

Source: ESRI, World Imagery, 2024.

Figure 3-3: Vicinity Map

New Perris Commerce Center Specific Plan Project
City of Perris



Not to scale

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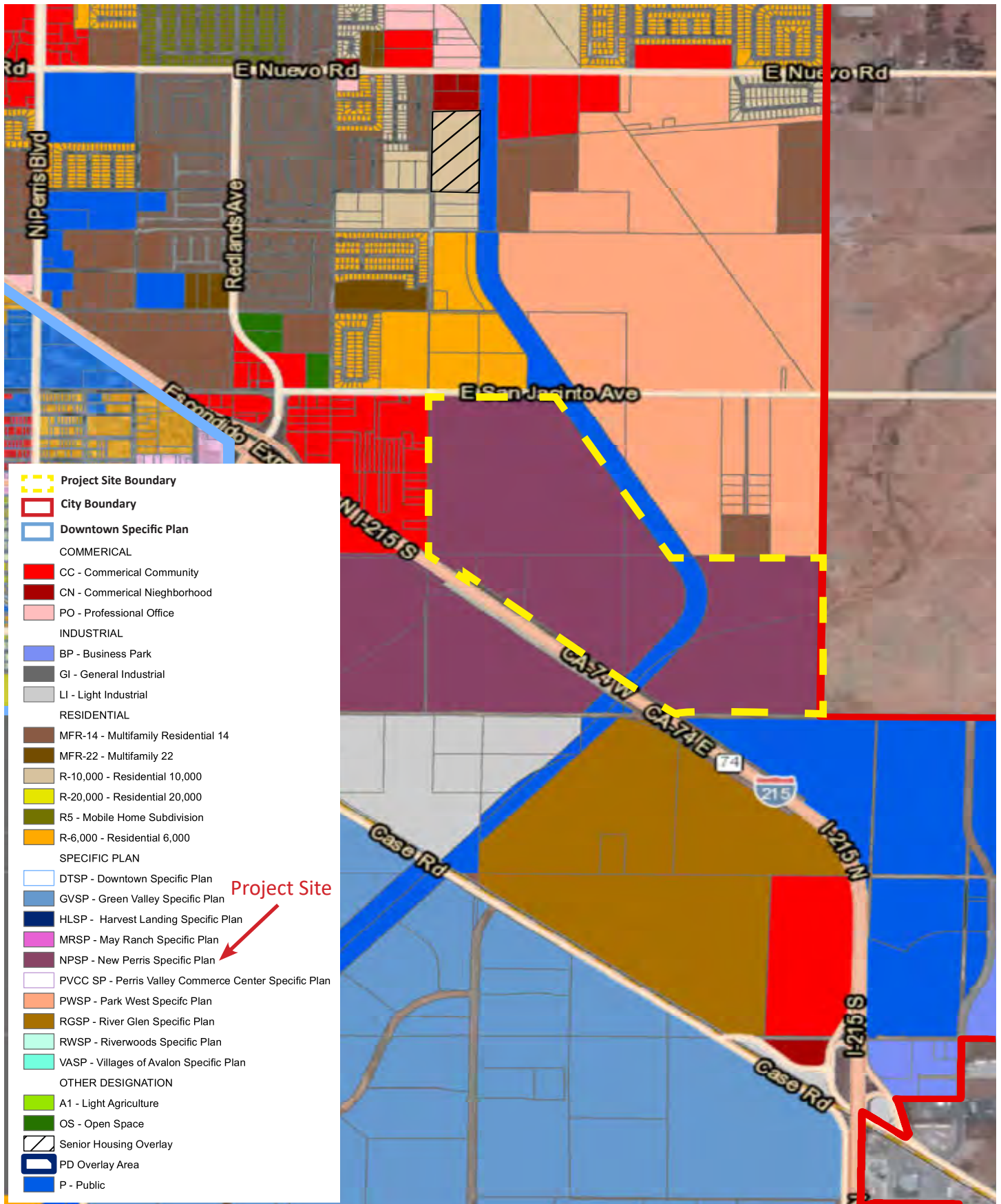
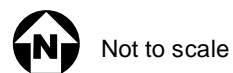


Figure 6: Existing Zoning Classifications
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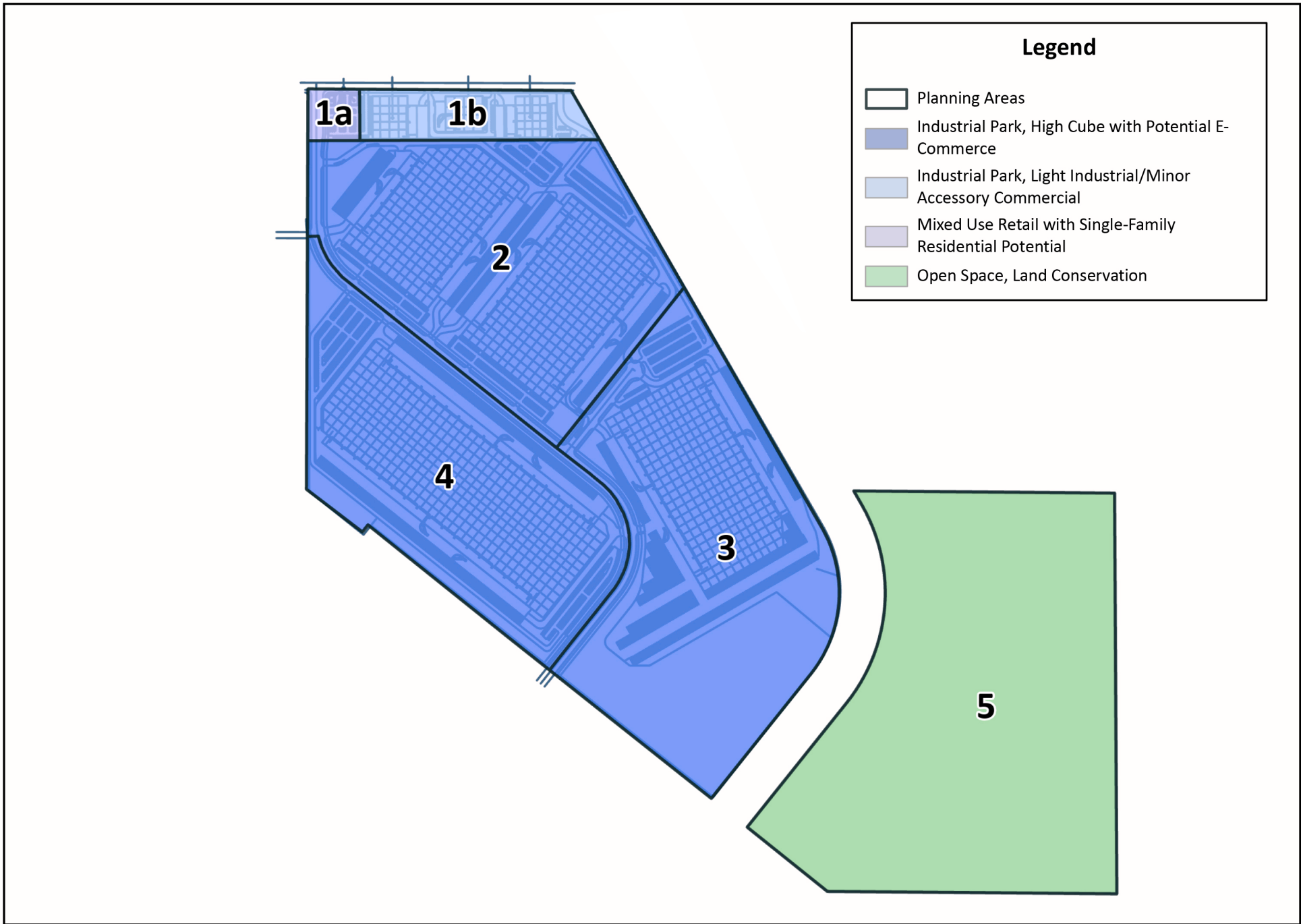


Figure 11: Preferred Conceptual Land Use Plan

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Not to scale

RETAIL BLDG. 6 BLDG. 7 BLDG. 8
 6,780 S.F. 66,170 S.F. 48,470 S.F. 58,700 S.F.



Legend

- Planning Areas
- Industrial Park, High Cube with Potential E-Commerce
- Industrial Park, Light Industrial/Minor Accessory Commercial
- Mixed Use Retail with Single-Family Residential Potential
- Open Space, Land Conservation

Figure 12: Secondary Conceptual Land Use Plan
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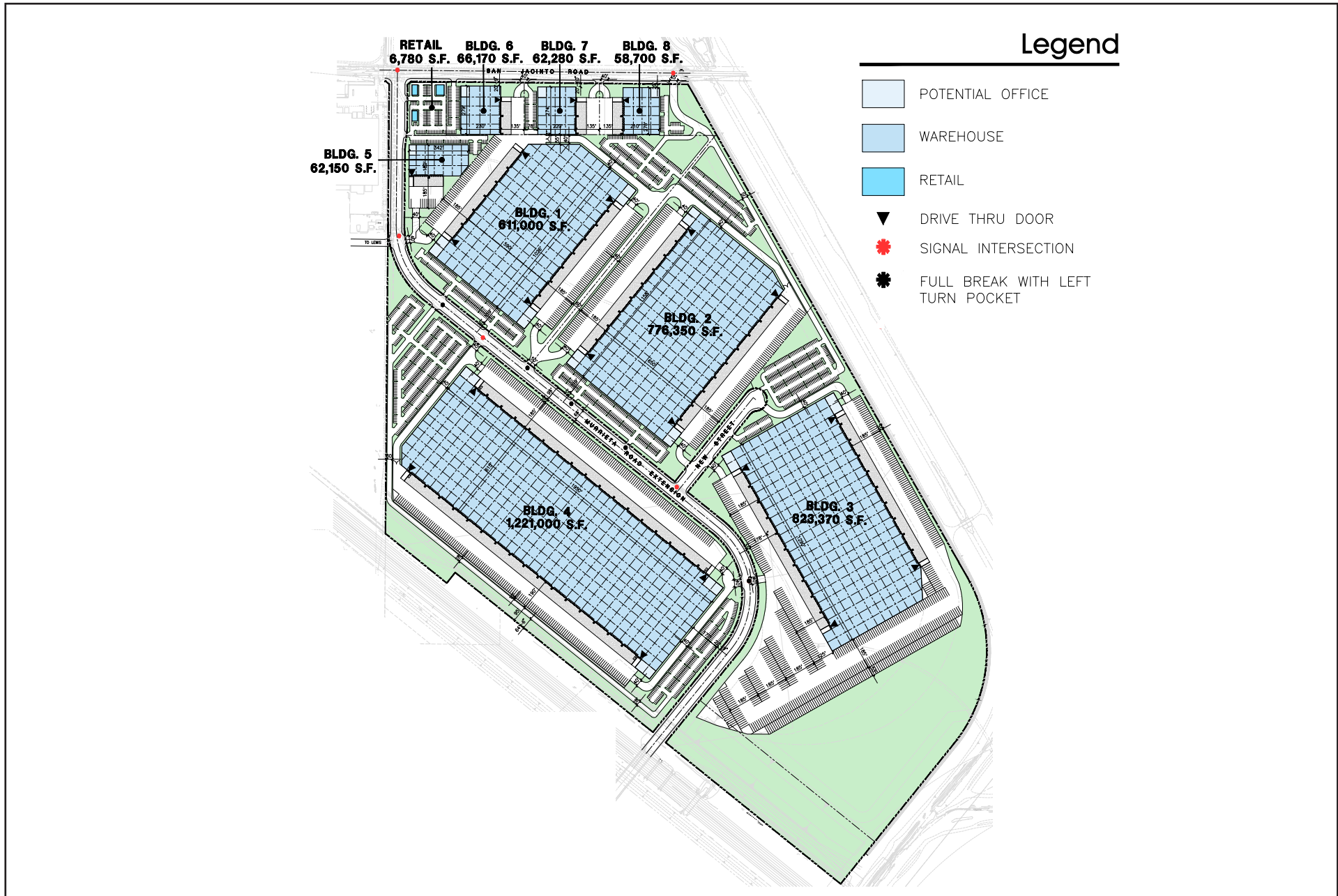


Figure 13: Maximum Build Out/Worst Case (Technical Analysis Study Site Plan)

New Perris Commerce Center Specific Plan Project
 City of Perris



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Figure 9: Preferred Conceptual Site Plan
 New Perris Commerce Center Specific Plan Project
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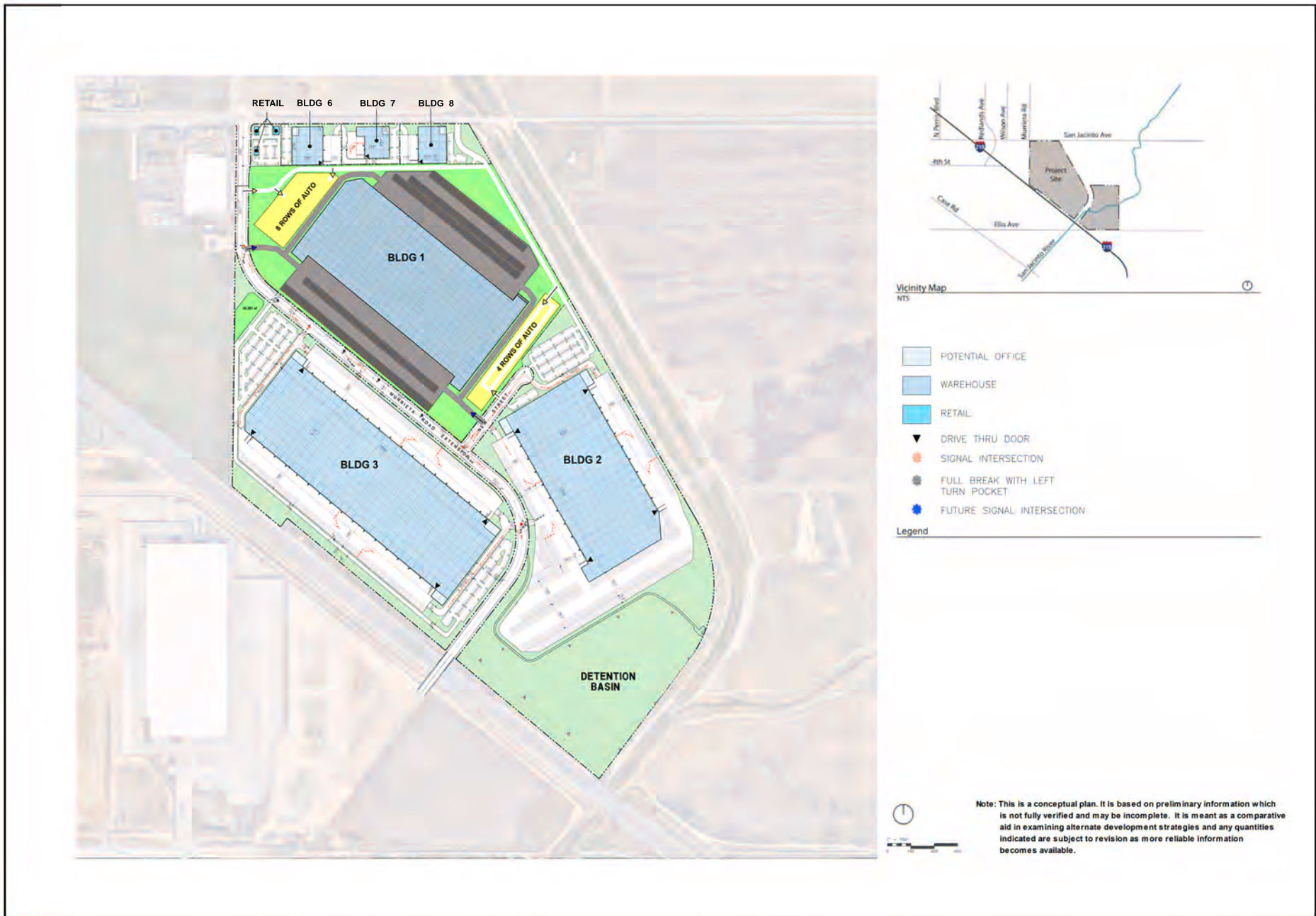


Figure 10: Secondary Conceptual Site Plan

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