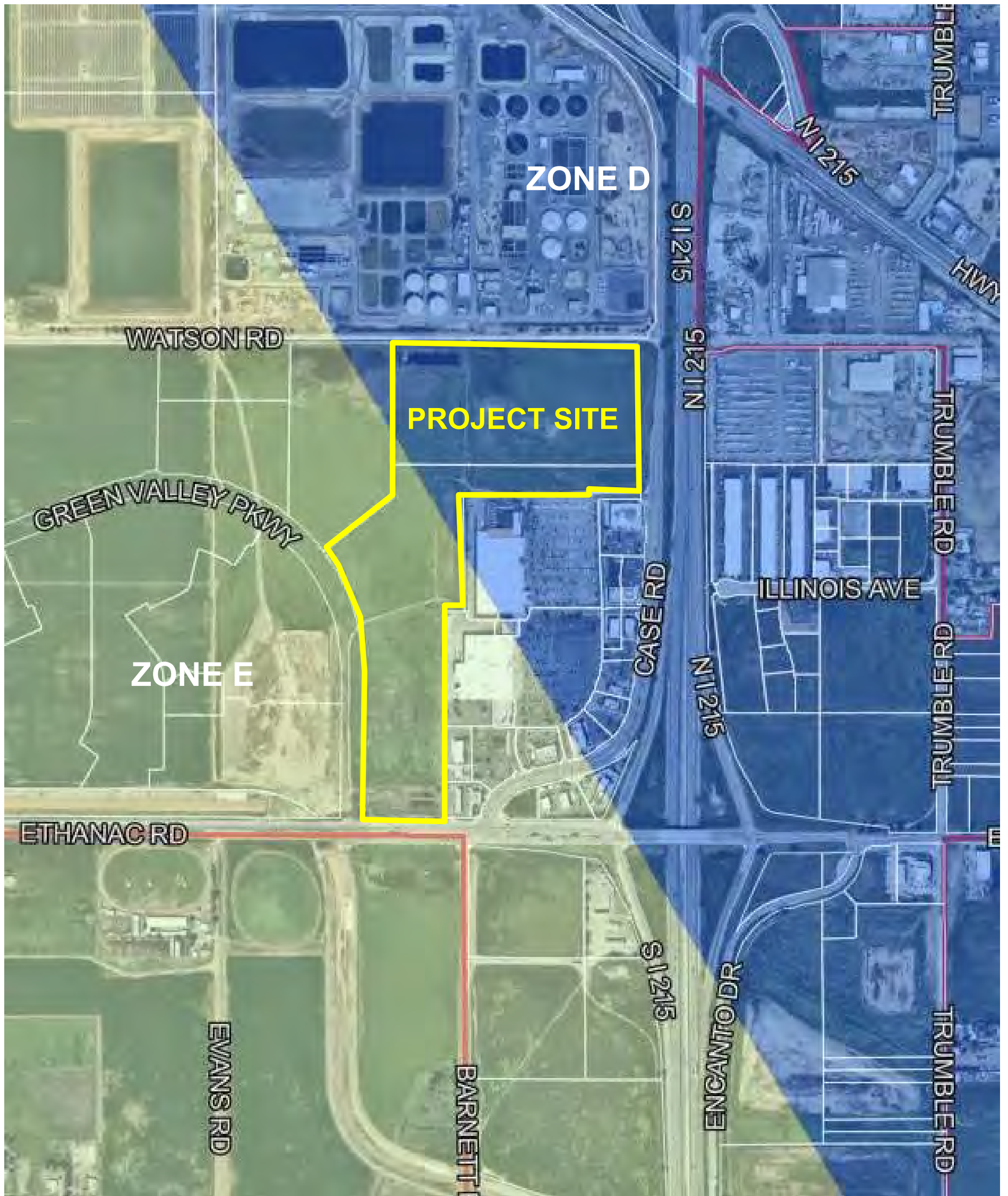


MARB/IPA ALUCP Map



Parcels
Perris Boundary



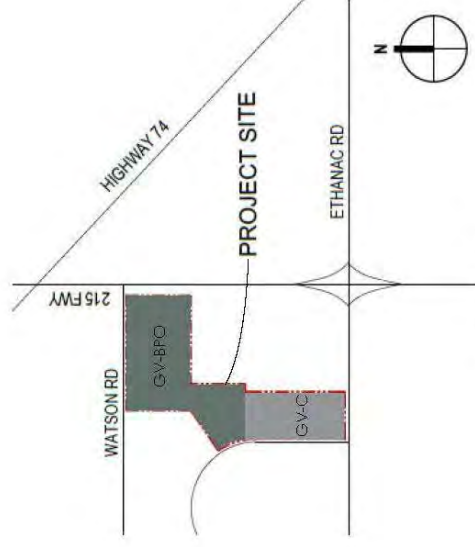
Exhibit E

Project Plans (Site Plan, Wall and Fence Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, Conceptual Landscape, Colors and Materials Sample Sheet and 3D renderings)

Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
436#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-436#docan1206_1313_479)

PROJECT TEAM	Richland Communities 3161 Michelson Dr #425, Irvine, CA 92612 Architects Orange 144 N. Orange Street, Orange, CA 92866 Danielian Associates 60 Corporate Park, Irvine, CA 92606 Civil SB&O, Inc. 41689 Enterprise Circle North, Temecula, Ca. 92590 Landscape
ASSESSOR'S PARCEL NUMBERS	327220012; 327220044
PROJECT ADDRESS	Case Road, Perris, CA 92570
LAND USE DESIGNATION	Green Valley Specific Plan Business Professional Office (GV-BPO) Green Valley Specific Plan Commercial (GV-C)



VICINITY MAP
NOT TO SCALE

The development shall comply with the latest adopted State of California 2022 editions of the following codes as applicable:

- A. 2022 California Building Code
- B. 2022 California Electrical Code
- C. 2022 California Mechanical Code
- D. 2022 California Energy Code
- E. 2022 California Fire Code
- F. 2022 California Green Building Standards Code
- G. 2022 California Plumbing Code
- H. Proposed Project will have to comply with the Title 24 Access Regulations and ADA Access regulations



CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA



CONTENT TABLE	
A.1	Conceptual Master Plan
A.2-A.14	Artistic Renderings & Architectural Character
A.15	Conceptual Wall & Fence
A.16	Conceptual Trash Location Plan
A.17-A.22	Concept Package - Commercial
A.23-A.27	Concept Package - Hotel
A.28-A.34	Concept Package - Self Storage
A.35-A.40	Concept Package - Industrial

CONCEPTUAL MASTER PLAN



CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA



**Architecture.
Design.
Relationships.**



For illustrative purposes only, subject to change.

ARTISTIC RENDERING

MASTER PLAN



CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA



**Architecture.
Design.
Relationships.**

DANIELIAN

ASSOCIATES

architects • planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00

JUL. 16, 2024

A.2



For illustrative purposes only, subject to change.



CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

ARTICIC RENDERINGS
PARCEL 7 - INDUSTRIAL

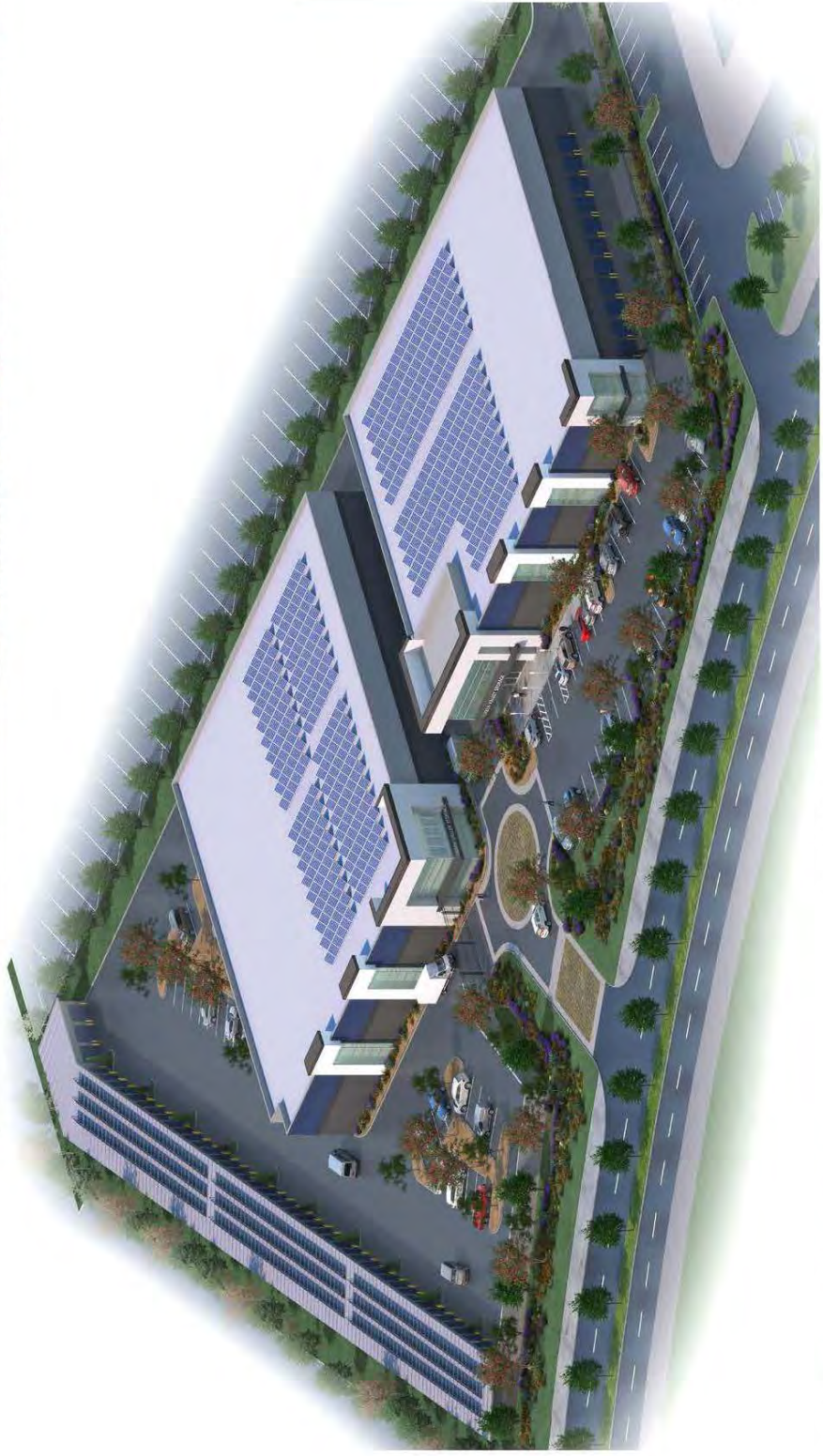


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DANIELIAN
ASSOCIATES
architects • planners
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JUL. 16, 2024

A.10



CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

For illustrative purposes only, subject to change.

ARCHITECTURAL CHARACTER
STORAGE



Architecture.
Design.
Relationships.

DANIELIAN
ASSOCIATES
architects • planners
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23064.00
JUL. 16, 2024
A.7



For illustrative purposes only, subject to change.

ARTISTIC RENDERING

COMMERCIAL



CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA



**Architecture.
Design.
Relationships.**

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23064.00

JUL. 16, 2024

A.3

Exhibit F

Vesting Parcel Map 38814

VESTING TENTATIVE PARCEL MAP 38814

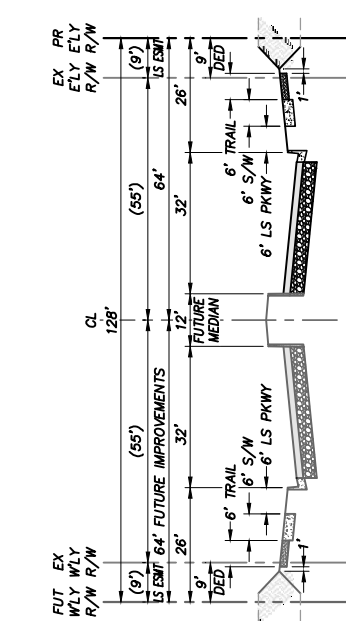
BEING A SUBDIVISION OF LOT 40 OF TRACT MAP NO. 24648 FILED IN BOOK 228, PAGES 88 THROUGH 100, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND LOT 4 OF LOT LINE ADJUSTMENT NO. 05-0254 OF THE CITY OF PERRIS, RECORDED OCTOBER 11, 2005 AS INSTRUMENT NO. 05-837658 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

EXISTING EASEMENTS:

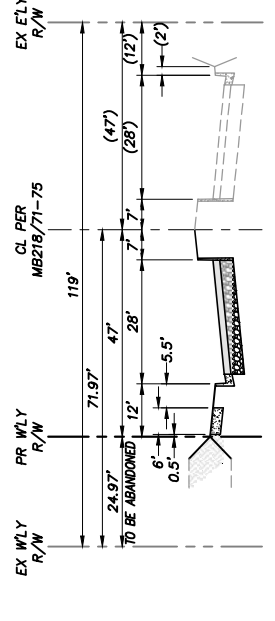
- AN EASEMENT FOR IRRIGATING PIPE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1986 AS BOOK 2010 PAGE 443 AND JANUARY 24, 1957 IN BOOK 2029 PAGE 171, BOTH OF OFFICIAL RECORDS.
AFFECTS: AS DESCRIBED THEREIN.
IN FAVOR OF: M. J. YODER ET AL.
- SAID EASEMENT HAS SINCE BEEN CONVEYED TO RODEFER INVESTMENTS BY QUITCLAIM DEED RECORDED MAY 11, 1988 AS INSTRUMENT NO. 83463 AND 83464, BOTH OF OFFICIAL RECORDS.
AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1959 AS INSTRUMENT NO. 21828 OF OFFICIAL RECORDS.
IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- AN EASEMENT FOR PIPELINES, LEVEES AND CHANNELS AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1963 AS INSTRUMENT NO. 83463 AND 83464, BOTH OF OFFICIAL RECORDS.
AFFECTS: LOTS 52 AND 53 OF PARCEL ONE
IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED APRIL 29, 2008 AS INSTRUMENT NO. 2008-0216366 DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM THE EASEMENT RECORDED AS INSTRUMENT NO. 83466 OF OFFICIAL RECORDS.
AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1963 AS INSTRUMENT NO. 83466 OF OFFICIAL RECORDS.
IN FAVOR OF: TEMESCAL WATER COMPANY
AFFECTS: LOTS 52 AND 53 OF PARCEL ONE
RECORDED MARCH 20, 1979 AS INSTRUMENT NO. 55180 OF OFFICIAL RECORDS.
IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE PERRIS REDEVELOPMENT PROJECT AREA-1987, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 16, 1987 AS INSTRUMENT NO. 204394 OF OFFICIAL RECORDS.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF CABLE TELEVISION WIRING AGREEMENT" RECORDED DECEMBER 27, 1989 AS INSTRUMENT NO. 452419 OF OFFICIAL RECORDS.
AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1990 AS INSTRUMENT NO. 43146 OF OFFICIAL RECORDS.
IN FAVOR OF: BENNIE E. COMATSER AND PATRICIA D. COMATSER, AS TRUSTEES OF THE BENNIE AND PATRICIA COMATSER FAMILY TRUST, ESTABLISHED MAY 5, 1982
AFFECTS: LOT 2 OF PARCEL ONE
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED OCTOBER 24, 1990 AS INSTRUMENT NO. 389855 OF OFFICIAL RECORDS.
AN EASEMENT FOR AVIGATION AND RIGHT-OF-WAY APPURTENANT TO THE PERRIS VALLEY AIRPORT AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 1, 1990 AS INSTRUMENT NO. 401672 OF OFFICIAL RECORDS.
IN FAVOR OF: BENNIE E. AND PATRICIA D. COMATSER, AS TRUSTEES OF BENNIE AND PATRICIA COMATSER FAMILY TRUST, ESTABLISHED MAY 5, 1982
AFFECTS: AS DESCRIBED THEREIN
- THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
DESCRIPTION: A RESERVATION FOR FUTURE DEVELOPMENT.
(AFFECTS LOTS 2, 4, 5, 7, 8 AND 9 OF PARCEL ONE)
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: LANDSCAPE AND INCIDENTAL PURPOSES.
THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION:
A. THIS PROPERTY IS LOCATED WITHIN THE LAKE PERRIS DAM INUNDATION AREA AND IS AND IS ON FILE WITH THE CITY OF PERRIS PLANNING DEPARTMENT.
B. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "OPERATION AND RECROPPAL EASEMENT AGREEMENT" RECORDED DECEMBER 9, 2005 AS DOCUMENT NO. 2005-1018436 OF OFFICIAL RECORDS.
DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 12, 2006 AS DOCUMENT NO. 2006-0228023, SEPTEMBER 14, 2006 AS DOCUMENT NO. 2006-0680073, AND APRIL 4, 2007 AS DOCUMENT NO. 2007-0281825 OF OFFICIAL RECORDS.
- THIS EASEMENT IS BLANKET IN NATURE ACROSS THE "RODEFER PARCEL", "DEVELOPER PARCEL" & THE "PERRIS PARTNERS" PARCEL, COLLECTIVELY REFERRED TO AS "THE SHOPPING CENTER SITE".
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RETENTION BASIN AND RECROPPAL EASEMENT AGREEMENT" RECORDED DECEMBER 9, 2005 AS INSTRUMENT NO. 2005-1018436 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 2006-0228024 AND SEPTEMBER 14, 2006 AS INSTRUMENT NO. 2006-0680073 BOTH OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT FOR PUBLIC YARD PERRIS CROSSING CENTER, PERRIS, CALIFORNIA" RECORDED OCTOBER 24, 2006 AS INSTRUMENT NO. 2006-0781879 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AFFECTS: PARCEL TWO
AN OFFER OF DEDICATION FOR CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 2006 AS INSTRUMENT NO. 2006-0790344 OF OFFICIAL RECORDS.
TO: CITY OF PERRIS, A MUNICIPAL CORPORATION
- AFFECTS: PARCEL TWO
AN EASEMENT FOR RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, CONSISTING OF WIRES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 2006 AS INSTRUMENT NO. 2006-0915437 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
- AFFECTS: PARCEL TWO
THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE AND CONSTRUCTION EASEMENT" RECORDED APRIL 26, 2007 AS INSTRUMENT NO. 2007-0281828 OF OFFICIAL RECORDS.
THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "SLOPE AND CONSTRUCTION EASEMENT" RECORDED APRIL 26, 2007 AS INSTRUMENT NO. 2007-0281827 OF OFFICIAL RECORDS.
- AFFECTS: PARCEL TWO
AN OFFER OF DEDICATION FOR PUBLIC DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 03, 2007 AS INSTRUMENT NO. 2007-0300005 OF OFFICIAL RECORDS.
TO: CITY OF PERRIS, A MUNICIPAL CORPORATION
- AFFECTS: PARCEL TWO
AN EASEMENT FOR SEWER, WATER AND RECYCLED WATER AND INCIDENTAL PURPOSES, RECORDED OCTOBER 09, 2007 AS INSTRUMENT NO. 2007-0625734 OF OFFICIAL RECORDS.
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS
- AFFECTS: PARCEL TWO
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER DETENTION BASIN COVENANT AGREEMENT" RECORDED MAY 27, 2008 AS INSTRUMENT NO. 2008-0285716 OF OFFICIAL RECORDS.
AN IRREVOCABLE OFFER OF DEDICATION FOR A FLOOD CONTROL EASEMENT AND INCIDENTAL PURPOSES, RECORDED JUNE 08, 2021 AS INSTRUMENT NO. 2021-0346114 OF OFFICIAL RECORDS.
TO: THE PUBLIC, ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- AFFECTS: PARCEL TWO
AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1962 AS INSTRUMENT NO. 114919 OF OFFICIAL RECORDS.
IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
- AFFECTS: AS DESCRIBED THEREIN
AN EASEMENT IN FAVOR OF RICHARD AND REAL ESTATE FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MARCH 2, 2023 AS INSTRUMENT NO. 2023-0060688 OF OFFICIAL RECORDS.

LEGEND

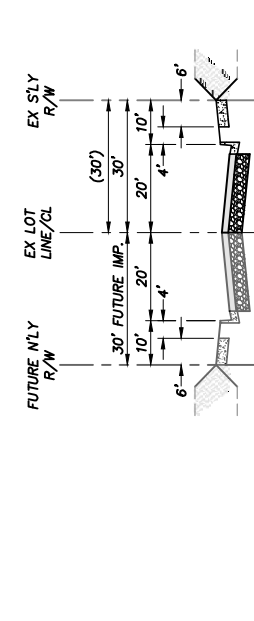
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING CONTOUR
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING POWER POLE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING METER / UTILITY
- EXISTING MAN HOLE
- EXISTING LIGHT POLE



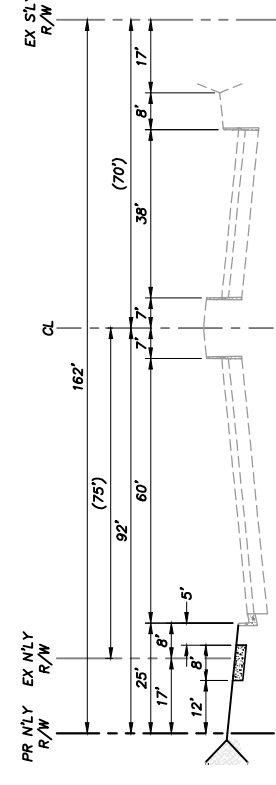
GREEN VALLEY PARKWAY SECTION
SECONDARY ARTERIAL (MODIFIED), RIVERSIDE COUNTY STD. NO. 92
PER APPROVED STREET IMPROVEMENT PLAN 98-12398
T.L. = 9.5 R=XX



CASE ROAD SECTION
SECONDARY ARTERIAL, RIVERSIDE COUNTY STD. NO. 85
T.L. = 9.0 R=XX



WATSON ROAD SECTION
LOCAL STREET, RIVERSIDE COUNTY STD. NO. 105A
T.L. = 9.0 R=XX



ETHANAC ROAD SECTION
SECONDARY ARTERIAL, RIVERSIDE COUNTY STD. NO. 85
T.L. = XX R=XX

APPROVED BY:
CITY OF PERRIS



SB&O
PLANNING ENGINEERING ARCHITECTURE
41889 Eisenhower Circle North, Suite 108
Temecula, Ca. 92590
951-688-8801 FAX
951-688-8801 PERK
PREPARED UNDER THE SUPERVISION OF:
ERIC K. OSTERODE PLS 9371 DATE: _____

REVISIONS	ENGINEER	DATE	BY	MARK	DATE	MARK

CONTRACT CITY ENGINEER _____ DATE: _____
CITY _____

OWNER/APPLICANT:
RICHARD DEVELOPERS, INC.
3161 MICHELSON DRIVE, STE 425
IRVINE, CA 92615
PHONE: (714) 932-0650
CONTACT: DEREK BARBOUR

CIVIL ENGINEER:
SBAO INC.
41689 ENTERPRISE CIRCLE NORTH, SUITE 126
TEMECULA, CA 92590
PHONE: 951-695-8800
FAX: 951-695-8801
CONTACT: DON BROOKS

PLAN IDENTIFICATION:
ASSESSORS PARCEL NO. 327-220-012 & 044
THOMAS BROTHERS MAP PAGE 836, GRID B1 38TH EDITION

PROPERTY ADDRESS:
THE PROJECT SITE IS LOCATED ON 44.95 ACRES OF LAND IN THE CITY OF PERRIS BETWEEN GREEN VALLEY PARKWAY TO THE WEST, WATSON ROAD TO THE NORTH, ETHANAC ROAD TO THE SOUTH AND CASE ROAD TO THE EAST.

ZONING:
GREEN VALLEY SPECIFIC PLAN (GVSP)

LAND USE:
GVSP (MAP): BUSINESS & PROFESSIONAL/COMMERCIAL

LEGAL DESCRIPTION:
PARCEL ONE: (APN: 327-220-012)
LOT 40 OF TRACT NO. 24648, AS SHOWN BY MAP ON FILE IN BOOK 226 PAGES 88 THROUGH 100, INCLUSIVE, OF MAPS RECORDED IN RIVERSIDE COUNTY, CALIFORNIA, AND/OR MINERALS AS RESERVED IN THE DEED FROM THE FIRST NATIONAL BANK IN CORONA RECORDED NOVEMBER 28, 1941 AS INSTRUMENT NO. 1756 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GROSS AND NET AREAS:
GROSS AREA 45,838 AC
NET AREA 44,824 AC

NUMBER OF PARCELS:
7 PARCELS
5 LETTERED LOTS

PARCEL A:
PARCEL 4, AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT 05-0254 RECORDED OCTOBER 11, 2005 AS INSTRUMENT NO. 05-837658 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION LOTS 41, 43 AND 44 OF TRACT NO. 24648, AS SHOWN BY MAP ON FILE IN BOOK 226 PAGES 88 THROUGH 100, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 41; THENCE ALONG THE EASTERLY LINE OF SAID LOT 41 SOUTH 07°13'08" WEST, 144.18 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 89 DEGREES 47' 40" WEST, 265.44 FEET; THENCE SOUTH 00°15'12" WEST, 622.34 FEET; THENCE NORTH 89 DEGREES 45' 49" WEST, 112.27 FEET; THENCE SOUTH 07°16'13" WEST, 1133.96 FEET TO THE SOUTHERLY LINE OF SAID LOT 44; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOTS 44 AND 41 THE FOLLOWING COURSES: 1. NORTH 89°40'28" WEST, 414.16 FEET; 2. NORTH 39°13'39" WEST, 28.83 FEET; 3. NORTH 07°19'32" EAST, 779.79 FEET; TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1085.00 FEET; 4. NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 688.76 FEET THROUGH A CENTRAL ANGLE OF 37°27'37"; 5. ON A NON-TANGENT BEARING, NORTH 52°51'55" EAST, 468.08 FEET; 6. NORTH 00°08'22" WEST, 174.23 FEET TO THE NORTHERLY LINE OF SAID LOT 41; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 46' 28" EAST, 1328.37 FEET TO THE POINT OF BEGINNING.

PARCEL B:
NON-EXCLUSIVE EASEMENTS FOR PARKING, PEDESTRIAN AND VEHICULAR TRAVEL, INGRESS AND EGRESS AND COMMON AREA USE, AS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "OPERATION AND RECROPPAL EASEMENT AGREEMENT", DATED DECEMBER 9, 2005 EXECUTED BY CAHAN PERRIS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, PHYLIS M. RODEFER, TRUSTEE OF THE PHYLIS M. RODEFER FAMILY TRUST U/D/T OCTOBER 16, 2003 AND PERRIS PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 9, 2005 AS INSTRUMENT NO. 2005-1018435 AND AMENDED BY DOCUMENT RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 2006-28023 BOTH OF OFFICIAL RECORDS.

PARCEL C:
NON-EXCLUSIVE EASEMENTS FOR DRAINAGE PURPOSES, AS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "RETENTION BASIN AND RECROPPAL EASEMENT AGREEMENT", DATED DECEMBER 9, 2005 EXECUTED BY CAHAN PERRIS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, PHYLIS M. RODEFER, TRUSTEE OF THE PHYLIS M. RODEFER FAMILY TRUST U/D/T OCTOBER 16, 2003 AND PERRIS PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 9, 2005 AS INSTRUMENT NO. 2005-1018436 AND AMENDED BY DOCUMENT RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 2006-28024 BOTH OF OFFICIAL RECORDS.

PARCEL NO.	AREA (SQFT)	AREA (AC)
1	40,618,549	0.932
2	38,950,371	0.894
3	122,367,237	2.809
4	197,836,150	4.524
5	195,649,471	4.491
6	191,838,130	4.404
7	*1,036,538,225	*23.773
LOT "A" **	7,032,551	0.161
LOT "B" **	13,336,507	0.306
LOT "C" **	37,386,899	0.858
LOT "D" **	34,965,402	0.803
LOT "E" **	61,470,822	1.411
TOTAL (GROSS)	1,976,990,314	45.385
TOTAL (NET)	1,956,821,256	44.918

* INCLUDES CASE ROAD R/W
18,184,293 SF 0.414 AC

** LOTS TO BE DEDICATED TO THE CITY OF PERRIS FOR STREET AND PUBLIC UTILITY PURPOSES

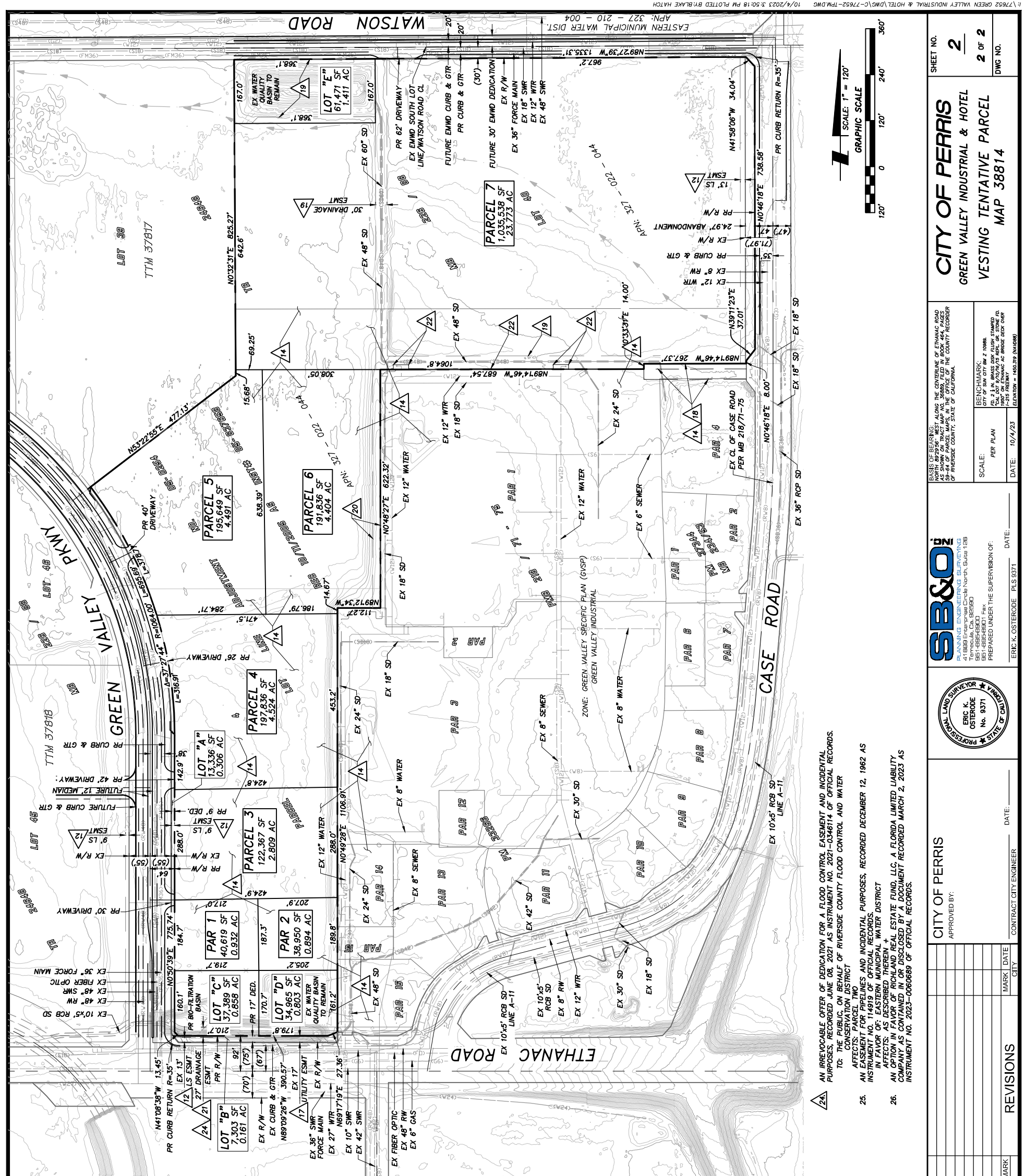
CITY OF PERRIS
GREEN VALLEY INDUSTRIAL & HOTEL
VESTING TENTATIVE PARCEL
MAP 38814

BASED ON BEARING: WEST ALONG THE CENTERLINE OF ETHANAC ROAD NORTH 82°56'56" WEST, 181.84 FEET TO THE POINT OF BEGINNING; SOUTH 89°40'28" WEST, 414.16 FEET TO THE POINT OF BEGINNING; EAST ALONG THE CENTERLINE OF WATSON ROAD SOUTH 89 DEGREES 46' 28" EAST, 1328.37 FEET TO THE POINT OF BEGINNING.

BENCHMARK: 7 1988
ELEVATION: 1450.319 (NAVD83)

SCALE: PER PLAN DATE: 10/23/23

SHEET NO. 1 OF 2
DWG NO.



EXISTING EASEMENTS:

- AN EASEMENT FOR IRRIGATING PIPE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1956 AS BOOK 2010 PAGE 443 AND JANUARY 24, 1957 IN BOOK 2029 PAGE 171, BOTH OF OFFICIAL RECORDS.
IN FAVOR OF: M. J. YODER ET AL.
AFFECTS: AS DESCRIBED THEREIN
- SAID EASEMENT HAS SINCE BEEN CONVEYED TO RODEFER INVESTMENTS BY QUITCLAIM DEED RECORDED MAY 11, 1988 AS INSTRUMENT NO. 125361 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1959 AS INSTRUMENT NO. 21828 OF OFFICIAL RECORDS.
AFFECTS: PARCELS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 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2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190,

Exhibit G

Planning Commission Staff Report Without Exhibits – Dated 06/5/24

Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at the City's Website:

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
436#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-436#docan1206_1313_479)



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE:

June 5, 2024

SUBJECT:

Vesting Parcel Map 23-05059 (VPM 38814), Conditional Use Permits (CUPs) 23-05047, 23-05208, 23-05210, and Development Plan Reviews (DPRs) 23-00013 and 23-00014 – A proposal to consider the following entitlements to facilitate the construction of the Case Road Mixed-Use project consisting of an industrial warehouse building, a commercial retail shopping center, a self-storage RV parking facility, and a hotel on 44.9 acres, located north of Ethanac Road, South of Watson Road between Green Valley Parkway and Case Road: 1) Vesting Parcel Map to subdivide two (2) parcels into seven (7) parcels totaling 44.9 acres; 2) CUP for the review of site plan and building elevations for a 498,000 square foot industrial building on 23.7 acres; 3) CUP for the review of site plan and building elevations for a 116,000 square foot self-storage and outdoor RV parking facility on 9.6 acres; 4) CUP to allow two (2) 2,300 square-foot drive-through restaurants on 1.82 acres; 5) DPR for the review of the site plan and building elevations for a 21,600 square foot commercial retail shopping center on 2.8 acres; and 6) Development Plan Review for the review of site plan and building elevations for a four-story hotel on a 3.8-acres. Applicant: Derek Barbour, Richland Real Estate Fund

REQUEST:

Adopt Resolution 24-05 adopting the Fourth Addendum to the Final Environmental Impact Report (Final EIR) of the Green Valley Specific Plan (GVSP), and approve Vesting Parcel Map 23-05059 (VPM 38814), Conditional Use Permits (CUPs) 23-05047, 23-05208, 23-05210, and Development Plan Reviews (DPRs) 23-00013 and 23-00014, to facilitate the construction of the Case Road Mixed-Use Project consisting of an industrial warehouse building, commercial shopping center, self-storage RV parking facility, and hotel on 44.9 acres, based on the findings and the Conditions of Approval.

CONTACT:

Patricia Brenes, Planning Manager

BACKGROUND

The proposed Case Road Mixed-Use project consists of 1) a 498,000-square-foot industrial building, 2) a 116,000-square-foot self-storage and outdoor RV parking facility on 9.6 acres, 3) two (2) 2,300 square-foot drive-through restaurants on 1.82 acres, 4) a 21,600-square-foot commercial retail shopping center on 2.8 acres, and 5) a four-story hotel on a 3.8-acres.

The Project is located within the Business Park and Commercial zones of the Green Valley Specific Plan (GVSP), originally adopted in 1990. The GVSP is a master-planned community encompassing 1,269 acres of land envisioned to be developed with 4,210 dwelling units, 42.3 acres of business and professional office space, 72.7 acres of commercial retail, 108.7 acres of industrial, 24 acres for three school sites, and 51.1 acres of public parks.

The 44.9-acre project site consists of two (2) vacant parcels (APNs: 327-220-012 and -044). The project site was approved in 2005 to be developed with 650,000 square feet of retail/office uses in four future phases. However, only the Perris Crossings Shopping Center was constructed as part of phase 1, totaling approximately 289,800 square feet. The remaining three future phases were never built and have remained vacant.

The site is surrounded by the EMWD water and reclamation treatment plant to the north across Watson Road; vacant land, approved to be developed with multi-family residential development, to the west; the I-215 freeway and commercial development to the east; and the Perris Crossing Shopping Center and vacant land across Ethanac Road within the City of Menifee limits to the south. Currently, Watson Road and the easterly segment of Green Valley Parkway, from Murrieta Road to Ethanac Road, are unimproved (Exhibit B).

Ad hoc Committee

On May 16, 2023, staff conducted an Ad Hoc Committee for this Project. The Ad Hoc Committee expressed the need to provide reciprocal access with the existing Perris Crossings Shopping Center to the east, that the shopping center does not need to have the same architectural style, and to ensure the 498,000 square feet warehouse component is buffered from the future entitled multi-family residential development to west along Watson Road.

The applicant revised the project plans in response to the Ad Hoc Committee's concerns as follows: 1) A driveway has been included to provide reciprocal access to the Perris Crossings Shopping Center to the east; 2) The buildings have been designed in a modern commercial architectural theme with different colors and materials; 3) The industrial building is buffered from the future multi-family residential development to the west by a 6-foot high wall at the property line, followed by a landscape buffer of 104 feet with mature 36"box trees, followed by an additional 14-foot tall wall around the truck parking area to screen the semi-truck parking/loading area. In addition, the industrial building has a 198-foot setback from the future multi-family residential zoned property, with the truck doors an additional distance of 119 feet with a notch in the building layout to screen the truck loading area. Lastly, the truck parking area is oriented towards Case Road adjacent to the EMWD treatment plant, with the truck driveway configured to direct traffic towards Case Road.

Overall, the Ad Hoc Committee was appreciative of the project design and implementation of the Industrial Good Neighbor Guidelines which included an additional landscape buffer and screening from the residential zoned property to the west.

PROJECT DESCRIPTION

The project proposal involves a Vesting Parcel Map to subdivide two parcels into seven parcels totaling 44.9 acres, Conditional Use Permits for the review of site plan and building elevations for a 498,000 square foot industrial building, 116,000 square foot self-storage and outdoor RV parking facility, and two 2,300 square-foot drive-through restaurants; Development Plan Reviews for the review of site plan and building elevations for a four-story hotel, and a 21,600 square foot commercial shopping center. The Project is known collectively as the Case Road Mixed-Use Project.

Community Benefits

As part of this Project, the applicant is also proposing the following community benefits:

- Construction of either Commercial Building E, F, G or the hotel (with Basins located on lots C and D) concurrently with the proposed industrial warehouse building, along with all the street frontage improvements along Green Valley Parkway for the entire commercial length.
- Certificate of Occupancy (CofO) of at least one (1) tenant in the commercial building or hotel with occupancy of the industrial building, with an option to include \$400,000 deposited into an escrow account prior to building permit issuance that will not be refundable if the developer wishes to secure occupancy of the industrial building without a CofO with the commercial tenant. The deposit will be refundable if CofO of a commercial tenant can be secured concurrently or prior to occupancy of the industrial building. This funding can be utilized as additional funding for the Ethanac Bridge Project at the San Jacinto River or as determined by the City, if the developer is unable to obtain CofO of a commercial tenant before CofO of the industrial building.
- Widening of Case Road from Watson Road to Mapes Road from two lanes to four lanes at a community benefit of approximately \$300,000 after deducting potential reimbursement, which is considered a community benefit as it is above and beyond the traffic study requirements.

Project Component Details

Below is a summary of each component of the proposed development (Exhibit D):

1. Industrial Development (Parcel 7):

Parcel 7 consists of 23.77 acres located at the southwest corner of Watson Road and Case Road. Parcel 7 is proposed to be developed with a 498,000-square-foot industrial warehouse building consisting of 492,000 square feet of warehouse area with 6,000 square feet of mezzanine office area located at the southwest corner of the building. The overall maximum height of the building is 49 feet. A total of 59 loading high dock doors and 183 trailer spaces

are proposed on the north side of the building. A 14-foot-high decorative concrete screen wall will screen the loading dock and truck trailer courtyard from Watson Road to the north, Case Road to the east, and the area to the west. A total of 183 parking spaces are proposed for employees and visitors along the south and west sides of the site.

Access to passenger vehicles is provided via the two most southerly driveways through the Perris Spectrum Shopping Center to Case Road. Truck access is provided on Watson Road, which is designed with reversed returns to restrict left-in and right-out-only truck movements.

Three entry lanes allow queuing for up to six (6) trucks/trailers. There is no co-mingling of passenger vehicles and trucks on-site. Trucks are anticipated to access the I-215 Freeway/Bonnie Drive Interchange by exiting the project site via Watson Road and Case Road, consistent with the City's adopted truck routes.

As conditioned, the idling of truck engines will also be limited to no longer than five minutes, and as conditioned, signage will be added to the guard shack or truck courtyard entrance gate informing drivers of this condition.

2. *Commercial Development - (Parcels 1 through 3)*

The commercial shopping center consists of Parcels 1 through 3, totaling 4.63 acres located along the Green Valley Parkway frontage, 340 feet north of Ethanac Road. The commercial shopping center consists of three buildings totaling 27,200 square feet as follows: Building E is a multi-tenant building totaling 21,600 square feet, and Buildings F and G are anticipated for two 2,800 square foot drive-through restaurants. Separate drive-thru lanes wrap around the west, south, and east sides of Buildings F and G and do not conflict with the on-site circulation. Outdoor spaces with amenities are provided between Buildings F and G, including shaded patio seating areas and water features. Multi-tenant Building E, located north (rear) of Buildings F and G includes a courtyard paseo with amenities such as shaded patio seating areas, a water feature, and landscape planters. The westerly and southern portions of Building E will also include two outdoor enclosed dining areas.

A total of 196 parking spaces are proposed for the commercial shopping center. As conditioned, the applicant/developer has the option of constructing either Building E, F, G or the hotel (with Basins located on lots C and D) simultaneously with the proposed industrial warehouse building. The improvements include all on-site and off-site infrastructure, interior parking, and landscaping for the shopping center (Exhibit F).

3. *Hotel (Parcel 4):*

Parcel 4 is comprised of 4.52 acres located along the Green Valley Parkway frontage, 630 feet north of Ethanac Road. Parcel 4 is proposed to be developed as a four-story hotel with 128 rooms and amenities, including an outdoor pool, cabana, and gazebo. The overall maximum height of the hotel is 49 feet with a building footprint of 20,000 square feet. A total of 141 parking spaces are proposed throughout the hotel.

4. *Self-storage and Outdoor RV parking facility (Parcels 5 and 6)*

Parcels 5 and 6 are comprised of 8.89 acres located along the Green Valley Parkway frontage, 1,000 feet north of Ethanac Road. Both parcels are proposed to be developed with a self-storage and outdoor RV parking facility.

The self-storage facility consists of three (3) buildings totaling 116,000 square feet. Building A is a 38,000-square-foot two-story self-storage building, Building B is a 63,400-square-foot two-story self-storage building, and Building C is a 14,600-square-foot self-storage building. The self-storage facility is screened by an 8-foot-high split-face block wall from Green Valley Parkway. A total of 60 parking spaces are proposed for employees and customers along the west and north sides of the site.

The proposed RV parking facility consists of a paved parking lot with 215 RV parking spaces. Three points of access to the site will be provided: via Green Valley Parkway through the self-storage facility and two (2) points of access from the Perris Crossing Shopping Center to the east, which currently has a recorded reciprocal access agreement. An 8-foot-high split-face block wall is provided for security and screening around the perimeter of the facility. As conditioned, the RV parking facility will prohibit semi-truck and semi-truck trailer parking.

5. *Basins (Lots E, C, and D) – Fronting Watson Road, Ethanac Road and Green Valley Parkway*

Lot E is an existing unimproved 1.41-acre water quality basin that receives drainage flows from the northerly area of the Perris Crossing Shopping Center. The basin fronts Watson Road, located south of the EMWD water reclamation plant.

Lot C, consisting of 0.86 acres, fronts onto Ethanac Road and Green Valley Parkway and is located west of the Perris Crossing Shopping Center. The basin will receive drainage flows from the self-storage, hotel, and future commercial shopping center.

Lot D is an existing 0.80-acre water quality basin that receives drainage flows from the Perris Crossing Shopping Center. The basin fronts Ethanac Road, located east of the shopping center.

6. *Vesting Parcel Map No. 38814 (VPM 38814)*

The VPM proposes to subdivide two parcels into seven parcels totaling 44.9 acres. Approval of a VPM provides security to the developer that the Project can proceed under the existing zoning and ordinances in the event there are unforeseen delays in the Project. This is consistent with the Subdivision Map Act, which offers a vested right to vested maps to proceed in accordance with the ordinances, policies, and standards in effect at the time the vesting maps are approved. To obtain this assurance, the developer was required to submit grading, infrastructure, and construction plans to confirm all development criteria for public health and safety requirements are addressed in advance, which is not required of a tentative parcel map. Also, the developer has agreed not to freeze any development fees.

PROJECT ANALYSIS

The table below summarizes the Project's consistency with the General Plan, Green Valley Specific Plan, Industrial Good Neighbor Guidelines, Title 18 Subdivision Code, March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and Perris Valley Airport Land Use Compatibility Plan.

Consistency Analysis
<p>Consistency with the General Plan</p> <p>As proposed, the Project will be consistent with the General Plan and will further the following General Plan Circulation Element, Safety Element, and Land Use Element goals:</p> <p><u>Circulation Element:</u></p> <ul style="list-style-type: none">o Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.o Goal V - Efficient goods movement.<ul style="list-style-type: none">- V.A.8: Require streets abutting properties in Light Industrial and General Industrial Zones (Business Professional of the GVSP) to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks.- V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses.<ul style="list-style-type: none">• Policy VA (Circulation Element): Provide for the safe movement of goods along the street and highway.• Policy VIII.B (Circulation Element): Identify Transportation System Management (TSM) strategies to mitigate traffic impacts and maintain the desired level of service along the street and highway system. <p><u>Safety Element:</u></p> <ul style="list-style-type: none">o Policy S-2.1 – Require road upgrades as part of new developments/major remodels to ensure adequate evacuation and emergency vehicle access. Limit improvements for existing building sites to property frontages.o Policy S-6.1 – Ensure new development complies with the development requirements of the AICUZ (Air Installation Compatibility Use Zones) Land Use Compatibility Guidelines and ALUP (Airport Land Use Plan) Airport Influence Areas for March Air Reserve Base. <p><u>Land Use Element:</u></p> <ul style="list-style-type: none">o Policy II - New development consistent with infrastructure capacity and municipal services capabilities.o Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy. The proposed industrial

Consistency Analysis
<p>building, self-storage, hotel, and commercial components would produce jobs within the vicinity of the area.</p>
<p>Consistency with the Green Valley Specific Plan Specific Plan (GVSP)</p> <p>The commercial and hotel components are consistent with the Commercial Zone of the Green Valley Specific Plan, which is intended for retail, professional office, and service-oriented business activities. The industrial building, self-storage, and outdoor RV parking components are consistent with the Business Professional Zone of the Green Valley Specific Plan, which is intended to support a wide range of manufacturing and nonmanufacturing uses, from warehousing to distribution facilities and truck and trailer storage facilities. Therefore, the Project would be consistent with the Green Valley Specific Plan.</p> <p>The Business Professional Zone allows industrial buildings, drive-through businesses, self-storage, and RV facilities subject to the granting of a Conditional Use Permit and conformance with all applicable provisions of the City's Zoning Code regulations. As proposed, these uses will be compatible with the existing EMWD treatment plant to the north, and commercial shopping center to the east and will not be detrimental to the public health, safety, or general welfare of the City of Perris residents.</p>
<p>Consistency with the Industrial Good Neighbor Guidelines (GNG)</p> <p>The Project was submitted on February 27, 2023, after the adoption of the GNG in September 2022. Although the development is not subject to the provisions of the Industrial Good Neighbor Guidelines, the industrial development complies with the 30-foot landscape setback and 300-foot separation from loading docks to the nearest residentially zoned property required by the GNG. The Project proposes 317 feet from the truck doors to the nearest residential-zoned property line to the west and provides a 104-foot landscape buffer along the westerly property line. As proposed, the industrial component of the Project complies with the GNG.</p>
<p>Consistency with Title 18 – Subdivisions</p> <p>The Project proposes Vesting Parcel Map 38814 to subdivide two (2) parcels into seven (7) parcels totaling 44.9 acres. Parcels 1 through 3 are proposed to be developed with a commercial center, which will require a reciprocal access agreement. Also, Parcels 1, 2, 3, 6, and 7 will continue to utilize the recorded reciprocal access from the Perris Crossing Shopping Center to the east. The Project was analyzed for compliance with the minimum lot standards, and all project components comply. Therefore, the Project is consistent with the GVSP and Title 18—Subdivisions.</p>
<p>Compliance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</p> <p>The proposed Project is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA.) Zone E (Other Airport Environs), which has no development restrictions subject to a deed notice and disclosure of an avigation easement and notice of "airport in the vicinity" to future property owners.</p>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the GVSP Development Standards for the

Business and Professional Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the 498,000-square-foot industrial building.

Green Valley Specific Plan Business and Professional - Development Standards Industrial Building					
	Standard		Proposed	Consistent	Inconsistent
Building Height	50 feet		49 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Lot Coverage	50 percent		47.5%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	20,000 square feet		23.77 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	100 feet		738 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: East – Case Road	15 feet	54 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side Yard: North – Watson Road	5 feet	243 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard South	0 feet	90 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard - West	10 feet	154 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	15 percent		17.6 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Chapter 19.69 – Parking Development Standards Industrial Building					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial Building	Warehouse: 950,224 sq. ft. 20,000 sq. ft. (1space/1000 sq. ft.)	20 spaces	159 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	20,000 – 40,000 sq. ft. (1 space /2000 sq. ft.)	10 spaces			
	Over 40,000 sq. ft. (1 space/5000 sq. ft.)	92 spaces			
Trailer Parking	1 trailer space per 5000 sq. ft.	100 Trailer spaces	183 trailer spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		122 spaces	159 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			37 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The table below summarizes compliance with the GVSP Development Standards for the Business and Professional Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the self-storage and outdoor RV parking facility.

Green Valley Specific Plan Business and Professional - Development Standards Self-storage and Outdoor RV Parking Facility					
	Standard		Proposed	Consistent	Inconsistent
Building Height	50 feet		34 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Lot Coverage	50 percent		16.5%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	20,000 square feet		Parcel 5: 4.49 acres Parcel 6: 4.40 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	100 feet		Parcel 5: 387 feet Parcel 6: 308 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: West – Green Valley Parkway	10 feet	28 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard East	0 feet	45 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard North (adjacent to residential)	10 feet	22 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - South	0 feet	47.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	15 percent		16.5 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Chapter 19.69 – Parking Development Standards Self-storage and Outdoor RV Parking Facility					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Self-storage and outdoor RV parking facility	One space for 2,000 square feet	58 spaces	60 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		58 spaces	60 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			2 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The table below summarizes compliance with the GVSP Development Standards for the Retail Commercial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the Hotel.

Green Valley Specific Plan Retail Commercial Zone - Development Standards Hotel					
Standard		Proposed	Consistent	Inconsistent	
Lot Coverage	50 percent maximum	10.1 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum Lot Size	10,000 square feet	4.52 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum Lot Width	100 feet	458 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Height	50 feet	50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Setbacks	Front Yard: West – Green Valley Parkway	25 feet (measured from curb line)	120 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard East	18 feet	65 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard North	15 feet	130 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - South	15 feet	160 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	15 percent	38.2 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Parking Standards Chapter 19.69 – Parking Development Standards Hotel					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Hotel	1.1 spaces per guest room (128 rooms)	141 spaces	211 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		141 spaces	211 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			70 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The table below summarizes compliance with the GVSP Development Standards for the Retail Commercial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the Commercial Shopping Center

Green Valley Specific Plan Retail Commercial Zone - Development Standards Commercial Shopping Center					
Standard		Proposed		Consistent	Inconsistent
Lot Coverage	50 percent maximum		Parcel 1: 7.1 percent Parcel 2: 6.9 percent Parcel 3: 18.9 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	10,000 square feet		Parcel 1: 0.93 acres Parcel 2: 0.89 acres Parcel 3: 2.81 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	100 feet		Parcel 1: 184 feet Parcel 2: 184 feet Parcel 3: 288 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	50 feet		23.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: West – Green Valley Parkway	25 feet (from curb line)	100 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard East	0 feet	8 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard North	0 feet	30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - South	0 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	15 percent		Parcel 1: 33.6 percent Parcel 2: 31.6 percent Parcel 3: 24.2 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Chapter 19.69 – Parking Development Standards Commercial Shopping Center					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Commercial Shopping Center	1 space for every 200 sq. ft.	136 spaces	196 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		136 spaces	174 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			38 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations**

Commercial Center

The building elevations reflect modern commercial architecture. The general concept for the commercial center offers a linear design with simple forms and building fenestration with a strong presence along the Green Valley Parkway frontage. Multiple materials are proposed, including wood grain veneer, metal canopies, and stucco. The colors for the commercial buildings range from off-white, charcoal gray, light brown, and black. Buildings F and G are proposed drive-thru restaurants designed to match Building E and provide a trellis structure over the drive-thru building to match the proposed materials of the main structure. Buildings E will be constructed at a later time; therefore, a condition of approval is recommended requiring approval of a separate Administrative Development Plan Review for each building (Exhibit E).

Hotel Development

The proposed Hotel will provide stuccoed walls, metal vertical siding, composite wood horizontal siding, metal cladding finish, and stone veneer. The hotel is proposed to be articulated on all four sides of the building. The proposed color palette combines shades of grey, off-white, and green color. The entrances of the hotel will provide a metal roof structure to clearly define the main entrances of the hotel. Overall, the hotel complies with the GVSP standards for architecture.

Self-storage and Outdoor RV parking facility

The proposed self-storage facility will provide stuccoed concrete walls, metal panels, and concrete block. The building is also articulated by incorporating varying rooflines, sconce light fixtures, steel canopies, and vertical treatment with fenestration. The proposed color palette combines shades of grey, off-white, and a light blue color. The combination of various colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building and complies with the GVSP architectural requirements.

Industrial Development

The proposed industrial building elevations reflect the current and up-to-date contemporary industry standard and style for concrete tilt-up construction within the City of Perris. The design provides articulation by incorporating a combination of varying rooflines, substantial cornice treatment, vertical and horizontal windows, intermittent recessed panels and windows, and additional vertical elements. In addition to the concrete tilt-up building, three (3) different building materials have been added to the exterior of the building, including two (2) types of decorative tile veneer mimicking wood and metal steel canopy awnings. Horizontal panels and black anodized mullions have also been provided for the windows. The proposed color palette combines shades of grey, off-white, and an aluminum blue color to provide contrast with the lighter colors. The combination of various colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building. As conditioned, roof-mounted equipment will be screened and not visible from adjacent streets (Exhibit E).

- **Employee Amenity and Recreation Areas**

In accordance with the GVSP Industrial guidelines (Section 4.3.6), the industrial building requires one outdoor break area for each office location. The industrial building proposes one office area located at the southwest corner of the building. The Project proposes two (2) outdoor break areas consisting of a concrete lunch patio and a seating area covered with a trellis structure located at the southwest and northwest sides of the building. Also, an indoor amenity area consisting of an activity room and wellness center is provided in the southeast area of the building. As proposed, the project amenities comply with the requirements of the GV SP (Exhibit E).

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance and GV SP requirements. The proposed on-site landscaping coverage on the commercial component totals approximately 55,565 square feet or 27.5 percent. The proposed on-site landscaping coverage on the hotel component totals approximately 75,667 square feet or 38.2 percent. The proposed on-site landscaping coverage on the self-storage component totals approximately 62,025 square feet or 16.5 percent. The industrial component of the Project consists of 183,124 square feet or 17.6 percent of landscape coverage. The entire project site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points throughout the project site. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas (Exhibit E).

- **Circulation**

As part of the Project, Green Valley Parkway is proposed to be constructed from the Project's frontage (curb, gutter, sidewalk, and a raised landscape median) to Ethanac Road. The following access points are proposed:

- Two (2) points of access are proposed for the hotel, a 26-foot-wide northerly right-in/right-out driveway and a 42-foot-wide southerly full access driveway along Green Valley Parkway.
- A 30-foot wide right in/right out driveway off Green Valley Parkway is proposed for the commercial shopping center. Secondary access is provided via a proposed drive aisle to the Perris Crossing Shopping Center to the east, which currently has a recorded reciprocal access agreement.
- A 32-foot-wide right-in/right-out driveway along Green Valley Parkway is proposed for the self-storage facility.

All vehicles exiting the self-storage and commercial shopping center would turn right out (north) and proceed to make a U-turn (south) to Ethanac Road in the interim.

- **Fencing/Walls**

Hotel Development

The hotel site consists of an eight (8) foot high wrought iron fence (painted black) with pilasters every 100 feet along the easterly property line and an eight (8) foot high split-face block wall with pilasters every 100 feet along the northerly property line per the conceptual

wall and fence plan.

Self-storage and Outdoor RV parking facility

The self-storage facility consists of a six (6)-foot-high split-face block wall with pilasters every 100 feet along Green Valley Parkway and the northerly property line. Also, an eight (8) foot high wrought iron fence, painted black, with pilasters every 100 feet will be installed on the easterly property line. The Outdoor RV parking facility will provide an eight (8) foot high split-face block wall with pilasters along the southerly, northerly, and easterly property line to provide control access to the site.

Industrial Development

The truck/trailer courtyard/loading areas on the north, east, and west sides of the industrial site are proposed to be screened with 14-foot-high decorative screen walls. In front of the decorative screen wall will be a landscape berm that will reduce the visual height of the wall to eight (8) feet. Additionally, staff have conditioned the gates to include a perforated metal mesh to be installed behind the gates to obscure visibility into the loading areas. In addition to the screen walls, an eight (8) foot split-face block wall with pilasters every 100 feet will be installed along the westerly property line per the conceptual wall and fence plan. With the recommended conditions of approval, the proposed walls and fencing comply with the GVSP (Exhibit E).

HOUSING ELEMENT

On January 25, 2022, the City of Perris adopted the 2021-2029 Housing Element (HE) that included a Regional Housing Need Assessment (RHNA) of 7,805 units for the 2021-2029 planning period. The HE resulted in a housing surplus of 135 lower-income dwelling units, 171 moderate-income dwelling units, and 1,335 above-moderate-income dwelling units.

The adopted HE identified this project site as Site 6.1 and 6.2 out of the 13 housing sites throughout the City. The developer proposes to utilize the HE surplus for this Project. The table below summarizes the dwelling unit type allocation for sites 6.1 and 6.2.

	Lower Income Dwelling Units	Moderate Income Dwelling Units	Above Moderate Income Dwelling Units
2021-2029 Housing Element Surplus	135	171	1,335
Site 6.1 (327-220-012)	47	47	145
Site 6.2 (327-220-044)	60	60	183
Site 6 Total	107	107	328
Remaining Housing Element Surplus Balance	28	64	1,077

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

The GVSP EIR approved for the Project in 1990 considered the effects of a buildout of the overall specific plan. Because subsequent discretionary actions by the City are required, including consideration of future tentative maps for the various phases of the GVSP, the EIR acknowledged that the GVSP may require additional environmental analysis.

A fourth Addendum to the Final Environmental Impact Report (Final EIR) of the GVSP has been prepared as part of this Project. It concluded that the amendment would not result in any new or more significant impacts than were previously disclosed and analyzed in the Final EIR for the GVSP. As the lead agency under the California Environmental Quality Act (CEQA), the City of Perris has determined that, in accordance with Sections 15162 and 15164 of the State CEQA Guidelines, the proposed changes to the development pattern and other minor changes from the development scenario described in the 1990 Final EIR for the adopted GVSP warrant the preparation of an Addendum to the EIR. However, the changes do not warrant the preparation of a subsequent or supplemental EIR because the amendments do not result in any new or more severe significant impacts than previously disclosed.

PUBLIC HEARING NOTICE:

A Notice of Public Hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing and distribution of the staff report, staff has not received any other letters regarding this Project.

RECOMMENDATION:

The Planning Commission adopt Resolution 24-05 adopting the Fourth Addendum to the Final Environmental Impact Report (Final EIR) of the Green Valley Specific Plan (GVSP), and approve Vesting Parcel Map 23-05059 (VPM 38814), Conditional Use Permits (CUPs) 23-05047, 23-05208, 23-05210, and Development Plan Reviews (DPRs) 23-00013 and 23-00014, to facilitate the construction of an industrial warehouse building, commercial shopping center, self-storage RV parking facility, and hotel on 44.9 acres, based on the findings and the Conditions of Approval.

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

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

~~EXHIBITS:
1. Resolution 24-05 Approving Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
2. Vicinity/Aerial Map~~

~~C. Green Valley Specific Plan Land Use Map
D. MARB/IPA ALUCP Map
E. Project Plans (Site Plan, Wall and Fence Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, Conceptual Landscape, and Colors and Materials Sample Sheet)
*Due to the size of the plans, only select site plans, elevations, and landscape plans are provided in the staff report package; the complete set of plans are on File with the Planning Department and available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-436#docan1206_1313_479
F. Vesting Parcel Map VPM 23814
G. Case Road Mixed Use Phasing Plan
H. Green Valley Specific Plan, Fourth Addendum EIR with Associated Studies
*Due to the size of the document files, the documents are on File with the Planning Department and available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-436#docan1206_1313_479**~~

Consent:
Public Hearing: X
Business Item:
Presentation:
Other:

Exhibit H

Green Valley Specific Plan, Fourth Addendum EIR with Associated Studies – Due to the size of the document files, the documents are on File with the Planning Department and available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-436#docan1206_1313_479

Exhibit I

Public Comments and Responses to Comments. *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-436#docan1206_1313_479

Exhibit J

1990 Green Valley Specific Plan EIR, Second Addendum EIR, and Third Addendum EIR,
Due to the size of the document files, the documents are available online at:

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
437#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-437#docan1206_1313_479)

Planning Commission Agenda

CITY OF PERRIS

August 07, 2024

Item

6C

Specific Plan Amendment

(SPA) 22-05380,

Tentative Parcel Map 22-05379

(TPM 38730),

Development Plan Review

(DPR) 22-00037), and

Development Plan Review

DPR) 22-00038



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: August 7, 2024

SUBJECT: Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 – A proposal to consider the following entitlements to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a four-story hotel, totaling 61,008 square feet on 17.1 acres, located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue: 1) Specific Plan Amendment to rezone 12.55 acres of the 17.1-acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC-SP); 2) Tentative Parcel Map to subdivide two (2) parcels into four (4) parcels; and 3) Development Plan Reviews for review of the industrial and commercial site plan and building elevations. Applicant: Marwan Alabbasi.

REQUEST: Adopt Resolution 24-10 recommending that the City Council certify the Final Environmental Impact Report (SCH 2023110588), adopt the Mitigation and Monitoring and Reporting Program, and approve Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038, to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a four-story hotel, totaling 61,008 square feet on 17.1 acres, based on the findings and the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND

The project site consists of two vacant parcels totaling 17.1 acres. The site is surrounded by vacant land to the north across Ramona Expressway, currently in process for a proposed commercial and industrial development; Park Place Mobile Home Park and commercial shopping center to the west; Camper Resorts of America to the east; and industrial development to the south across Dawes Street.

As a matter of information, a Scoping Meeting was conducted as part of the Environmental Impact Review (EIR) process related to development of the site with a commercial and an industrial warehouse project, where the Planning Commission provided feedback and recommended the applicant to meet with the City's Ad Hoc Committee for comments as summarized below.

- *Scoping Meeting*

On December 20, 2023, the Planning Commission conducted a public Scoping Meeting to review and discuss the preparation of an Environmental Impact Report for the proposed project, identified as Lakeshore Plaza and Distribution Park project, referred to herein as the "Project". The concerns expressed by the Planning Commissioners were related to the industrial component of the project and recommended the Environmental Impact Report (EIR) include: 1) a shade/shadow evaluation and an analysis the industrial building size that would not result in impacts to residences; 2) a light analysis for the parking lot, loading/dock area, and building-mounted lighting; 3) a noise levels analysis for the loading area and impacts to the proposed hotel and residences; 4) alternative analysis for a reduced size warehouse building and commercial uses; 5) an impact analysis to the normal business operation of the Camper Resorts of America during peak and non-peak season; 6) wear and tear on city streets resulting from trucks and passenger vehicles; and 7) a cumulative analysis of greenhouse gas emissions.

Also, a resident spoke in opposition to the Project and expressed her concern with the request to rezone the property from commercial to industrial, as there are residences within the surrounding area.

In response to the concerns, the Draft Environmental Impact Report prepared for this Project includes many of the recommendations made by the Planning Commission, including analysis related to noise, lighting, a shade/shadow evaluation, a reduced size warehouse building and commercial uses alternatives, impacts to the Camper Resorts of America, and cumulative analysis of greenhouse gas emissions.

- *Ad-Hoc Committee*

On June 25, 2024, staff conducted an Ad-Hoc Committee for this Project. The Ad-Hoc Committee expressed the need to provide enhanced landscaping along the west side of the industrial project to screen the industrial building from the existing residential community to the west, and to provide a wall and fence plan to ensure the loading area is adequately screened from public view.

The applicant revised the project plans in response to the Ad Hoc Committee's requested items as follows: 1) a color-coded wall and fence plan has been prepared for the project site; and 2) the site plan has been revised to include an 8-foot high wall on the westerly property line; in addition a 20-foot landscape setback, consisting of 36-inch box trees, a 26-foot drive isle, and a 6-foot-planter, adjacent to the industrial building is proposed to provide additional separation and buffer. Overall, the Ad Hoc Committee was appreciative of the project design and commercial component.

PROJECT DESCRIPTION

The project proposal involves a Specific Plan Amendment to rezone 12.55 acres of the 17.1-acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC-SP), a Tentative Parcel Map to subdivide two (2) parcels into four (4) parcels totaling 17.1 acres, and Development Plan Reviews for the review of the site plan and building elevations for a 271,098-square foot industrial warehouse building, and a commercial center consisting of a four-story, 52,008 square foot hotel with 107 rooms and two sit-down restaurants, totaling 9,000 square feet.

Below is a summary of each component of the proposed development and the proposed community benefits (Exhibits F and G):

1. Industrial Development (Parcel 4):

Parcel 4 consists of 12.55 acres, located south of the proposed commercial shopping center with frontage along Dawes Street to the south. The site will be developed with a 271,098-square-foot industrial warehouse building consisting of 5,000 square feet of ground-floor office area, and 266,098 square feet of warehouse area. One (1) office area is proposed on the southwest corner of the building. The design of the building is modern industrial, with an overall height of 46 feet.

A total of 34 dock doors are proposed on the east side of the building, and 78 trailer parking spaces are provided on the east side of the building. A total of 156 parking spaces are proposed for employees and visitors along the north, west, and east sides of the site. Two (2) points of access are proposed for the site, a 26-foot-wide westerly driveway along Dawes Street for passenger vehicles and a 40-foot-wide easterly driveway along Dawes Street for truck access. The proposed loading dock access gates are set back approximately 140 feet from Dawes Street to allow queueing of trucks/trailers prior to entering and exiting the trailer parking and loading dock area (Exhibit F).

Trucks are anticipated to access the I-215 Freeway/Harley Knox Blvd Interchange by exiting the project site via Dawes Street, Redlands Avenue, and Harley Knox Blvd, consistent with the City's adopted truck route.

2. Commercial Development - (Parcels 1 through 3)

Parcels 1 through 3 consist of 4.55 acres, located on the south side of Ramona Expressway. They are proposed to be developed with a commercial shopping center consisting of the following: 1) Building 1, consisting of 4,000 square feet, is a stand-alone sit-down restaurant with an outdoor enclosed covered dining patio; 2) Building 2, consisting of 5,000 square feet is also a stand-alone sit-down restaurant with an outdoor enclosed covered dining patio; and 3) Hotel consists of four stories with 107 rooms and amenities, including an outdoor pool, gazebo, and drop-off area.

A total of 226 parking spaces, four (4) recreational vehicle (RV) parking spaces, and two (2) loading areas will be provided to serve the commercial uses. Access to this site is provided via a 42-foot-wide westerly right-in/right-out driveway along Ramona Expressway (Exhibit G).

3. Community Benefits -As part of this Project, the applicant is proposing the following community benefits:

- *Community Benefit 1.* The applicant/developer will construct the hotel or one (1) commercial building (Buildings 1 or 2) within the Distribution Park Commercial Center project in conjunction with the proposed industrial warehouse building with appropriate backbone improvements for the commercial component. In addition, the applicant has agreed to the occupancy of at least one (1) tenant in the commercial building with occupancy of the industrial building. The applicant will pay a \$250,000 deposit into an escrow account at building permit issuance so that if the occupancy of the commercial tenant cannot be secured with occupancy of the industrial building, the developer will waive their right for a refund of this deposit. The \$250,000 would then be utilized for city community benefits, such as funding for the downtown skills training center’s administrative, operational, and vocational training needs or other community benefits deemed appropriate by the city.
- *Community Benefit 2.* Prior to occupancy of the industrial building, the applicant/developer will construct a sidewalk and a block wall along Dawes Road from the Project site to Redlands Avenue, in front of the Campers Resort of America, at an estimated value of approximately \$500,000.
- *Community Benefit 3.* Prior to occupancy of the industrial building, the applicant/developer will install a traffic signal at Dawes Road and Redland Avenue at an estimated value of approximately \$400,000. The installation of the traffic signal is considered a community benefit as is not required by the traffic analysis and will be constructed for public convenience and safety.

PROJECT ANALYSIS

The table below summarizes the Project's consistency with the General Plan, Perris Valley Commerce Center Specific Plan, Zoning Code, Industrial Good Neighbor Guidelines, Title 18 Subdivisions, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Consistency Analysis
<p>Consistency with the General Plan</p> <p>As proposed, the Project will be consistent with the General Plan and will further the following General Plan Circulation Element, Safety Element, and Land Use Element goals:</p> <p><u>Circulation Element:</u></p> <ul style="list-style-type: none"> o Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments. o Goal V - Efficient goods movement. <ul style="list-style-type: none"> - V.A.8: Require streets abutting properties in Light Industrial to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks. - V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses.

Consistency Analysis

- Policy VA (Circulation Element): Provide for the safe movement of goods along the street and highway.

Safety Element:

- Policy S-2.1 – Require road upgrades as part of new developments/major remodels to ensure adequate evacuation and emergency vehicle access. Limit improvements for existing building sites to property frontages.
- Policy S-6.1 – Ensure new development complies with the development requirements of the AICUZ (Air Installation Compatibility Use Zones) Land Use Compatibility Guidelines and ALUP (Airport Land Use Plan) Airport Influence Areas for March Air Reserve Base.

Land Use Element:

- Policy II - New development consistent with infrastructure capacity and municipal services capabilities.
- Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy.

Consistency with the Perris Valley Commerce Center Specific Plan Specific Plan (PVCCSP) and Zoning Code

The project site is in the Commercial (C) Zone within the PVCCSP, which is intended for retail, professional office, and service-oriented business activities. The stand-alone sit-down restaurants and hotel components are consistent with the Commercial Zone of the Perris Commerce Center Specific Plan.

The proposed amendment to the PVCCSP to rezone 12.55-acres of a larger 17.1-acre site from the Commercial (C) Zone to Light Industrial (LI) Zone will facilitate a 271,098 square-foot industrial warehouse building. The remainder 4.55 acres, fronting onto Ramona Expressway, will remain commercially zoned, consistent with the zoning along the Ramona Expressway corridor. The proposed amendment will ensure the project site is developed in compliance with the Light Industrial and Commercial Zones as envisioned in the PVCCSP. With the requested zone change, the project will be consistent with the goals and policies of the General Plan and the development standards of the PVCC Specific Plan and Zoning Code. Lastly, the project complies with the parking standards provided in the Zoning Code.

Consistency with the Industrial Good Neighbor Guidelines (GNG)

The Project was submitted on December 16, 2022, after the adoption of the GNG in September 2022. The industrial component of the project was analyzed for compliance with the provisions of the GNG related to the 20-foot landscape setback and 300-foot separation from loading docks to the nearest residentially zoned property to the west of the project site. The Project proposes 386 feet from the truck doors to the nearest residential zoned property to the west and provides a 20-foot landscape setback along the westerly side of the property. Therefore, as proposed, the industrial component of the Project complies with the GNG.

Consistency with Title 18 – Subdivisions

Consistency Analysis
<p>The project will subdivide two (2) parcels into four (4) parcels under Tentative Parcel Map 38730. Parcels 1 through 3 are proposed to be developed with the commercial center, which will require a reciprocal access agreement. Parcel 4 will be developed with the industrial warehouse building. The Project was analyzed for compliance with the minimum lot standards, and all project components comply. Therefore, the Project is consistent with the Title 18—Subdivisions.</p>
<p>Compliance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</p> <p>The Project site is located within Compatibility Zone D (Flight Corridor Buffer) of the MARB/IPA ALUCP, which has no restrictions on land uses. The proposed project was considered by the Airport Land Use Commission (ALUC) on January 11, 2024, for consistency with the D Zone and was determined to be consistent with the MARB/IPA ALUCP.</p>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The two tables below summarize compliance with the PVCCSP Development Standards for the Light Industrial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the 271,098-square-foot industrial warehouse building.

Perris Commerce Center Specific Plan Light Industrial - Development Standards Industrial Building					
		Standard	Proposed	Consistent	Inconsistent
Maximum FAR	0.75 FAR		0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Lot Coverage	50 percent		50 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	20,000 square feet (0.46 acres)		12.55 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	100 feet		660 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Depth	75 feet		879 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	50 feet		46.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: south – Dawes Street	10 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - East	0 feet	130 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - West	20 feet	71 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard - North	0 feet	50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	12 percent		15 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Chapter 19.69 – Parking Development Standards Industrial Building					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial Building	Warehouse: 271,098 sq. ft. 20,000 sq. ft. (1space/1000 sq. ft.)	20 spaces	173 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Over 40,000 sq. ft. (1 space/2000 sq. ft.)	126 spaces			
Total Parking		146 spaces	173 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			27 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The table below summarizes compliance with the PVCCSP Development Standards for the Retail Commercial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the Commercial Shopping Center.

Perris Commerce Center Specific Plan Commercial Zone - Development Standards Commercial Shopping Center & Hotel					
	Standard		Proposed	Consistent	Inconsistent
Floor Area Ration (FAR)	0.75 FAR		0.30 FAR	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Coverage	50 percent maximum		13 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	1 acre		Parcel 1: 1.21 acres *Parcel 2: 0.95 acres Parcel 3: 2.15 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	100 feet		* Parcel 1: 91 feet Parcel 2: 134 feet Parcel 3: 269 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Depth	150 feet		300 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	45 feet		*55 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: West – Ramona Expressway	15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard South	0 feet	89 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard East	0 feet	12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - West	10 feet	104 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	12 percent		21 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Notes: Commercial lot size can be less than 1 acre if a reciprocal and shared parking agreement is recorded per PMC19.38.080K.
Commercial lot width can be less than 100 feet if a reciprocal and shared parking agreement is recorded PMC19.38.080K.

Structure height can increase to a maximum of 100 feet above grade, provided that the front setback is increased 1 foot for every 1 foot of height increase.

Parking Standards Chapter 19.69 – Parking Development Standards Commercial Shopping Center and Hotel					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Sit-Down Restaurants	1 space for every 50 sq. ft. of dining area:		108 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Building 1: 2,400 sq. ft. Building 2: 3,000 sq. ft.	48 spaces 60 spaces			
Hotel	1.1 spaces per guest room (107 rooms)	118 spaces	118 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		226 spaces	226 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations**

Commercial Center

The commercial building elevations reflect modern Spanish-themed architecture. The general concept for the commercial center offers a linear design with simple forms and building fenestration with a strong presence along the Ramona Expressway frontage. Multiple materials are proposed, including stone veneer, wood veneer, metal canopies, and stucco. The colors for the commercial buildings range from off-white to charcoal gray and black. Both stand-alone sit-down restaurants will include outdoor eating areas enclosed by a pony wall. Overall, the proposed commercial buildings comply with the PVCCSP standards for architecture (Exhibit G).

Hotel Development

The proposed Hotel will provide stuccoed walls, varying roof heights, and metal awnings on the main entrances. The hotel is proposed to be articulated on all four sides of the building. The proposed color palette includes red as an accent color with a combination of different shades of grey. The entrances of the hotel will provide a metal roof structure to clearly define the main entrances of the hotel. Overall, the hotel complies with the PVCCSP standards for architecture (Exhibit G).

Industrial Development

The proposed industrial building elevations reflect a contemporary industry standard and style for concrete tilt-up construction within the City of Perris. The design provides articulation by incorporating a combination of varying rooflines, vertical and horizontal windows, intermittent recessed panels and windows, and additional vertical elements. In addition, the concrete tilt-up building will provide El Dorado Stone veneer with metal steel canopy awnings. Horizontal panels and grey anodized mullions have also been provided for the windows. The proposed color palette combines shades of grey, off-white, and a dark aluminum color to provide contrast with the lighter colors. The combination of various colors, articulating footprint, variable roof height, corner treatments, windows, etc., provides

visual interest to the building. As conditioned, roof-mounted equipment will be screened and not visible from adjacent streets (Exhibit F).

- **Employee Amenity and Recreation Areas**

The PVCCSP requires industrial buildings over 100,000 square feet to provide an outdoor employee amenity. The industrial building proposes one indoor amenity and break area located at the southwest corner of the building. The Project proposes one (1) outdoor break area consisting of a concrete lunch patio and a seating area covered with a trellis structure located at the southwest side of the building. As proposed, the project amenities comply with the requirements of the PVCC SP (Exhibit F).

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance and PVCC SP requirements. The proposed on-site landscaping coverage on the commercial component totals approximately 41,263 square feet or 21 percent. The industrial component of the Project consists of 82,236 square feet or 15 percent of landscape coverage. Therefore, the proposed landscape coverage exceeds the 12 percent landscape coverage requirement. The entire project site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points throughout the project site. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas (Exhibits F and G).

- **Circulation**

The commercial shopping center proposes a 42-foot-wide right-in/right-out driveway from Ramona Expressway. In order to allow adequate space for lanes and turning radius for delivery box trucks and recreational vehicles (RVs), a condition of approval is recommended requiring a 46-foot-wide driveway.

For the industrial building, vehicular and truck access will solely be provided along Dawes Street. The 26-foot-wide westerly driveway will provide full access to passenger vehicles, and the 40-foot-wide easterly driveway with reverse design will provide right-in/left-out access to emergency vehicles and trucks. The proposed loading dock access gates are set back approximately 145 feet from Dawes Street to allow queuing of at least two (2) trucks prior to entering and exiting the loading dock area.

Truck traffic will access the site via the I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard, Redlands Avenue, and Dawes Street, or via Placentia Avenue, Indian Avenue, Morgan Street, Redlands Avenue, and Dawes Street, consistent with the City's adopted truck routes and as depicted on the following two (2) exhibits:

I-215/Harley Knox Blvd Truck Route



I-215/Placentia Avenue Truck Route



Truck access to and from Ramona Expressway and Perris Boulevard is prohibited. A condition of approval is recommended requiring the applicant to provide future businesses with a copy of the approved truck routes to truck drivers and to post the approved City of Perris truck routes in the breakroom and truck yard. Additionally, on-site signs are required to be installed to direct trucks to designated truck routes.

- **Fencing/Walls**

- Commercial Development*

- The commercial site consists of an eight (8) foot-high screen wall with pilasters every 100 feet along the southerly property line, a six (6) foot-high block wall (skimmed), and a three (3) foot high block wall (skimmed) with pilasters every 100 feet along the easterly and westerly property lines (Exhibit G).

- Industrial Development*

- The east and south sides of the truck/trailer courtyard/loading area of the industrial site is proposed to be screened with 14-foot-high decorative screen walls. A 6-foot-high landscape berm is proposed along the Dawes Street frontage and in front of the decorative screen wall to reduce the visual height of the wall to eight (8) feet. Additionally, the truck/trailer/loading area gate will include a perforated metal mesh, attached to the back of the gates, to obscure visibility into the loading areas from Dawes Street. In addition to the screen walls, an eight (8) foot high block wall with pilasters every 100 feet will be installed along the westerly (Exhibit F).

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Environmental Impact Report (EIR-SCH 2023110588) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit J). The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to air quality, cumulative GHG emissions, and noise, which have been identified as significant and unavoidable. Thus, the adoption of a Statement of Overriding Consideration would be required in order to approve the project.

A Notice of Availability for the Draft Environmental Impact Report (Draft EIR) was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The notice 45-day public comment review period started on April 26, 2024, and ended on June 10, 2024. During the 45-day comment period, the City received six (6) comment letters (Exhibit I). Two (2) of the comment letters, one Blum, Collins & Ho LLP, on behalf of Golden State Environmental Justice Alliance (GSEJA), and the second one from Adams Broadwell Joseph & Cardozo, on behalf of Californians Allied for a Responsible Economy (CARE CA), were subsequently withdrawn. Following is a summary of the comment letters:

1. Eastern Municipal Water District (EMWD) – Commented that the project proponent needs to consult with the EMWD's Development Services Department to compare proposed and existing water demands and sewer flows and prepare a Design Conditions report (DC) prior to the final design and plan check.
2. Riverside Transit Agency (RTA) – Commenter stated they had no comments regarding this

project.

3. Agua Caliente Band of Cahuilla Indians – Commenter deferred monitoring to the Soboba Band of Luiseno Indians.
4. South Coast Air Quality Management District (SCAQMD) – Commenter stated that air emissions for the build-out of the PVCCSP are significant and unavoidable. Therefore, all mitigation measures for the PVCCSP EIR should apply. Also, the commenter recommends that the Lead Agency review South Coast AQMD Rule 2305 to determine the potential WAIRE Points Compliance Obligation for future warehouse operators and explore whether additional project requirements and CEQA mitigation measures can be identified and implemented at the proposed Project that may help future warehouse operators meet their compliance obligation.

Responses to Comments were prepared and included in the Final EIR. None of the comments raised additional environmental concerns that have not already been addressed in the EIR, constitute "significant new information" or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the EIR (Exhibit J). Per the Public Resources Code Section 21092.5, the City will provide a written response to the commenting public agency at least ten days prior to the scheduled public hearing for City Council consideration of the Final EIR certification.

PUBLIC HEARING NOTICE AND PUBLIC OUTREACH:

A Notice of Public Hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site and Camper Resorts of America occupants. As of the writing and distribution of the staff report, staff has not received any other letters regarding this Project.

As a matter of information, on February 29, 2024, the applicant held a community outreach meeting at 764 Ramona Expressway, Suite C. A total of 231 outreach flyers (Exhibit H) were sent to residences and businesses located within a 600-foot radius of the project site. The applicant indicated that a total of 6 people attended the meeting. During the meeting, the applicant presented the project, and attendees were given the opportunity to ask questions and to provide an email to ask any follow-up questions.

RECOMMENDATION:

Recommend to the City Council adoption of Resolution 24-10 recommending certification of the Final Environmental Impact Report (SCH2023110588), adoption of the Mitigation and Monitoring and Reporting Program, and approval of the Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038, to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants totaling 9,000 square feet, and a 52,008 square foot, four-story hotel on 17.1 acres, based on the findings and the Conditions of Approval.

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

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 24-10 Approving Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
- B. Vicinity/Aerial Map
- C. Existing and Proposed Modification to PVCCSP Specific Plan Land Use Designation Map
- D. MARB/IPA ALUCP Map
- E. Tentative Parcel Map (TPM) 38730
- F. Industrial Project Plans (Site Plan, Floor Plans, and Building Elevations) *Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
- G. Commercial Project Plans (Site Plan, Floor Plans, and Building Elevations) *Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
- H. Applicant prepared Public Outreach Flyer
- I. Public Comments and Responses to Comments
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-405#docan1206_1313_479
- J. Final Environmental Impact Report (SCH 2023110588), along with "Statement of Overriding Consideration," Mitigation Monitoring and Reporting Program, Associated Technical Studies.
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

Consent:
Public Hearing: X
Business Item:
Presentation: