



CITY OF PERRIS PLANNING COMMISSION

AGENDA

May 15, 2024

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: Lopez, Jimenez, Gomez,
Vice-Chair Shively, Chair Hammond

3. PLEDGE OF ALLEGIANCE: Commissioner Lopez

4. PRESENTATION:

5. CONSENT CALENDAR:

A. Planning Commission Minutes for May 01, 2024

6. PUBLIC HEARING:

A. Scoping Meeting for an Environmental Impact Report associated with Specific Plan Amendment (SPA) 24-05078, Tentative Parcel Maps 24-05076, Conditional Use Permit (CUP) 24-05075, and Development Plan Review's (DPR) 24-00002 and 24-00003 – A proposal to consider the following entitlements to facilitate the construction of Ramona Promenade/OLC3 Project consisting of four commercial buildings totaling 45,000 square feet on 4.7 acres and a 774,419 square foot industrial building on 36.1 acres, located on the north side of Ramona Expressway between Redlands Avenue and Perris Boulevard: 1) Specific Plan Amendment to amend the Perris Valley Commerce Center Specific Plan to rezone approximately 36.1 acres from Commercial (C) Zone to Light Industrial (LI) Zone and remove Johnson Avenue, an unimproved street, between Perry Street and Ramona Expressway; 2) Tentative Parcel Map 24-05076 (TPM 38606) to consolidate eight parcels into five parcels totaling 48.35 acres; 3) Conditional Use Permit to allow a drive-thru retail establishment and alcohol sales for on-site and off-site consumption; and 4) Development Plan Review for the review of the site plan and building elevations for the proposed industrial and commercial

components of the project. Applicant: Mike Naggar and Associates Inc., on behalf of OLC Development

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.

7. 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, and 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.*

***LISTENING ASSISTIVE DEVICES** are available for the hearing impaired or language translation – please see the Commission Secretary. The City of Perris wishes to make all its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons in need of language translation or disabilities as required by 42 U.S.C. 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requests a modification or accommodation in order to participate in a meeting should direct such request to 951-943-2003 x256 at least 72 hours before the meeting, if possible.*

In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodations policy to swiftly resolve accommodation requests. The policy can also be found on the City's website. Please contact the City Clerk's Office at (951) 943-6100 to make an accommodation request or to obtain an electronic or printed copy of the policy.

8. BUSINESS:

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS

10. PLANNING MANAGER REPORTS AND/OR INFORMATION

11. ADJOURNMENT

Planning Commission Agenda

CITY OF PERRIS

May 15, 2024

Item

5A

*Planning Commission Minutes for
May 01, 2024*



MINUTES

Date of Meeting: May 01, 2024
Time: 06:08 PM
Place of Meeting: City Council Chambers

1. CALL TO ORDER:

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

Commission Members Present: Commissioner Gomez,
Commissioner Lopez,
Commissioner Jimenez,
Vice-Chair Shively,
Chair Hammond.

Staff Present: Patricia Brenes, Planning Manager
Yecenia Vargas, Assistant City Attorney
Brad Brophy, Assistant City Engineer LD
Alfredo Garcia, Associate Planner
Sylvia Arvizu, Administrative Assistant

- 3. PLEDGE OF ALLEGIANCE:** Commissioner Gomez led the Pledge of Allegiance.

4. PRESENTATION:

5. CONSENT CALENDAR:

- A.** Planning Commission Minutes for April 17, 2024

Chair Hammond opened the item for public comments.

Chair Hammond - closed the Item for public comments.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Gomez to Approve Item 5A. Planning Commission Minutes for April 17, 2024.

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

NOES:

ABSENT:

ABSTAIN: Commissioner Lopez.

6. PUBLIC HEARING:

- A. Conditional Use Permit (CUP) 22-05303** – A proposal to construct a 5,005 square foot self-automated drive-thru carwash with covered vacuum spaces on a vacant 0.61-acre parcel located south of 4th Street, between G Street and Redlands Avenue, within the 4th Street Gateway Transect of the Perris Downtown Specific Plan (DTSP). Applicant: Gabriela Marks

REQUESTED ACTION: Adopt Resolution No. 24-03, finding the project is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), and approving Conditional Use Permit 22-05303, based on the findings and subject to the Conditions of Approval

Alfredo Garcia, Associate Planner, presented this Item.

THE FOLLOWING COMMISSIONERS SPOKE:

Lopez

Gomez

Jimenez

Vice-Chair Shively

Chair Hammond

Chair Hammond called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Jimenez, to Approve Item 6A. with the following Conditions of Approval: **1)** The applicant shall add accent lighting to landscaped areas to enhance the open space. **2)** Delete Planning Condition of Approval # 23, f. ~~36" box trees shall be placed along the northern property line to screen vehicles from the 4th Street public right-of-way;~~ **3)** Revise Planning of Condition of Approval #32 as follows: The project shall comply with the provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance in perpetuity for the life of the project; **4)** Revise Planning of Condition # 35 as follows: The applicant shall enter into a reciprocal access and maintenance agreement with the adjacent parcel to the north (Del Taco) and the east (O'Reilly Auto Parts) for the maintenance and shared access of the private driveway off 4th Street in perpetuity for

compliance with Chapter 7.42 of the Perris Municipal Code; **5)** Revise Engineering Condition of Approval #6 as follows: Property owner shall submit to the City a recorded Reciprocal Easement and Paved Driveway Maintenance Agreement (REA) for the purpose of accessing 4th Street through the property immediately to the north and for maintaining the pavement of the shared driveway.

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

NOES:

ABSENT:

ABSTAIN:

- 7. 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, and 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.

Chair Hammond opened the item for public comments.

Chair Hammond - closed the Item for public comments.

- 8. BUSINESS:** No Items

- 9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS**

THE FOLLOWING COMMISSIONERS SPOKE:

Lopez

Gomez

Jimenez

Vice-Chair Shively

Chair Hammond

- 10. PLANNING MANAGER REPORTS AND/OR INFORMATION:**

Patricia Brenes, Planning Manager

- 11. ADJOURNMENT:**

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Gomez, to Adjourn the regular planning commission meeting.

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

NOES:

ABSENT:

ABSTAIN:

Respectfully yours,

Patricia Brenes, Secretary

Planning Commission Agenda

CITY OF PERRIS

May 15, 2024

Item

6A

*Scoping Meeting for an Environmental Impact Report
associated with Specific Plan Amendment
(SPA) 24-05078, Tentative Parcel Maps 24-05076,
Conditional Use Permit (CUP) 24-05075,
and Development Plan Review's
(DPR) 24-00002 and 24-00003*



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: May 15, 2024

SUBJECT: Scoping Meeting for an Environmental Impact Report associated with Specific Plan Amendment (SPA) 24-05078, Tentative Parcel Maps 24-05076, Conditional Use Permit (CUP) 24-05075, and Development Plan Review's (DPR) 24-00002 and 24-00003 – A proposal to consider the following entitlements to facilitate the construction of Ramona Promenade/OLC3 Project consisting of four commercial buildings totaling 45,000 square feet on 4.7 acres and a 774,419 square foot industrial building on 36.1 acres, located on the north side of Ramona Expressway between Redlands Avenue and Perris Boulevard: 1) Specific Plan Amendment to amend the Perris Valley Commerce Center Specific Plan to rezone approximately 36.1 acres from Commercial (C) Zone to Light Industrial (LI) Zone and remove Johnson Avenue, an unimproved street, between Perry Street and Ramona Expressway; 2) Tentative Parcel Map 24-05076 (TPM 38606) to consolidate eight parcels into five parcels totaling 48.35 acres; 3) Conditional Use Permit to allow a drive-thru retail establishment and alcohol sales for on-site and off-site consumption; and 4) Development Plan Review for the review of the site plan and building elevations for the proposed industrial and commercial components of the project. Applicant: Mike Naggar and Associates Inc., on behalf of OLC Development

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.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND:

Site Background

The project site encompasses 48.35 acres consisting of five (5) parcels generally located on the north side of Ramona Expressway between Perris Boulevard and Redlands Avenue. The entire site is currently zoned Commercial, on vacant land and surrounded by an Amazon warehouse facility to the north, vacant land and a vehicle fuel station/carwash to the west, commercial uses to the south, and vacant land to the east.

Staff Report

As a matter of information, the adjacent property owner who owns the land directly east of the project site, Mr. Parto Famouri, has submitted a Pre-Application for a proposed project consisting of 20.58 acres. The project proposes three drive-through restaurants, a gas station, a C-store, and a self-storage project, which would be located on the northwest corner of Redlands Avenue and Ramona Expressway in the PVCC-SP Commercial zone designation.

Planning Commission Background

As a matter of information, the Planning Commission considered this project, including the project-specific Environmental Impact Report, on December 20, 2023. The Planning Commission voted 5-0 to recommend denial to the City Council of the OLC3/Ramona Promenade project, although there was some acknowledgment that the Project did provide some positive community benefits in the form of constructing Line E storm drain channel from Perris Boulevard to Redlands Avenue beyond the limits of the project site, construction of the commercial site with all the backbone infrastructure, and occupancy of at least one (1) tenant in the commercial building with occupancy of the industrial building.

Ultimately, the Planning Commission recommended denial based on the following findings 1) the economic benefits of the Project do not outweigh the negative impacts of the large industrial building on Air Quality, which, based on the EIR findings, are significant and unavoidable; 2) the requests to change the zone from Commercial to Light Industrial will result in a significant loss of acreage for future commercial development; 3) the applicant was not willing to accept continuance of the Project to explore with city staff to create a larger retail commercial center; and 4) the proposed industrial land use is incompatible with the surrounding area because the EIR concluded that impacts related to air quality and cumulative greenhouse gas emissions are significant and unavoidable, and because of that, the city should not adopt a Statement of Overriding Consideration.

City Council Meeting Background

The project was subsequently scheduled to be considered by the City Council on February 13, 2024, with proposed additional community benefits in the form of 1) A \$1 million contribution for the Downtown Theater renovation or other community benefits deemed appropriate by the city and 2) undergrounding the open line channel in front of the existing shopping center along the north side of Ramona Expressway east of Perris Boulevard with the Chevron Gas Station, McDonald's, Starbucks, etc. with enhanced landscaping above at an estimated cost of approximately \$2.5 million provided by the developer's contractor. With the undergrounding of the open line channel with enhanced landscaping above, the applicant requested a waiver of the condition requiring one tree per 2,500 square feet of industrial building square footage or equivalent cost for planting and irrigating such trees, as the in-lieu cash payment option instead of planting such trees, would be approximately \$173,000, which is substantially less the \$2.5 million estimate to underground the open lined channel.

On the day of the Council meeting, the applicant requested to withdraw the entitlement applications related to the project before the City Council took action. The City Council

acknowledged the applicant's request to withdraw the application, which would require the applicant to submit a new application if they decided to pursue the Project in the future.

The applicant has now submitted new entitlement applications for the same project to start the development process for the City's consideration. This project requires discretionary action and is subject to the California Environmental Quality Act (CEQA) Guidelines. In compliance with CEQA, an Initial Study was prepared for this project, which concluded that the proposed Project could have the potential to significantly impact the environment. Therefore, preparation of an EIR is required. Thus, this scoping meeting provides the first opportunity for public participation in the CEQA process.

PROJECT DESCRIPTION

The project, referred to as the "Ramona Promenade/OLC3 Retail Commercial/Warehouse Project," consists of a commercial and industrial component on 48.35 acres, as summarized below.

- *Ramona Promenade Commercial Center (Parcels 3 and 4)*

The commercial component of the Project is proposed on Parcels 3 and 4, totaling 4.7 acres, and includes four buildings totaling 45,000 square feet. Buildings A and B are multi-tenant buildings totaling 15,508 and 14,692 square feet, respectively; Building C is a 3,300 square foot stand-alone building with a drive-thru lane; and Building D is a 5,000 square foot sit-down restaurant. Outdoor amenities, including patio seating and firepits, playground equipment, pedestrian walkways, and water features, comprise the "Ramona Promenade." Access to the site will be provided via Ramona Expressway. A total of 197 parking spaces are proposed for the commercial development. The building elevations are designed to reflect a contemporary farmhouse commercial architecture. The applicant has indicated that Buildings A and B will be constructed at the same time as the industrial warehouse building.

- *OLC3 Industrial Development (Parcel 2)*

The industrial component of the project site is proposed on Parcel 2, totaling 36.1 acres with frontage onto Perry Street, and includes a 774,419-square-foot industrial warehouse facility consisting of four potential office areas totaling 20,000 square feet. A total of 72 loading dock doors and two (2) at-grade doors are proposed on the north and south sides of the building. The building has been designed to provide enhanced building elevations. Two 14-foot-high decorative masonry screen walls will screen the loading/truck/trailer courtyard to the north and south sides of the site. The industrial warehouse facility will be served by 325 parking spaces for passenger vehicles located on the east and west sides of the site and 177 trailer parking spaces located on the north and south sides of the site.

Truck access will be provided along Perry Street, designed with reversed returns. A gated secondary driveway for truck egress is provided along Perry Street should a second tenant occupy the building. Trucks are anticipated to access the I-215 freeway by exiting the project site via Perry Street, to Redlands Avenue, and to Harley Knox Boulevard,

consistent with the city's adopted truck route. Access to passenger vehicles is provided via the two most westerly and easterly driveways along Perry Street and a driveway along Perris Boulevard.

- *Undeveloped Commercial Parcels (Parcels 1 and 5) – Fronting Perris Boulevard and Ramona Expressway*

Parcel 1, consisting of 4.7 acres, fronts onto Perris Boulevard and is located north of the existing shopping center at the northeast corner of Ramona Expressway and Perris Boulevard. Improvements along Parcel 1 include a two-way driveway, drive aisle, and landscaping for access to the passenger vehicle parking lot serving the industrial development. Parcel 5, consisting of 2.79 acres, fronts onto Ramona Expressway and is located west of the proposed Ramona Promenade Commercial Center. Both parcels are zoned for commercial development.

To facilitate this project, the following development applications are required:

- Specific Plan Amendment 24-05078 - To amend the Perris Valley Commerce Center Specific Plan to rezone approximately 36.1 acres of the 48.35-acre overall site from Commercial (C) to Light Industrial (LI) to accommodate the proposed 774,419 square foot industrial warehouse building and remove Johnson Avenue, an unimproved street, between Perry Street and Ramona Expressway from the Specific Plan Circulation Plan.
- Tentative Parcel Map 24-05076 (TPM 38606) - To consolidate eight parcels into five (5) parcels totaling 48.35 acres.
- Conditional Use Permit 24-05075—This permit covers the review of the site plan for a drive-through restaurant and alcohol sales for on-site and off-site consumption within the proposed Ramona Promenade commercial center.
- Development Plan Review 24-00002 - For the review of the site plan and building elevations of the proposed 45,000-square-foot Ramona Promenade commercial center.
- Development Plan Review 24-00003 - For the review of the site plan and building elevations of the proposed 774,419 square foot OLC3 industrial development.

Pursuant to California Environmental Quality Act (CEQA) Guideline Sections 15050 and 15063, the City used information provided by the applicant regarding the project to determine that there is substantial evidence individually and cumulatively that may cause a significant effect on the environment which would trigger the preparation of Environmental Impact Report (EIR). The EIR will analyze specific environmental topics included in the standard environmental checklist form.

ENVIRONMENTAL IMPACT REPORT:

Scoping Meeting

The purpose of the scoping meeting is to provide information on the project and allow the Planning

Commission, interested persons, organizations, and agencies the opportunity to comment on the preliminary assessment of the environmental issues that would need to be addressed in the project-specific Environmental Impact Report. After the scoping meeting, staff will work with the applicant and the Project environmental consultant on addressing any Project design concerns to reduce or eliminate, if possible, any environmental impacts. Upon completion of the Draft EIR, responses to comments received during the circulation period of the DEIR will be prepared as part of the Final EIR. The Final EIR will be presented to the Planning Commission for consideration and recommendation to the City Council.

Notice of Preparation

A Notice of Preparation (NOP) and Initial Study has been prepared (Exhibit F) to identify the need for an Environmental Impact Report (EIR). The public review period for the NOP commenced on May 3, 2024, and ends on June 2, 2024. As of the writing of this staff report, no letters have been received from outside agencies to date. However, comments are expected to be received before the end of the comment period on June 2, 2024. 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

The Draft EIR prepared for the project will include an executive summary, Project background, detailed Project description, a description of the existing environmental setting, cumulative analysis, environmental analysis of the Project site, other CEQA considerations, alternatives to the proposed project, effects found not to be significant, mitigation measures to reduce potentially significant impacts to less than significant levels, and appendices for each technical report.

The Initial Study prepared for this project found that the proposed project will not affect the following environmental issues, therefore, these issues will not be addressed in the EIR:

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

The Initial Study found that the proposed Project could impact the following environmental issues. 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 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 the Draft 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 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. Therefore, this topic will be further evaluated in the EIR.
- ***Energy.*** The Project would increase the site's demand for energy compared to its existing undeveloped condition. The EIR will quantify the amount of energy that would be used by both construction and operation of the proposed project to identify if wasteful, inefficient, or unnecessary consumption of energy resources would occur from the implementation of the project. Therefore, potential impacts to this resource will be analyzed in the Draft EIR, and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.
- ***Greenhouse Gas Emissions.*** The project may generate substantial greenhouse gas emissions and/or be inconsistent with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, this topic will be further evaluated in the Draft EIR, and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.
- ***Hydrology and Water Quality.*** The project would result in changes to the method and pattern of drainage, permeability, and water quality. Additionally, the proposed project would develop a vacant site with an industrial facility that would generate pollutants and impervious surfaces and utilize water supplies. 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. Therefore, this topic will be further evaluated in the EIR.
- ***Land Use and Planning.*** The project site is zoned Commercial within the PVCCSP. One of the required actions of this Project is an amendment to the PVCCSP to rezone the project site from Light Industrial to Commercial. Additionally, the Draft EIR will provide an analysis of the Project's consistency with all applicable policies from the City's General Plan, the PVCC Specific Plan, and the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan. Thus, the project may have the potential to interfere with an applicable plan, policy, or regulation related to the avoidance or mitigation of an environmental effect. Therefore, this topic will be further evaluated in the EIR.
- ***Noise.*** The project may expose people to noise levels in excess of noise standards during construction and business operation. Therefore, this topic will be further evaluated in the Draft EIR, and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.

- **Transportation.** The project may exceed established standards and regulations for vehicle miles traveled. A traffic impact analysis will be conducted to assess impacts to levels of service on surrounding streets and intersections. Therefore, this topic will be further evaluated in the Draft EIR, and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.
- **Tribal Cultural Resources.** Project notification will be sent to Native American tribes that have provided notification to the City pursuant to Assembly Bill 52. A cultural resources assessment will be prepared with a literature review and records search related to potential site-specific tribal cultural resources that may be listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). Additionally, a Sacred Lands search request will be obtained from the Native American Heritage Commission (NAHC) as part of the tribal consultation process for compliance with Senate Bill 18. Therefore, this topic will be further evaluated in the Draft EIR, and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.
- **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 the Project would create potentially significant impacts, those issues will be addressed in the Draft EIR.

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public Scoping Meeting, and review, discuss, and provide feedback on issues that should be addressed in the EIR for Specific Plan Amendment (SPA) 24-05078, Tentative Parcel Maps 24-05076, Conditional Use Permit (CUP) 24-05075, and Development Plan Review's (DPR) 24-00002 and 24-00003.

BUDGET (or FISCAL) IMPACT: There is no fiscal impact associated with this project since all project costs are borne by the applicant.

Prepared by: Mathew Evans, Project Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS

- A. Vicinity and Aerial Map
- B. Existing and Proposed Specific Plan Maps
- C. MARB/IP ALUCP Map
- D. Project Plans (Site Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, Conceptual Landscape/ Fence and Wall Plans, and Colors and Materials Sample Sheet)

Due to the size of the file, the documents are available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-435#docan1206_1313_479

- E. Tentative Parcel Map No. 38606
- F. Initial Study

Due to the size of the file, the documents are available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-435#docan1206_1313_479

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

EXHIBIT A
Vicinity and Aerial Map

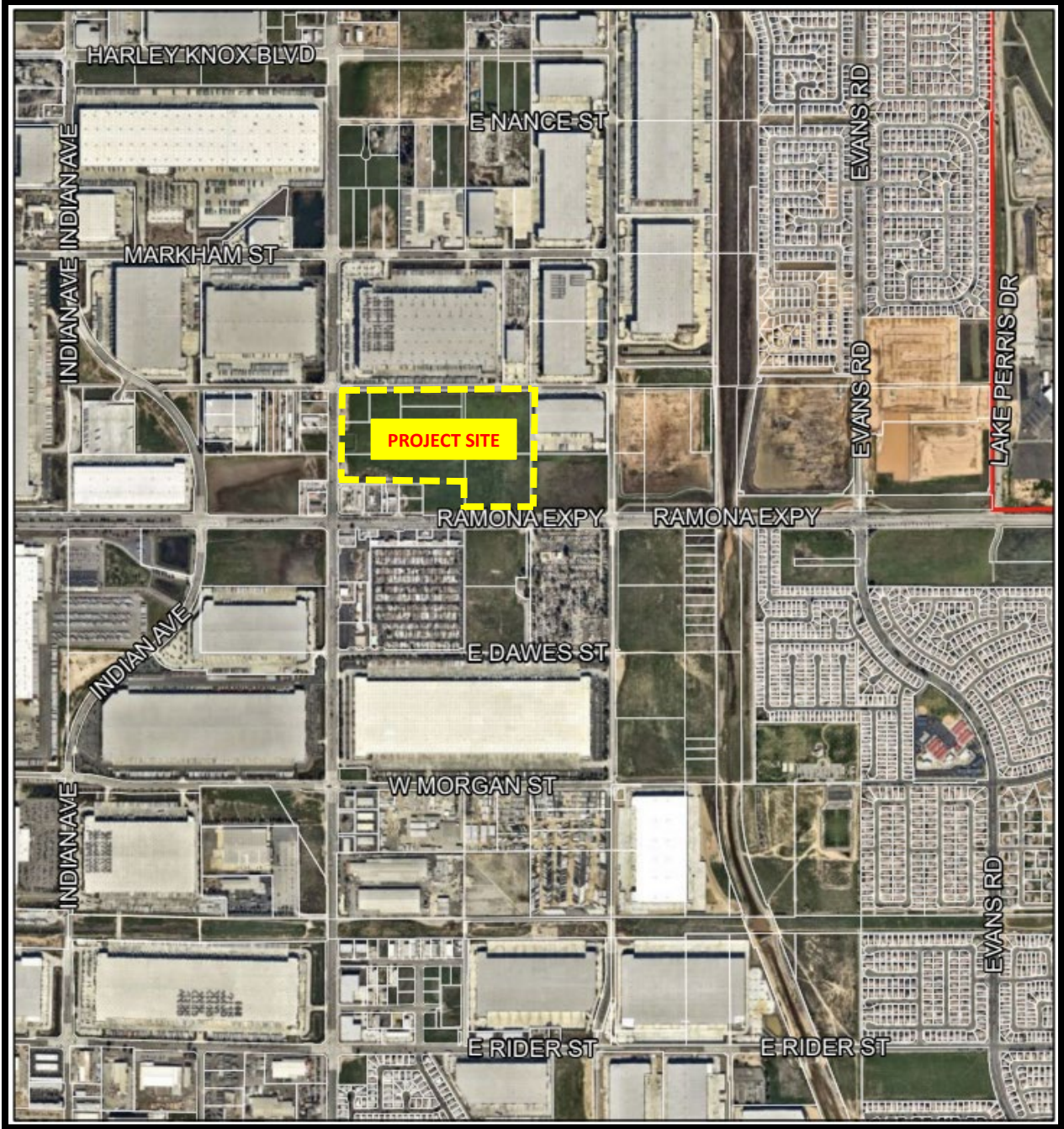
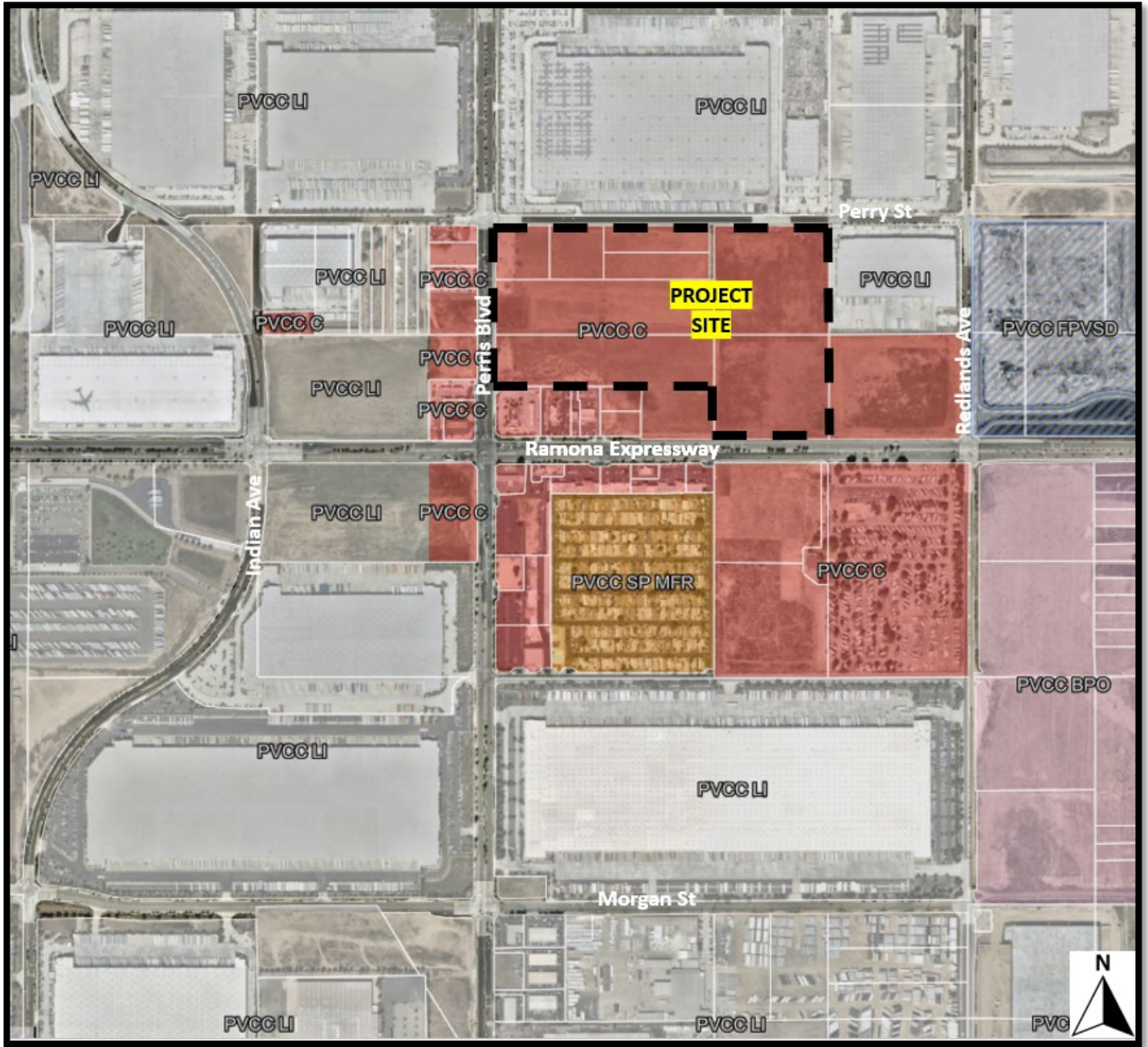


EXHIBIT B

Existing and Proposed Modification to PVCCSP Specific Plan Land Use Designation Map

EXISTING LAND USE MAP

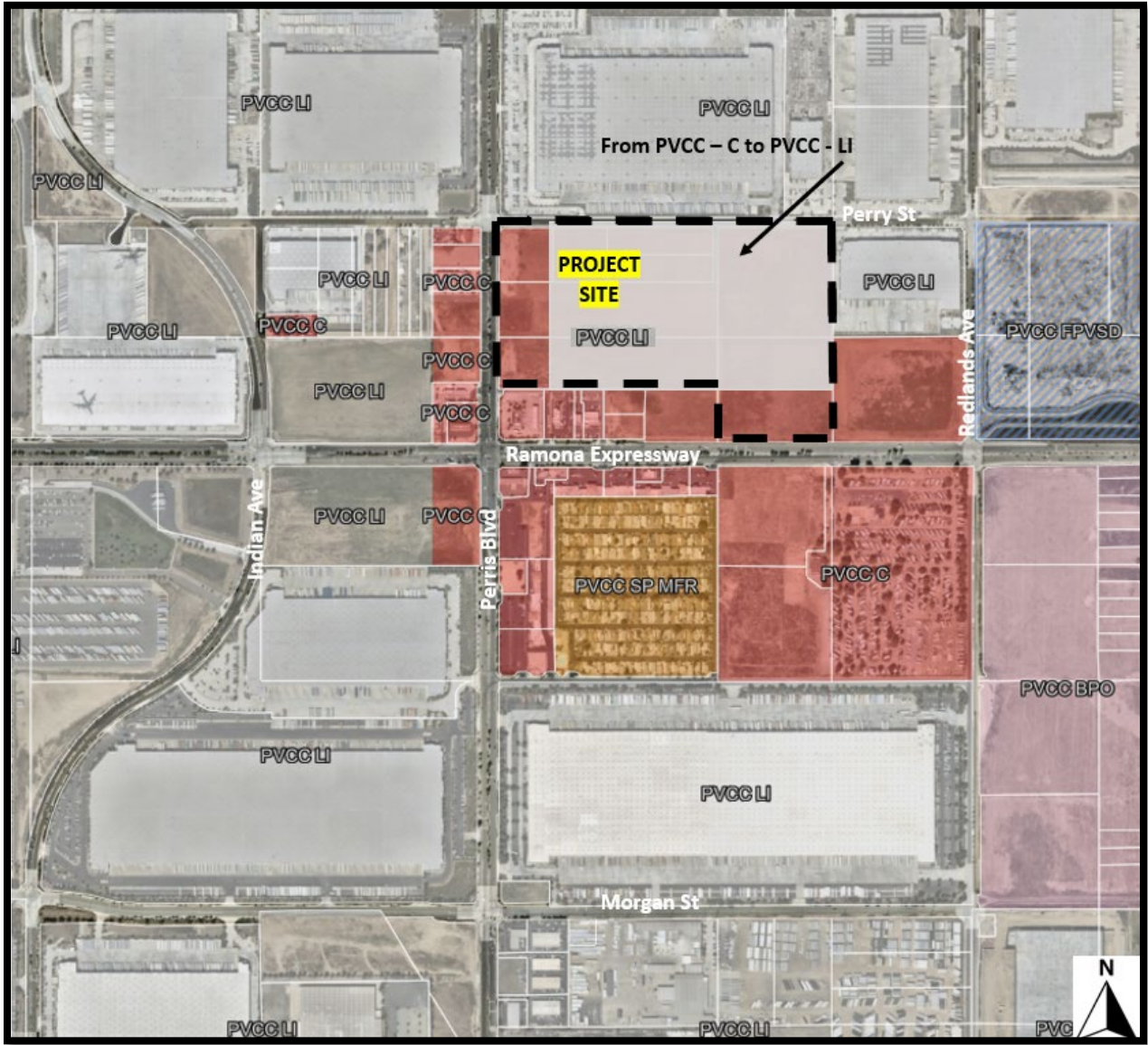


Parcels
Zoning

- Perris Valley Commerce Center Business Professional Office (PVCC - BPO)
- Perris Valley Commerce Center Commercial (PVCC - C)

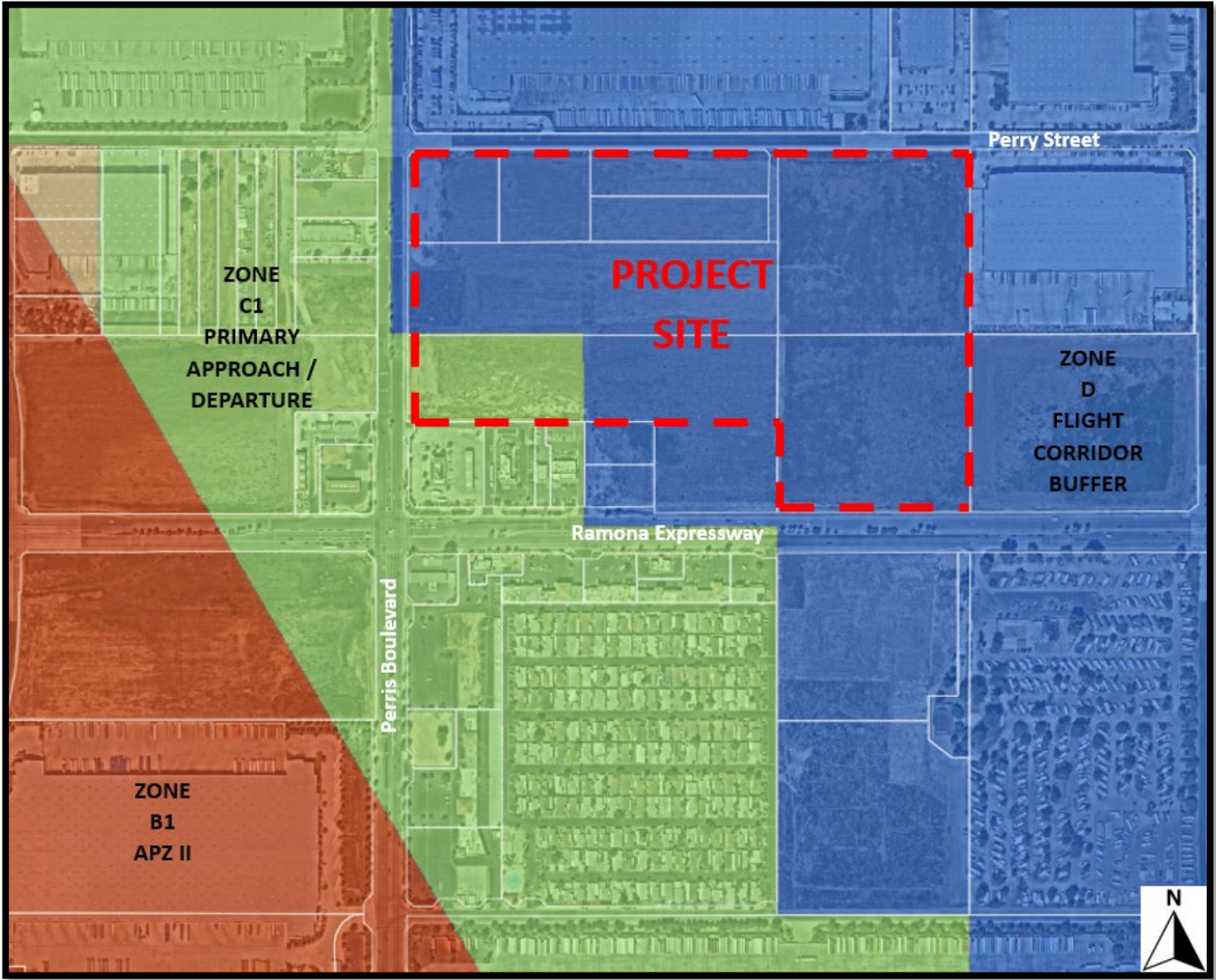
- Perris Valley Commerce Center Light Industrial (PVCC - LI)
- Perris Valley Commerce Center Specific Plan Multi Family Residential (PVCC - SP MFR)
- Perris Valley Commerce Center Future Perris Valley Storm Drain (PVCC-FPVSD)
- Perris Boundary

PROPOSED LAND USE MAP



- | | | |
|---------|--|--|
| Parcels | | Perris Valley Commerce Center Light Industrial (PVCC - LI) |
| Zoning | | Perris Valley Commerce Center Specific Plan Multi Family Residential (PVCC - SP MFR) |
| | | Perris Valley Commerce Center Business Professional Office (PVCC - BPO) |
| | | Perris Valley Commerce Center Future Perris Valley Storm Drain (PVCC-FPVSD) |
| | | Perris Valley Commerce Center Commercial (PVCC - C) |
| | | Perris Boundary |

EXHIBIT C
MARB/IPA ALUCP MAP



**ZONE
C1
PRIMARY
APPROACH /
DEPARTURE**

**PROJECT
SITE**

**ZONE
D
FLIGHT
CORRIDOR
BUFFER**

**ZONE
B1
APZ II**

Perris Boulevard

Ramona Expressway

Perry Street

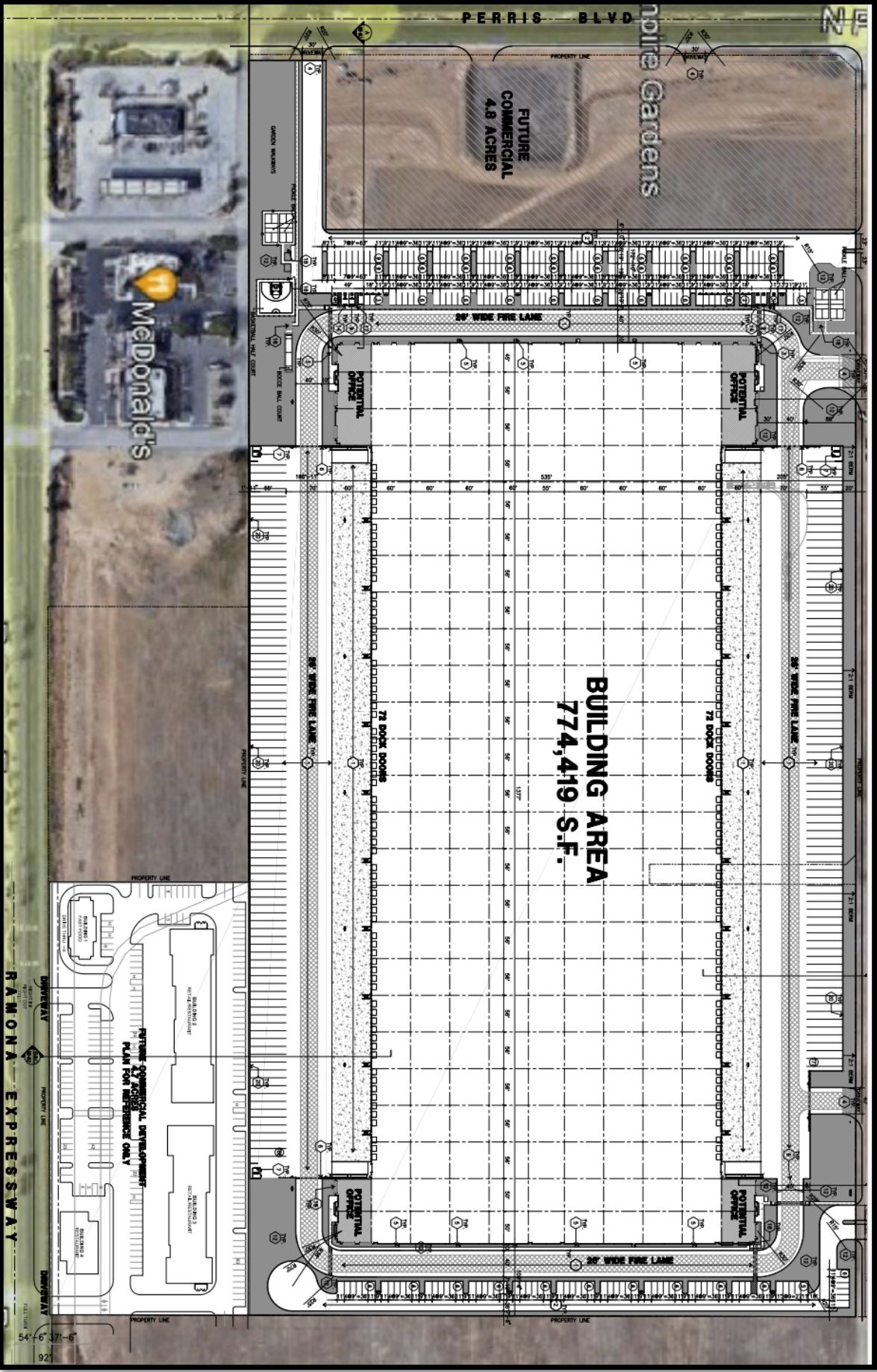


EXHIBIT D

Project Plans (Site Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, Conceptual Landscape/ Fence and Wall Plans, and Colors and Materials Sample Sheet)

(Due to the size of the files, the documents are located at the following webpage link):

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-435#docan1206_1313_479



PERRIS BLVD

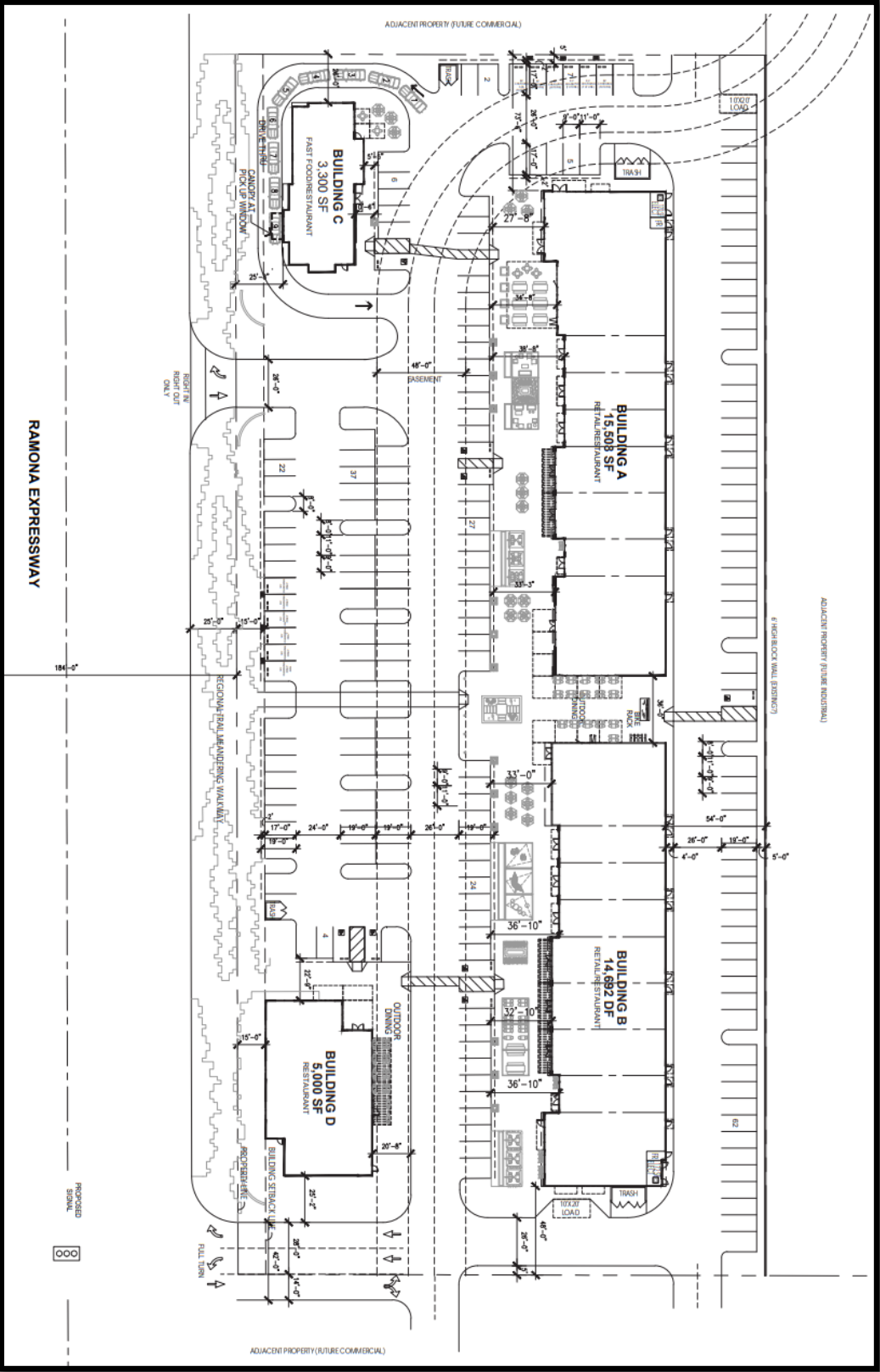
Mobile Gardens

FUTURE COMMERCIAL 4.8 ACRES

McDonald's

BUILDING AREA
774,419 S.F.

RAMONA EXPRESSWAY



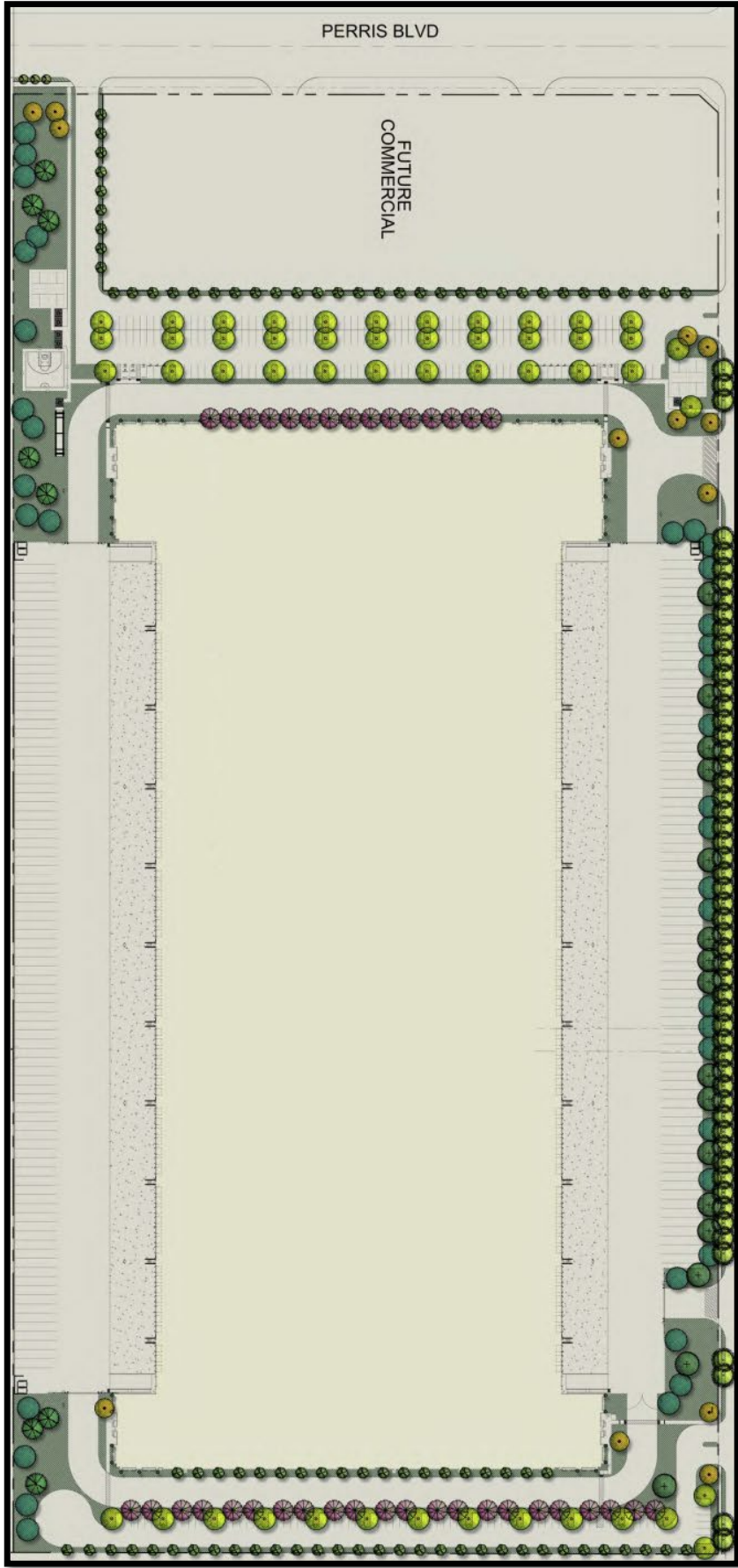
RAMONA EXPRESSWAY

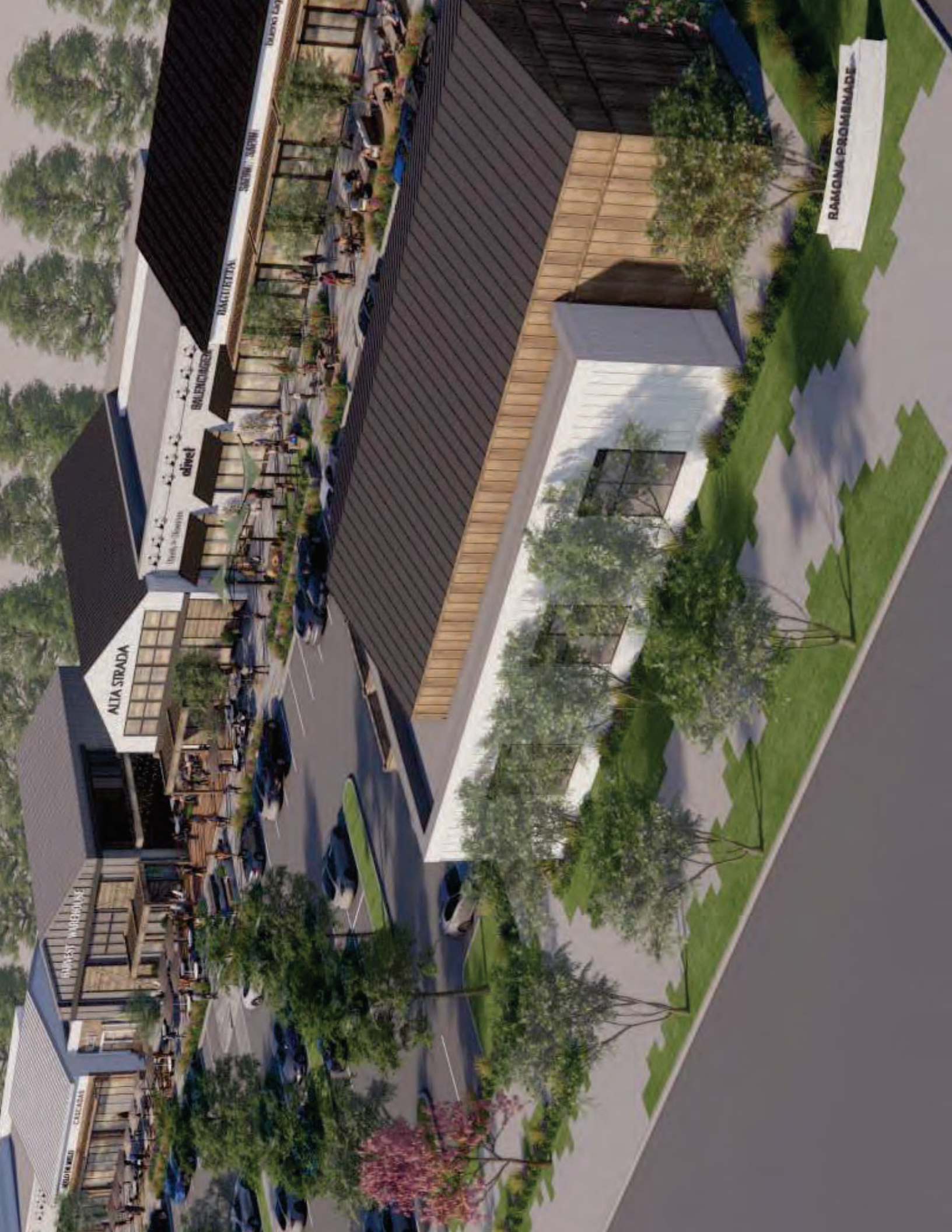
PROPOSED SIGNAL



PERRIS BLVD

FUTURE
COMMERCIAL





RAMONA PROMENADE

ALTA STRADA

UNIVERSITY WAREHOUSE

CASCADIA

olive!

BALENCIAGA

BAGUETTITA

SANTINI / SASTINI

Bianco Lab

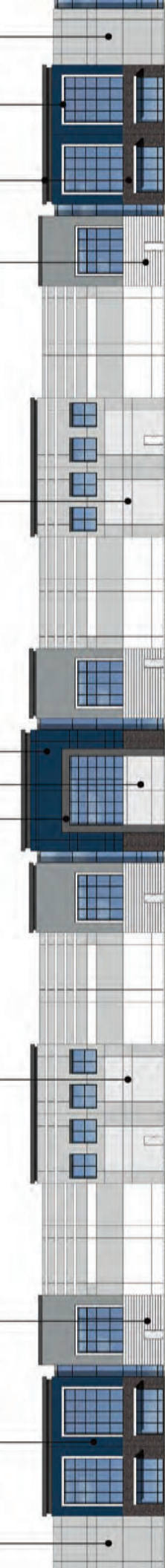


MELO DE MEL

BISTRO







West Elevation

2

Sherwin Williams
SW 7063
Nebulous White
257-C5

3

Sherwin Williams
SW 2832
Colonial Revival Gray

4

Porcelain Tile
Eurowest
Next Grey
24"X 48"

5

Sherwin Williams
SW 9162
African Gray
235-C4

6

Sherwin Williams
SW 7075
Web Grey
235-C6

8

Sherwin Williams
SW 9177
Salty Dog
253-C2

9

Formliner
Sherwin Williams
SW 7005
Pure White

10

Coronado Stone
6" Split Limestone
Black Forest

11

Black Anodized
MULLIONS

12

Blue Glass

13

Tube Steel Canopy
PPG
Pitt-Tech Plus EP DTM
w/ Color P1

6

11

7

4

13

3

1

12

10

Porcelain Tile
Eurowest
Next Grey
24"X 48"

North Elevation



Coronado Stone
6" Split Limestone
Black Forest



Conceptual Building Elevations - 40' Clear Ht.

RAMONA EXPY. & PERRIS BLVD.

Perris, CA

#20505 | 12.05.2023



OPTIMUS C



Conceptual Building Elevations - 40' Clear Ht.

RAMONA EXPY. & PERRIS BLVD.

Perris, CA

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OPTIMUS C

EXHIBIT D

Tentative Parcel Map 38606

EXHIBIT F

Initial Study

*Due to the size of the file, the documents are
available online at:*

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-435#docan1206_1313_479