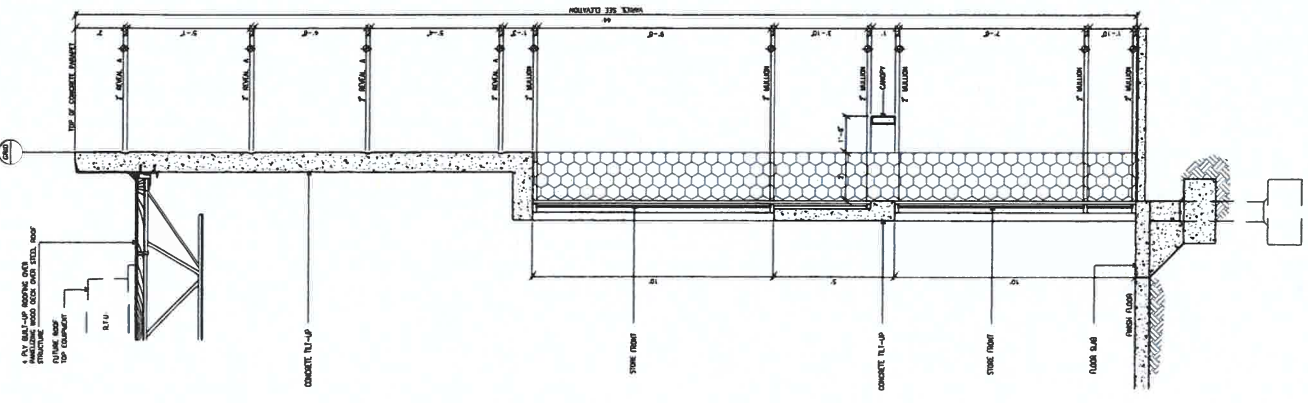
Project:
RAMONA EXPY.
&
INDIAN AVE.
PERRIS CA

Consultants:
Civil
Structural
Mechanical
Plumbing
Electrical
Fire Protection
Site Engineer

3000 BANCROFT C RD
SAN JUAN CAPISTRANO, CA 92575
TEL: 949-481-4652

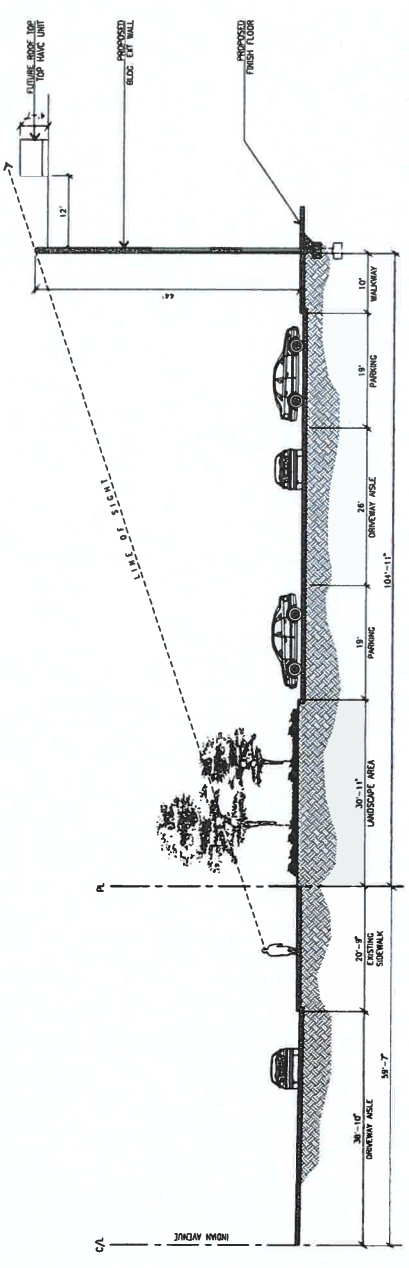
1881
Project Number:
Drawn by:
Date:
Revision:

Title Sections
Sheet DAB-A4.1

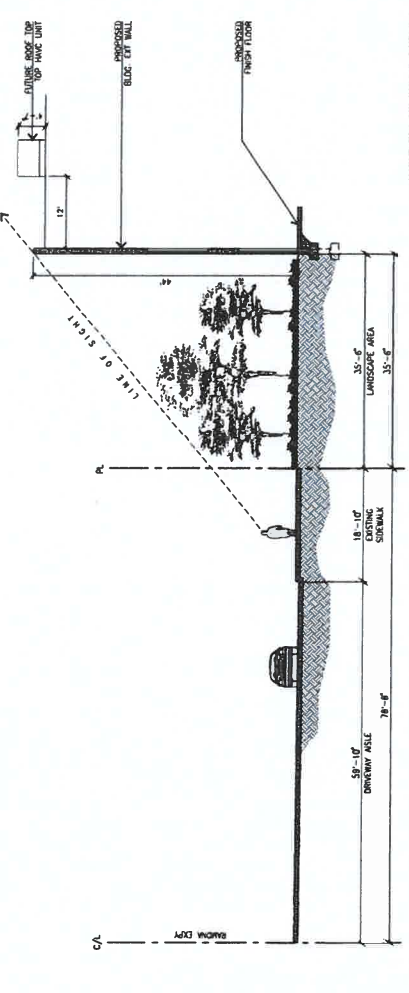


WALL SECTION & WINDOWS

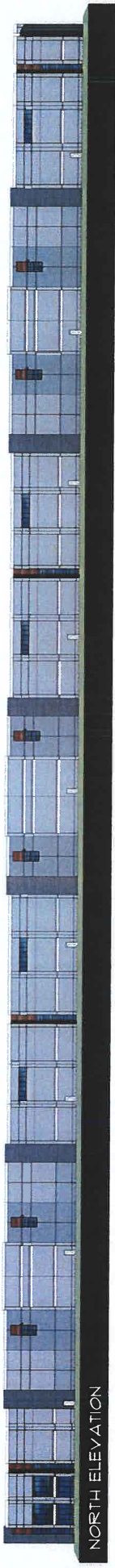
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SECTION AT MAIN OFFICE



SECTION AT MAIN OFFICE

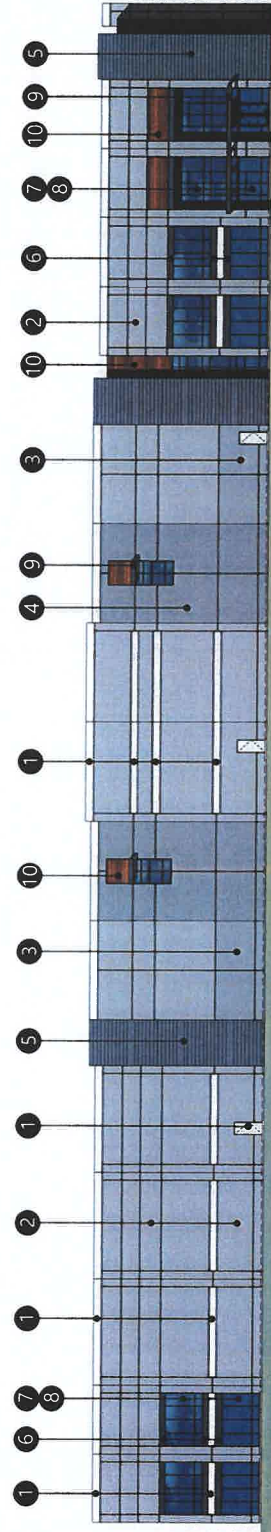


NORTH ELEVATION



SOUTH ELEVATION

- 1 Sherwin Williams SW 7005 PURE WHITE
- 2 Sherwin Williams SW 7071 GRAY SCREEN
- 3 Sherwin Williams SW 7072 ONLINE
- 4 Sherwin Williams SW 7073 NETWORK GRAY
- 5 Sherwin Williams SW 7074 SOFTWARE
- 6 Sherwin Williams SW 7075 WEB GRAY
- 7 Blue Reflective GLAZING
- 8 Black Anodized MULLIONS
- 9 Sherwin Williams Acrylic Latex Systems High Gloss/High Performance in color: SW 7075 WEB GRAY @ METAL CANOPY
- 10 1X6 IPE Siding (eased-edge) Longest Length is 20' minimum Seams Monolithic Stacking



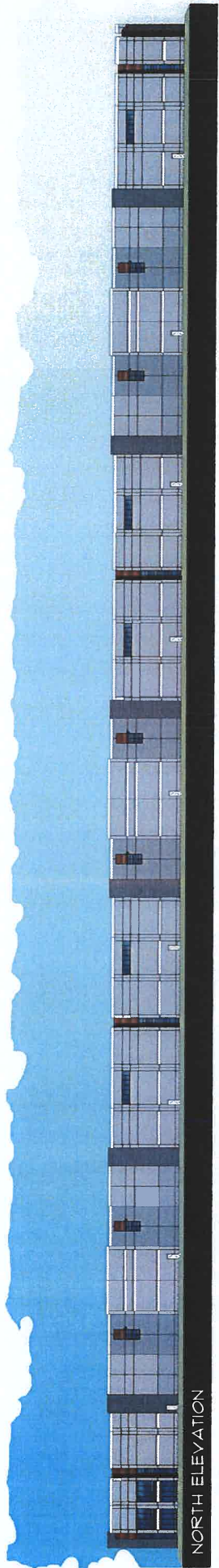
ENLARGED EAST ELEVATION

JOB NO 13281.00

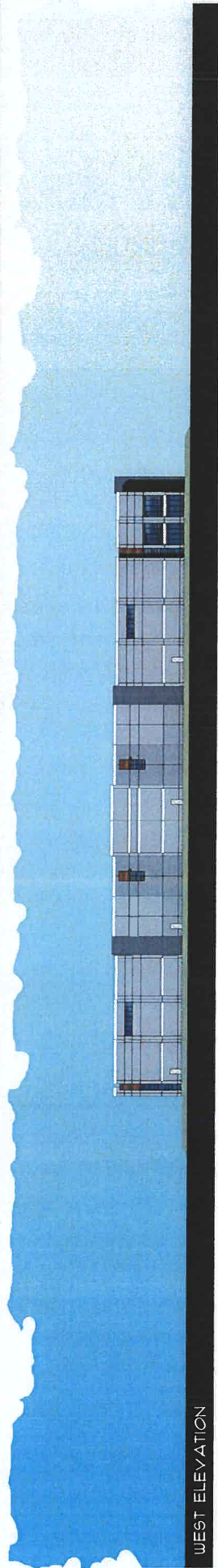


CONCEPTUAL BUILDING ELEVATIONS & MATERIAL BOARD
RAMONA EXPY. & INDIAN AVE.
 CITY OF FERRIS, CA

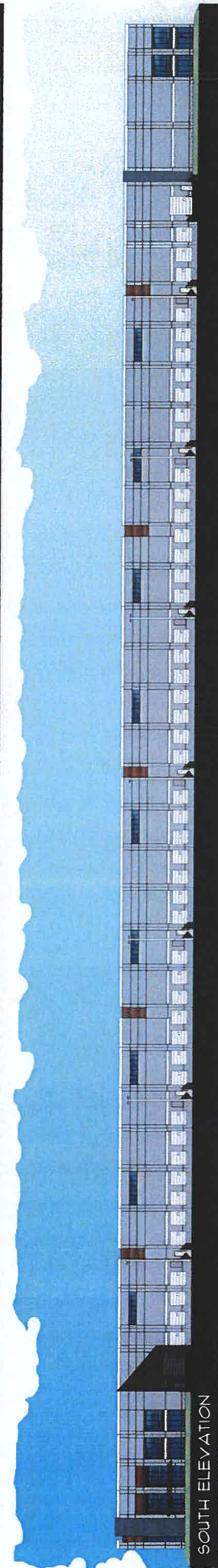




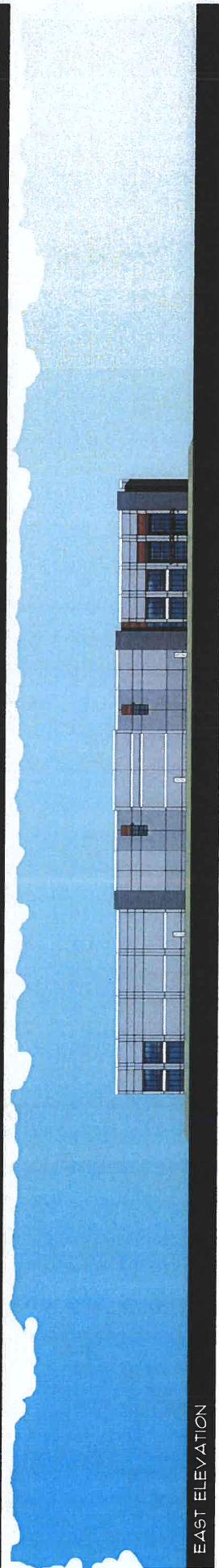
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

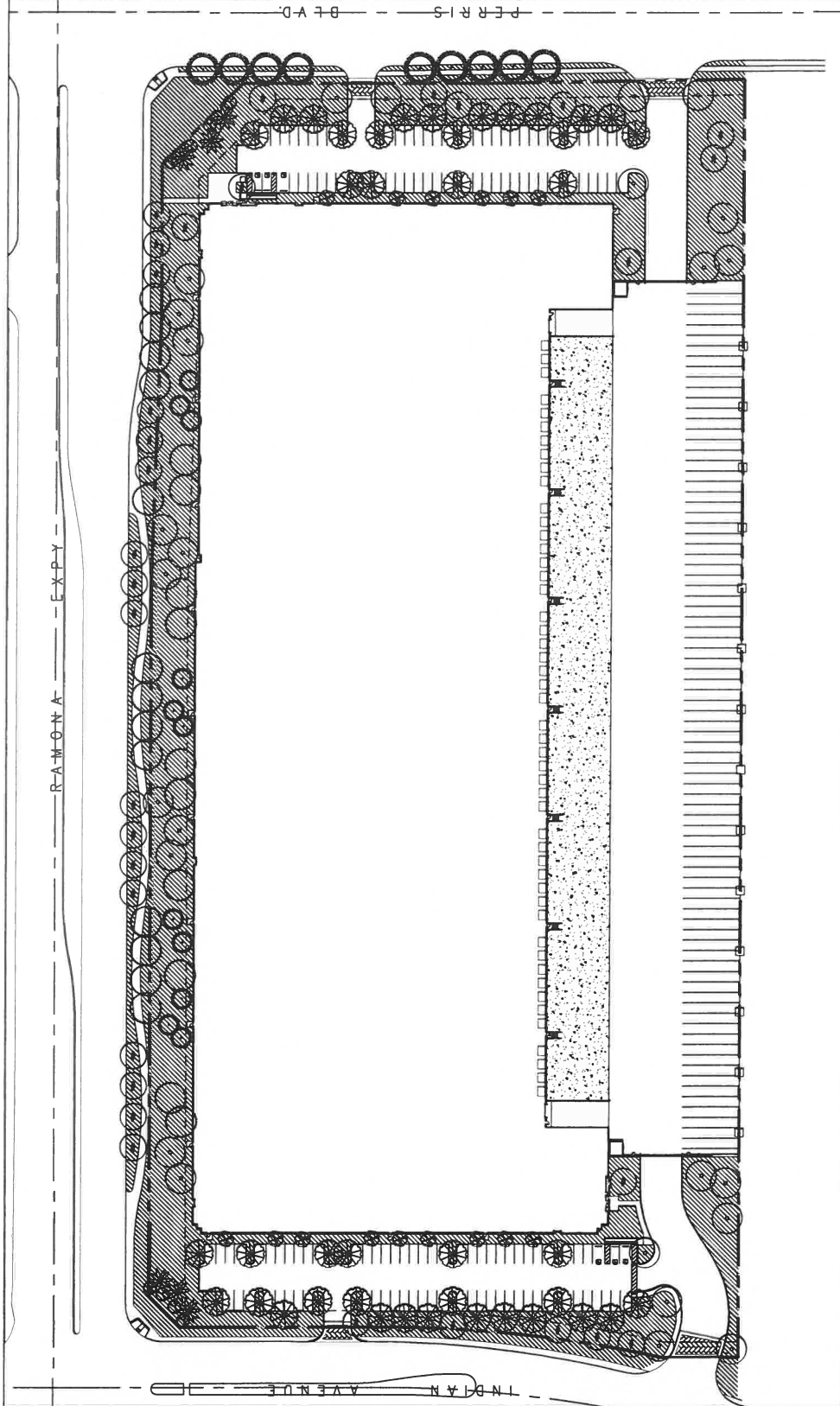
JOB NO 13721.00



CONCEPTUAL BUILDING ELEVATIONS
RAMONA EXPT. & INDIAN AVE.
CITY OF FERRIS, CA



RAMONA EXPY



PLANTING LEGEND

SYMBOL	PLANT SPECIES	SIZE	QUANTITY
(Circle with vertical lines)	Small Tree	12"	10
(Circle with horizontal lines)	Medium Tree	18"	5
(Circle with diagonal lines)	Large Tree	24"	3
(Circle with dots)	Shrub	12"	20
(Circle with cross-hatch)	Flowering Shrub	12"	15
(Circle with wavy lines)	Groundcover	12"	30
(Circle with diagonal lines, top-left to bottom-right)	Small Tree	12"	10
(Circle with diagonal lines, top-right to bottom-left)	Medium Tree	18"	5
(Circle with diagonal lines, bottom-left to top-right)	Large Tree	24"	3
(Circle with diagonal lines, horizontal)	Shrub	12"	20
(Circle with diagonal lines, vertical)	Flowering Shrub	12"	15
(Circle with diagonal lines, cross-hatch)	Groundcover	12"	30



HUNTER LANDSCAPE
 711 FEE ANA STREET PASADENA, CA 92370
 714.988.2400 FAX 714.988.2408



Perris Blvd and Ramona Expressway

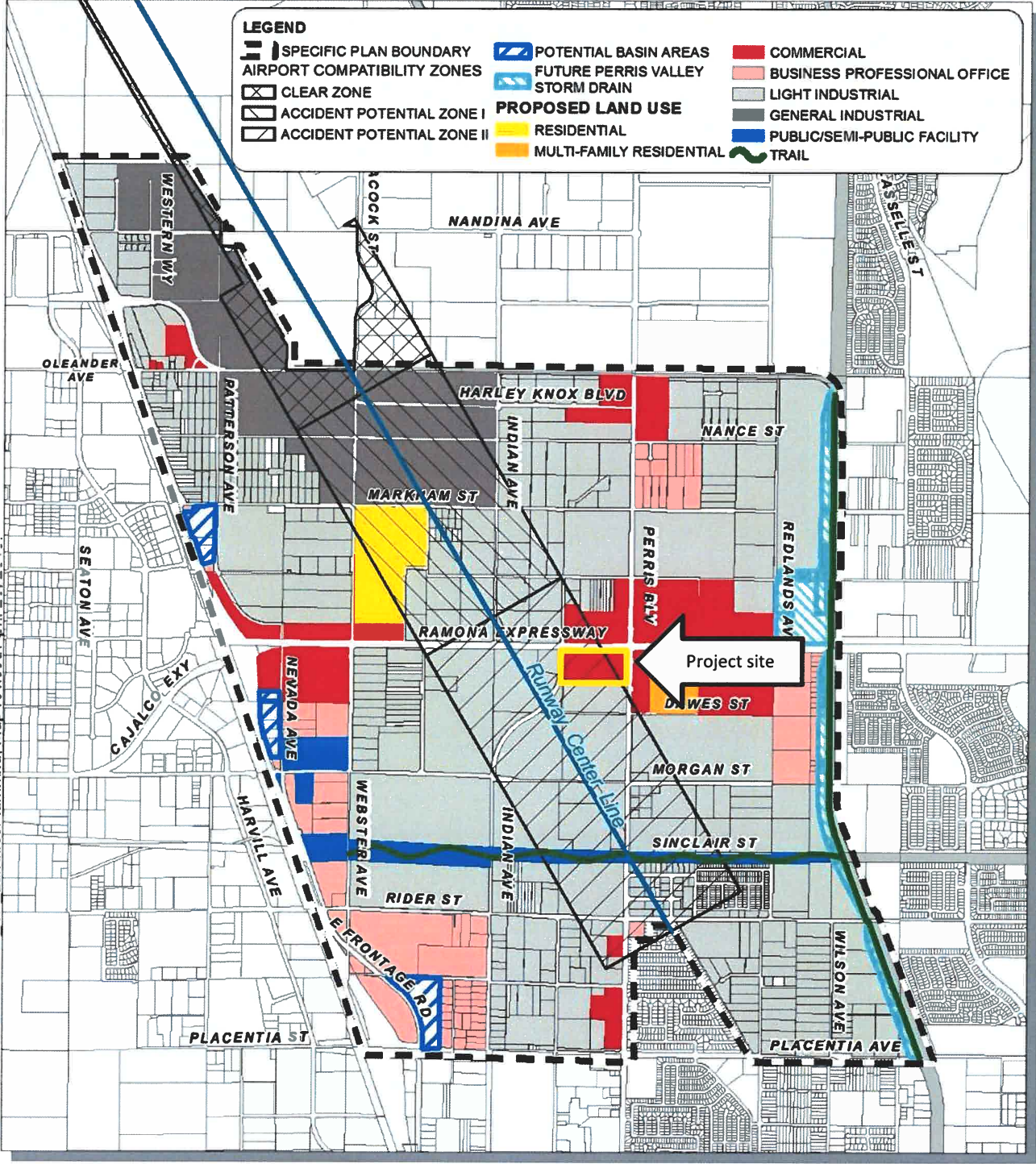
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10.27.20

Perris, California

EXHIBIT D

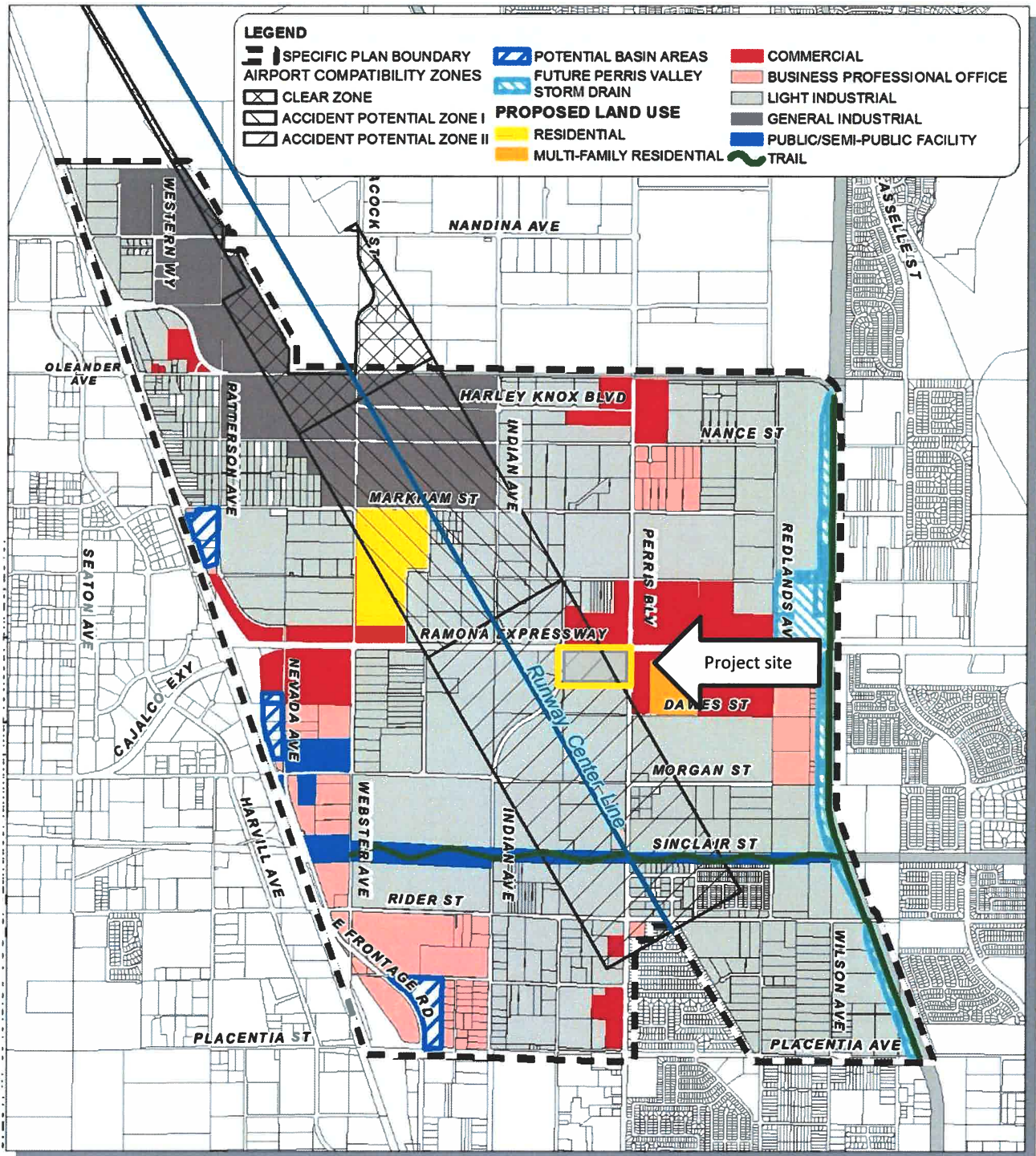
Specific Plan Amendment Land Use Exhibit (Existing and Proposed)

Existing PVCC Specific Plan Zoning



0 2,000 4,000 Feet

Proposed PVCC Specific Plan Zoning



0 2,000 4,000 Feet

EXHIBIT E

Initial Study

Due to the size of the document file, the document is on File with the Planning Department and available online at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269>