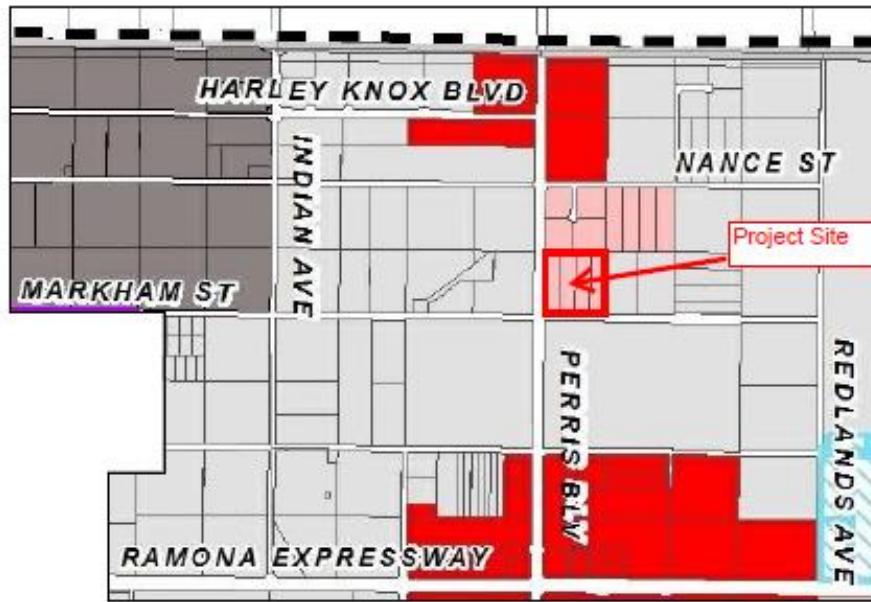
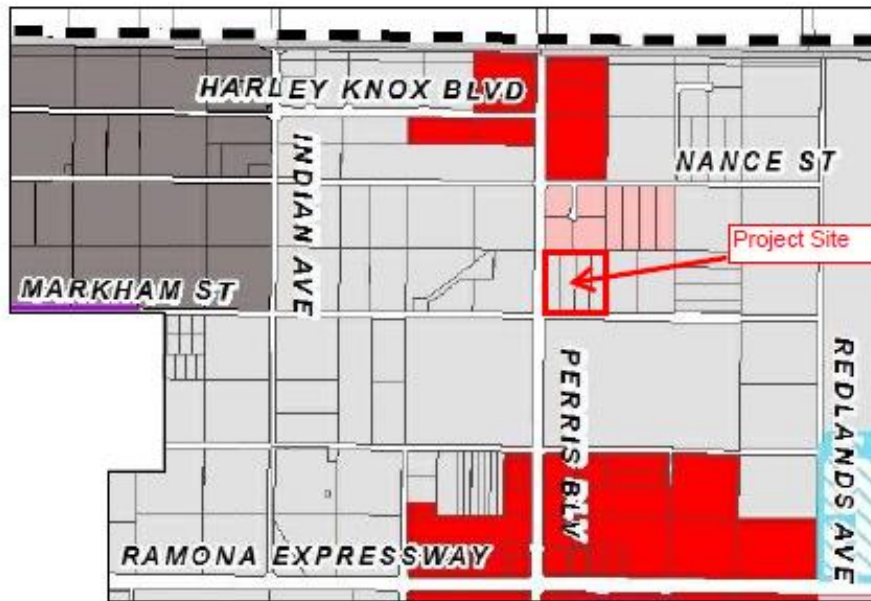


# PROPOSED CHANGE OF ZONE



Existing Zoning



Proposed Zoning



LEGEND





-  COMMERCIAL
-  BUSINESS PROFESSIONAL OFFICE
-  LIGHT INDUSTRIAL
-  GENERAL INDUSTRIAL

Figure 2.0-1, Specific Plan Land Use Designation

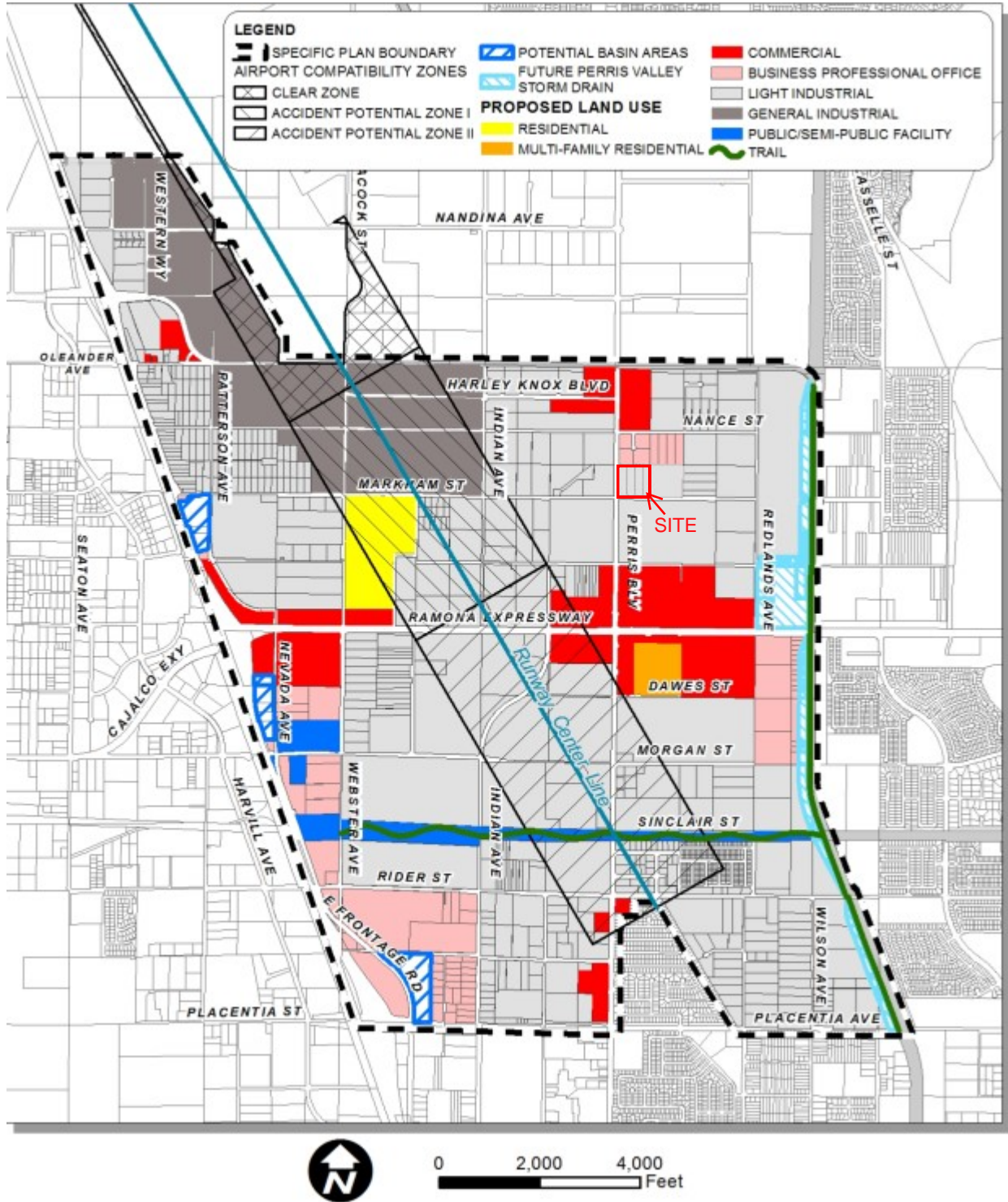
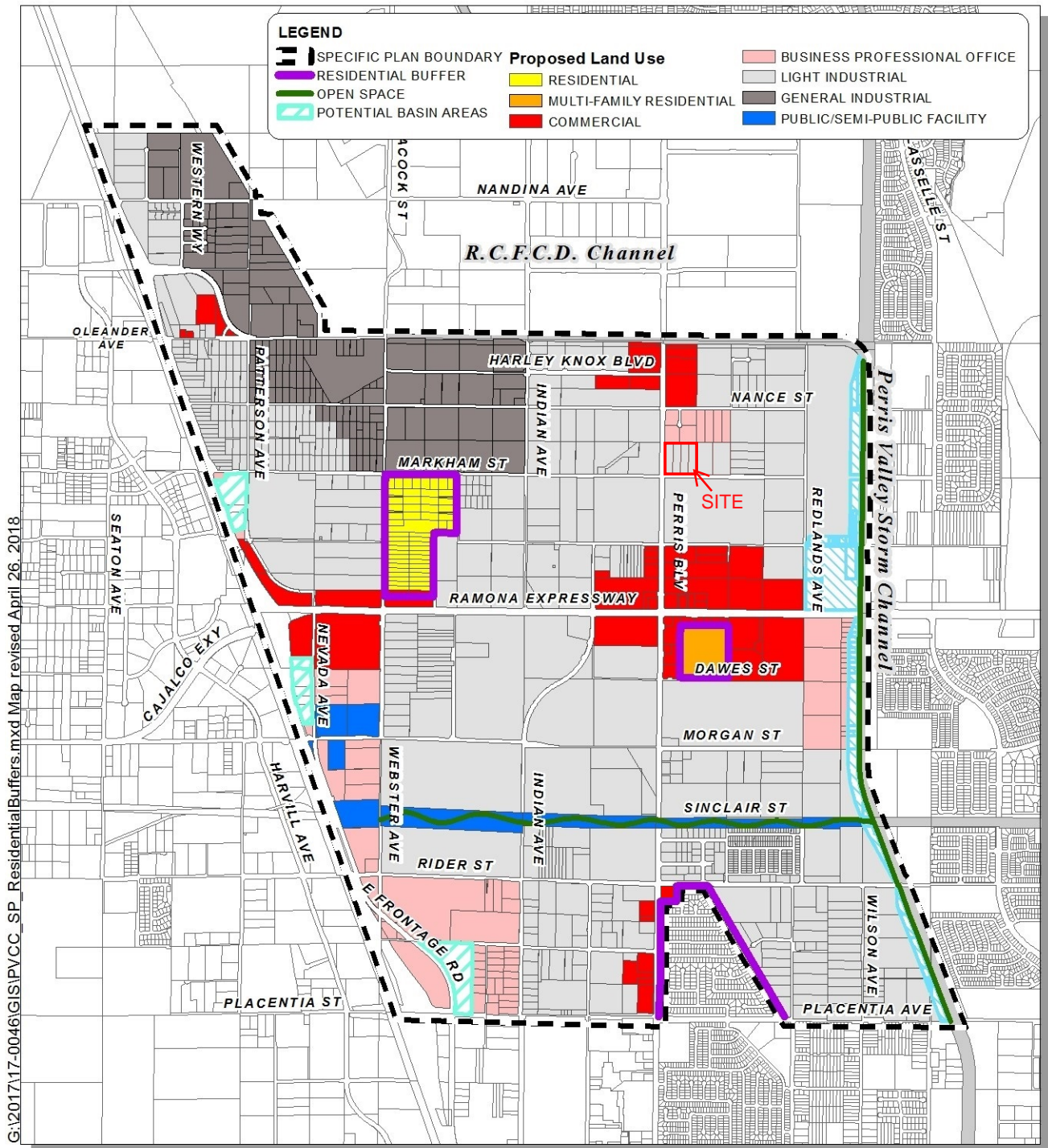


Figure 4.0-16, Residential Buffer



G:\2017\17-0046\GIS\PVCC\_SP\_ResidentialBuffers.mxd Map revised April 26, 2018



0 2,000 4,000 Feet

## Perris Valley Commerce Center Specific Plan Amendment No. 13

*City of Perris*

Prepared by:

Joseph E. Bonadiman & Associates, Inc.  
234 North Arrowhead Avenue  
San Bernardino, CA 92408

Approved: January 10, 2012, Ordinance No. 1284

Amendment No. 1 Approved: September 25, 2012, Ordinance No. 1288

Amendment No. 2 Approved: November 27, 2012, Resolution No. 4538

Amendment No. 3 Approved: February 9, 2016, Ordinance No. 1324

Amendment No. 4 Approved: February 9, 2016, Ordinance No. 1323

Amendment No. 5 Approved: September 13, 2016, Ordinance No. 1331

Amendment No. 6 Approved: February 14, 2017, Ordinance No. 1337

Amendment No. 7 Approved: June 13, 2017, Ordinance No. 1346

Amendment No. 8 Approved: April 10, 2018, Ordinance No. 1361

Amendment No. 9 Approved: August 28, 2018, Ordinance No. 1361

Amendment No. 10 Approved: August 31, 2021, Ordinance No. 1405

Amendment No. 11 Approved: October 26, 2021, Ordinance No. 1410

Amendment No. 12 Approved: January 11, 2022, Ordinance No. 1414

Amendment No. 13 Approved: **T.B.D.**

# ACKNOWLEDGEMENTS

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Joanne Evans, Mayor Pro Tem

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Al Landers, Councilmember

Mark Yarbrough, Council member

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# ACKNOWLEDGEMENTS

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# Document Updates



**This document reflects all amendments to April 2018**

Amendment No.	Case No.	Details of Amendment	Approval Date
1	12-04-0010	The purpose of Amendment No. 1 is to modify Table 12.0-1, Land Use Restrictions to clarify allowable industrial land uses particularly related to storage in Airport Potential Zone 1 (APZ-1).	9/25/2012 Ordinance #1288
2	11-12-0005	The purpose of Amendment No. 2 is to update all graphics to reflect the street vacation of Nance and Markham Streets between Redlands Avenue and the Perris Valley Storm Channel. This amendment also reflects the street vacation and general plan amendment (GPA 12-02-0001) to the circulation element for the removal of Harley Knox Blvd. from Redland Avenue to Perris Valley Storm Channel.	11/27/2012 Resolution #4538
3	12-10-0006	The purpose of Amendment No. 3 is to modify Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, Figure 3.0-1, Circulation Plan, Figure 3.01-2 Truck Route Plan, and Table 2.0-1, Land Use Comparison to reflect the change in the land use designation of approximately 68.99 acres from Commercial (C)[49.14 acres] and Business Professional Office (BPO) [19.85 acres] to Light Industrial (LI) located south of Markham Street, north Ramona Expressway, west N. Webster Avenue, and east of the Patterson Avenue; and to modify the circulation of Patterson Avenue which traverses in an east west direction between Markham Street and Ramona Expressway in the northwestern portion of the Project site.	02/09/2016 Ordinance #1324
4	14-04-0001	The purpose of Amendment No. 4 is to modify Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect the change in land use designation of approximately 16 acres from General Industrial (GI) to Light Industrial (LI) located just north of Markham Street, south of Nance Street, west of North Webster Avenue, and east of Patterson Avenue in the northwestern portion of the Project site for the properties.	02/09/2016 Ordinance #1323

# Document Updates



Amendment No.	Case No.	Details of Amendment	Approval Date
5	16-0525	The purpose of Amendment No. 5 is to modify section 12, the Airport Overlay Zone to update the 2014 March Air Reserve Base/Inland Port Airport Compatibility Plan.	09-13-2016 Ordinance #1331
6	14-04-0001	The purpose of Amendment No. 6 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation from Commercial-Retail (C) to Light Industrial (LI), for the properties bound by Interstate 215 to the east, Harley Knox Boulevard to the south and west, and W. Oleander Avenue to the north consisting of approximately 23.66 acres.	02/14/2017 Ordinance #1337
7	16-05077	The purpose of Amendment No. 7 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 7.48 acres from Commercial-Retail (C) to Light Industrial (LI).	6/13/2017 Ordinance # 1346
8	17-05242	The purpose of Amendment No. 8 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 16.22 acres from Business Professional Office (BPO) to Light Industrial (LI), for four parcels located at the southwest corner of Markham Avenue and Webster Avenue.	4/10/2018 Ordinance #1361



# Document Updates



Amendment No.	Case No.	Details of Amendment	Approval Date
9	17-05074	<p>The purpose of Amendment No. 9 is to modify Figure 2.0-1 Specific Plan Land Use Designation, Figure 4.0-16 Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 35 ACRES from Business Professional Office (BPO) to Light Industrial (LI), for the properties bound by Johnson Avenue to the east, Perry Street to the south, Perris Boulevard to the west, and Markham Street to the north.</p> <p>Amendment No. 8 also modifies Figure 3.0-1 Circulation Element, Figure 3.0-4 Mass Transit, Figure 3.0-7 Existing Water, Figure 3.0-8, Existing Sewer, Figure 3.0-9, Existing Recycled Water, Figure 3.0-12 Existing Natural Gas, Figure 3.0-13, Existing Electric, Figure 3.0-14, Existing Telephone, Figure 3.0-15 Existing Cable, Figure 5.0-7 Perris Valley Storm Channel Trail, and Figure 5.0-8 Ramona Expressway Trail to reflect the vacation of three streets: Goldenview Drive, Johnson Avenue, and Via Verona Street between Markham Street to the north and Perry Street to the south.</p>	August 28, 2018 Ordinance #1371
10.	19-05282	<p>The purpose of Amendment No. 10 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation from Business Professional Office (BPO) to Commercial-Retail (C), for the property at the southeast corner of Perris Boulevard and Rider Street.</p>	8/31/2021 Ordinance # 1405
11.	20-05180	<p>The purpose of Amendment No. 11 is to modify Figure 2.0-1, Table 2.0-1 Land Use Comparison to rezone 9.54 acres from Business Professional Office (BPO) to Light Industrial (LI) zone; and to allow truck and vehicle storage as a Conditional Use Permit to facilitate the construction and operation of a truck and trailer parking facility for the property located north of Markham Street 612 feet east of N. Perris Blvd.</p>	10/26/2021 Ordinance # 1410

# Document Updates



Amendment No.	Case No.	Details of Amendment	Approval Date
12.	SPA21-05225	SPA to modify Circulation Plan Map pg.3.0-1, Truck Route Plan map pg. 3.0-7, and last sentence of pg 3.0-6 to update the PVCC SP truck routes.	12/14/2021 Ordinance #1414
13.		The purpose of Amendment No. 13 is to modify Figure 2.0-1, Table 2.0-1 Land Use Comparison to rezone 8.57 acres from Business Professional Office (BPO) to Light Industrial (LI) zone; and to allow truck and vehicle storage as a Conditional Use Permit to facilitate the construction and operation of a truck and trailer parking facility for the property located at the northeast corner of Markham Street and N. Perris Blvd.	<b>T.B.D.</b>

# Document Updates

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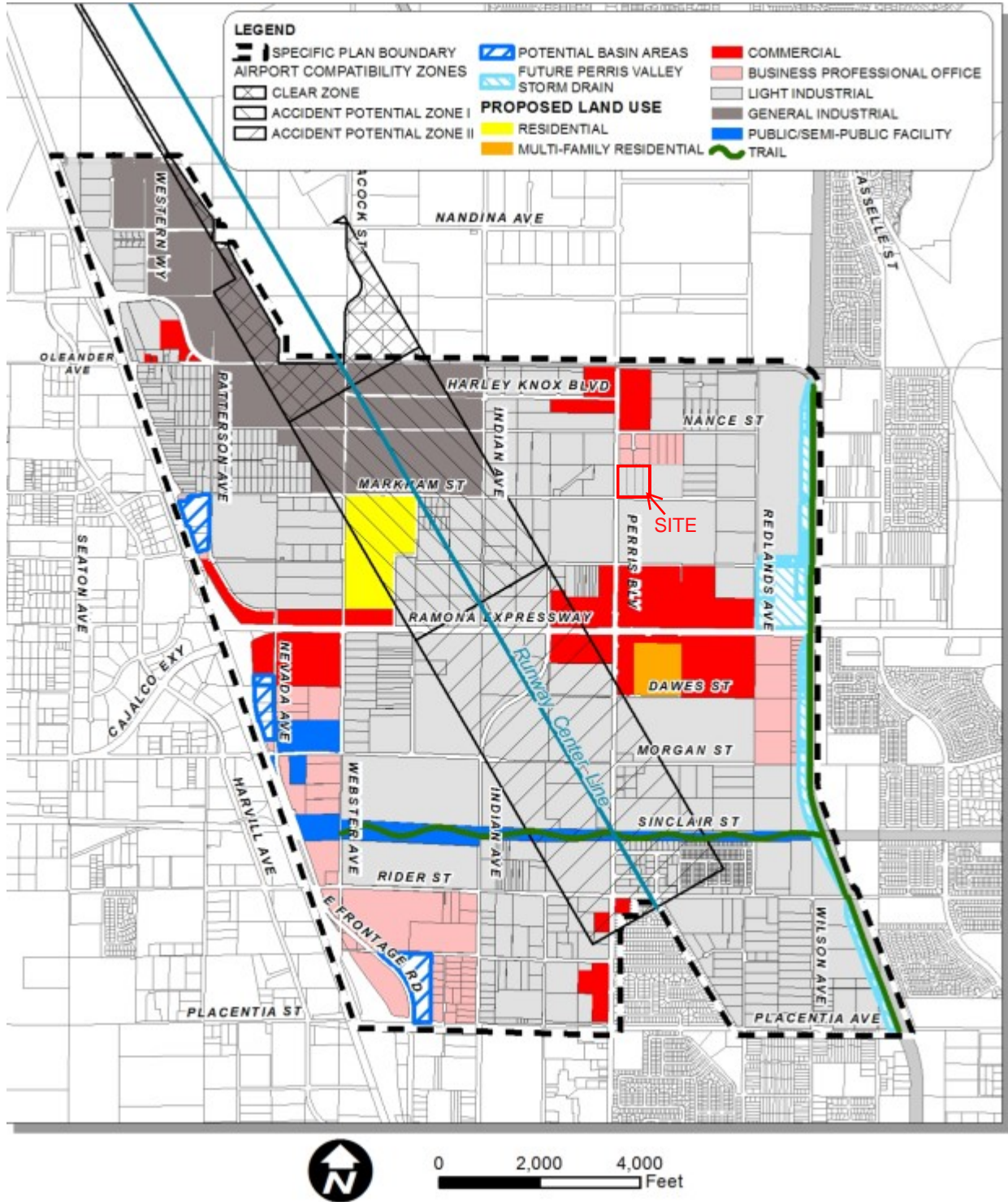
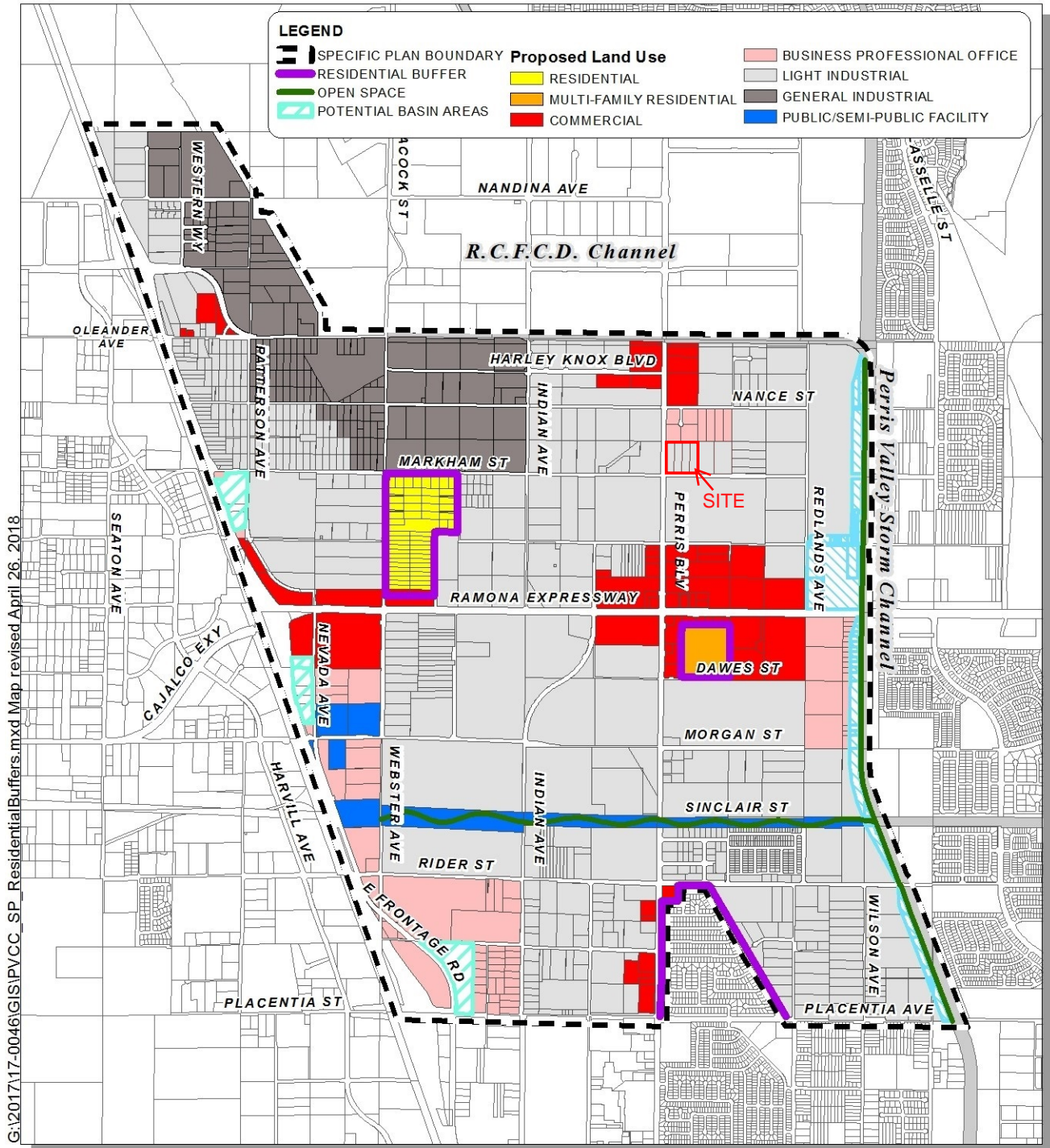




Figure 4.0-16, Residential Buffer



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0 2,000 4,000 Feet