

**SRC COMMENTS**  
**\*\*\* BUILDING & SAFETY \*\*\***

Planning Case File No(s): SPA 22-05380 & DPR #22-00037 & DPR 22-00038 & TPM

Case Planner: Nathan Perez 951-943-5003 EXT. 279

Applicant: Corine Mostad

Location: South of Ramona Expressway, & 1,260 feet East of Perris Blvd

Project: Proposal to construct a 291,098 SF Industrial Building, a 45,000 SF three-story Hotel, and two sit-down restaurants at 4,000 SF and 6,000 SF

APN(s): 303-100-012 and 014

Reviewed By: Jorge Caballero, CBO

Date: 07-16-24

## **BUILDING AND SAFETY COMMENTS**

To assist in providing an expeditious review, please cloud all corrections on the revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Conditions" shall be satisfied at the time before permit issuance or final inspection. Include a comment response list addressing each correction on the comment list. Thank You.

## **BUILDING AND SAFETY CORRECTIONS**

### **ACCESSIBLE PATH OF TRAVEL:**

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.

2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities. (Notification only can be shown on building plans)
5. Connect to areas of public accommodation.
6. Connect to trash enclosure locations.

Please be aware that a site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

**EV PARKING:**

Revise the site plan to show the required designated EV parking per CGC.

**DISABLED ACCESS GUIDELINE:**

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required by EVCS. 11B-208.1.

**Required Number of Accessible EVCS**

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

**Electric Vehicle Charging Stations for Public Use and Common Use**

**Electric Vehicle Charging Stations for Public Use and Common Use**

Total Number of EVCS at a Facility <sup>1</sup>	Minimum Number (by type) of Accessible EVCS Required		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be

**EV PARKING:**

Revise the site plan to show the required designated EV parking per CGC.

## DISABLED ACCESS:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

### Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

## **BUILDING AND SAFETY CONDITIONS**

1. The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with the current adopted California Building Codes and City of Perris Ordinances regulations in effect at the time of building plan submission and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2022 California Building Codes will be in effect as of January 1<sup>st</sup>, 2023, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1<sup>st</sup>, 2023, will be subject to the new updated California Building Code(s).

- A. 2022 California Building Code
- B. 2022 California Electrical Code
- C. 2022 California Mechanical Code
- D. 2022 California Plumbing Code
- E. 2022 California Energy Code.
- F. 2022 California Fire Code
- G. 2022 California Green Building Standards Code.

2. GREEN BUILDING CODE WASTE REDUCTION (Non-Residential):  
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan that:
  - a. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
  - b. Determines if materials will be sorted on-site or mixed.

- c. Identifies diversion facilities where material collected will be taken.
  - d. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
3. It will be required to provide proper fire access to the entire site.
  4. The proposed development will have to comply with the new EV charging station regulations.
  5. You will have to comply with the Title 24 and ADA Access regulations for any recreational uses, the hotel, restaurants, the complex, and the entire site,
  6. The proposed structures will require fire sprinklers
  7. The proposed structures cannot be built across any property lines. The Parcel Map will have to be recorded prior to the issuance of any building permits
  8. Riverside County Health Department review and approval is required.
  9. The hotel will require an elevator for access to each floor.

### **PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS**

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
  - A. Precise grading plans shall be approved
  - B. Rough grading completed
  - C. Compaction certification
  - D. Pad elevation certification
  - E. Rough grade inspection signed off

### **FIRE CONDITIONS: To Be provided by Dennis Grubb**

# **Exhibit B**

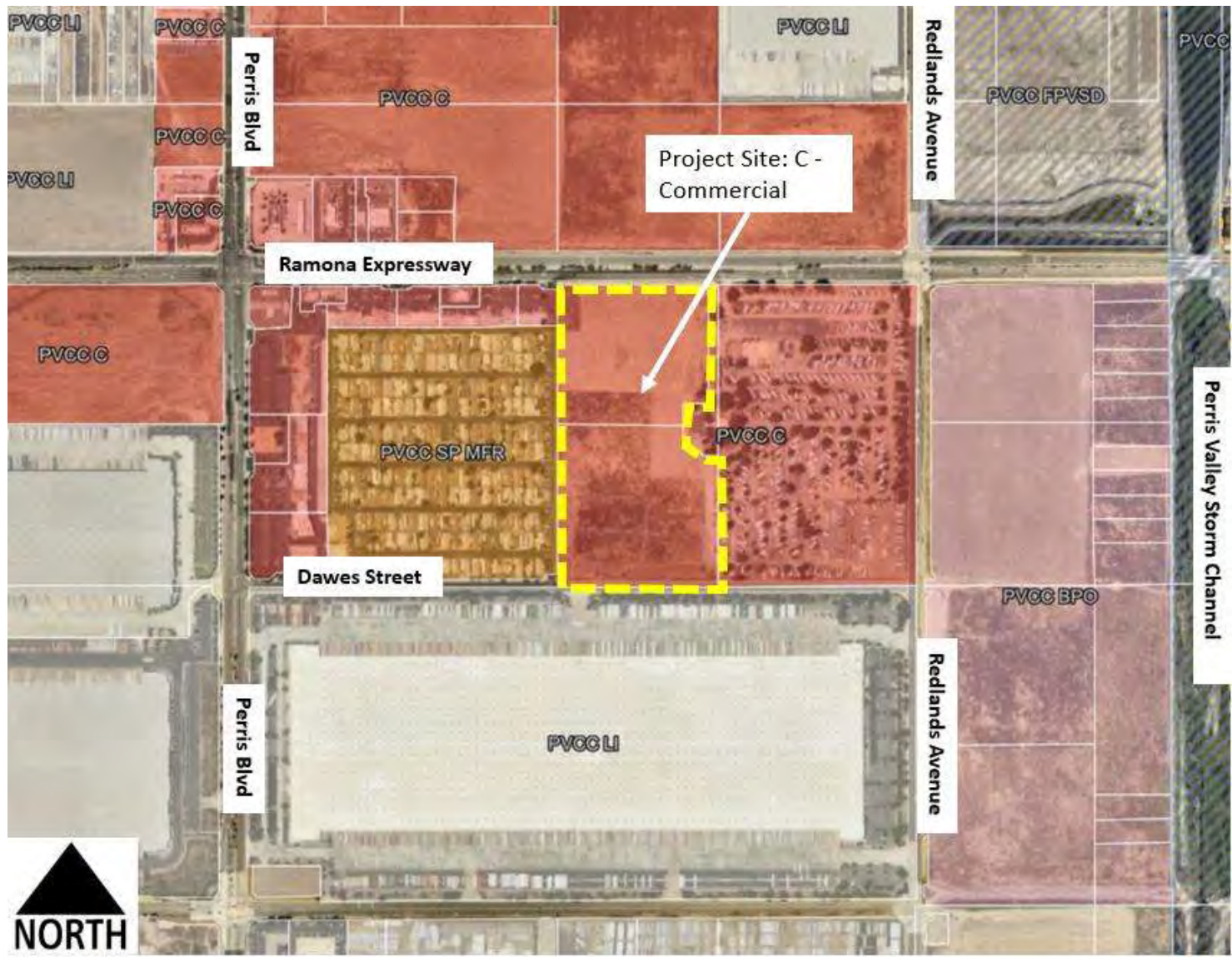
## Vicinity/Aerial Map

# Vicinity Map

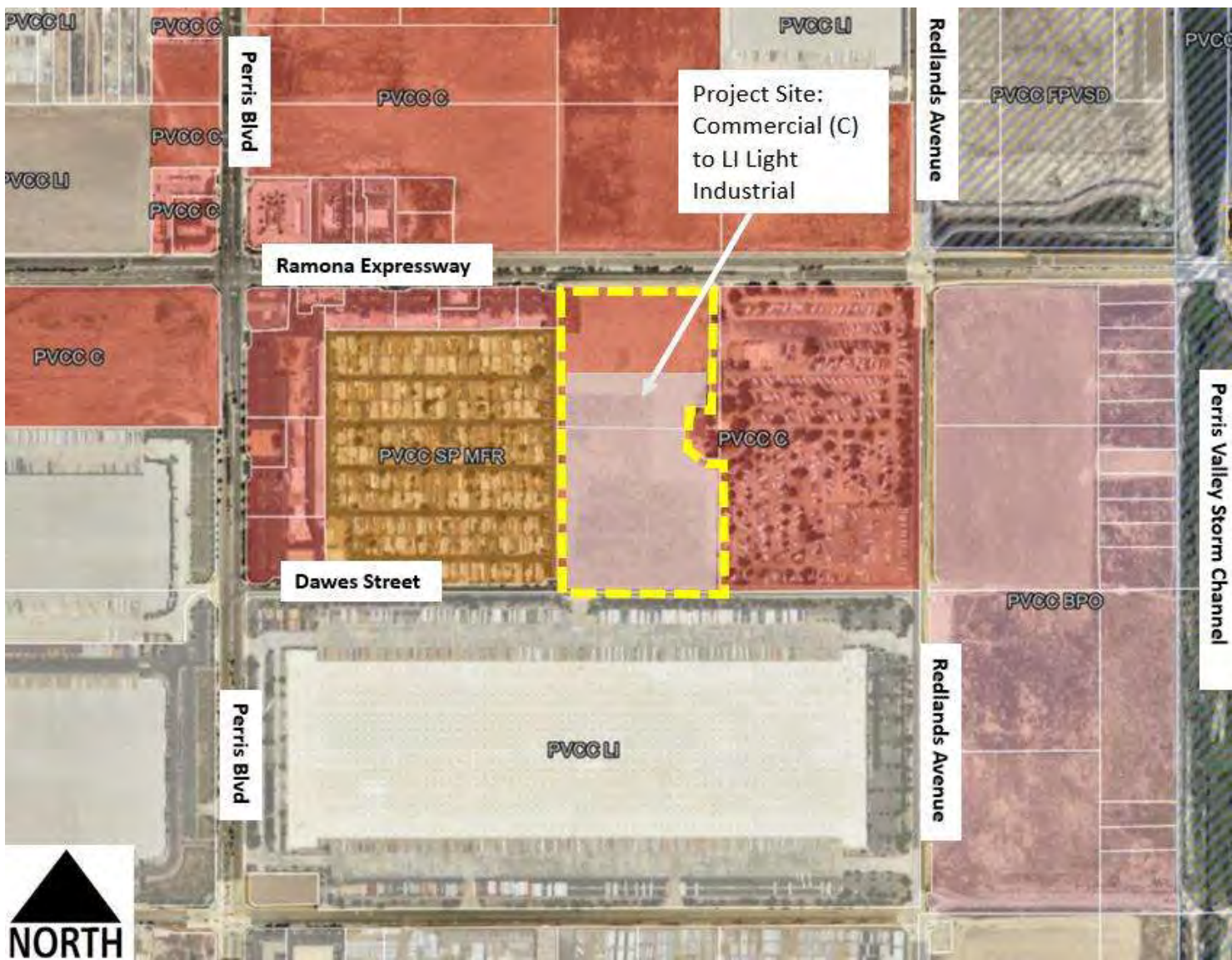


## **Exhibit C**

# Existing and Proposed Modifications to PVCCSP Specific Plan Land Use Designation Map



**Existing Land Use**



**Map Proposed Land Use Map**



## **Exhibit D**

### **MARB/IPA ALUCP MAP**

# MARB/IPA ALUCP Map



- Parcels
- Perris Boundary

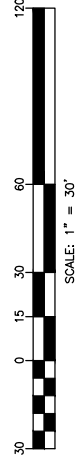
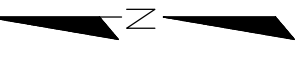
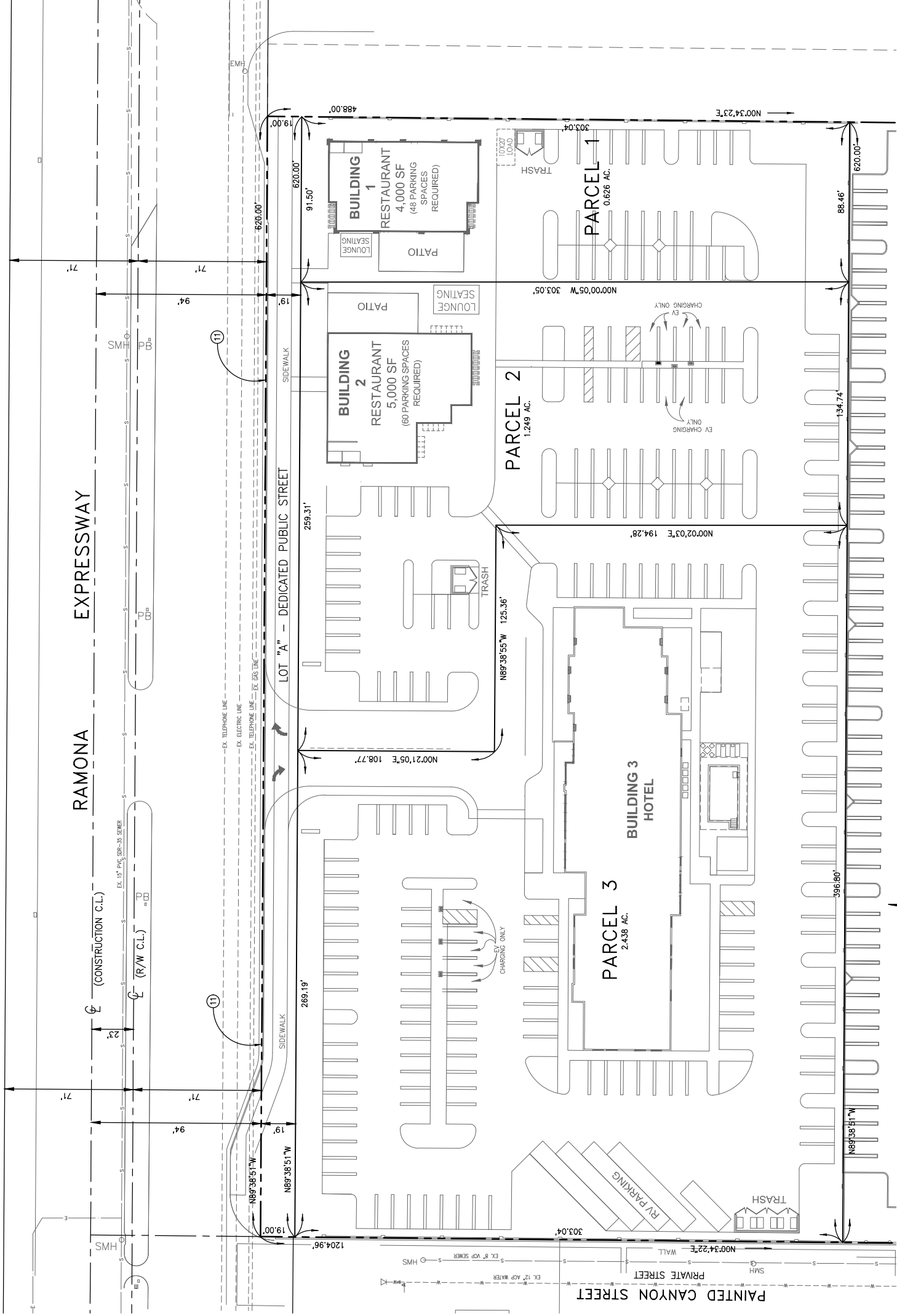


# **Exhibit E**

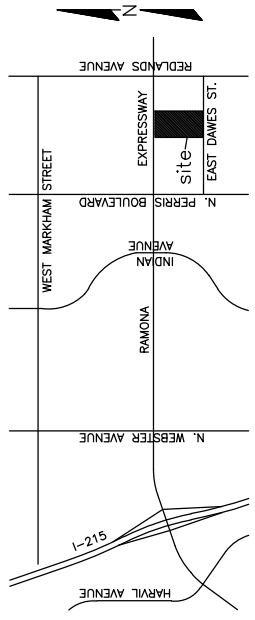
Tentative Parcel Map (TPM) 38730

# TENTATIVE PARCEL MAP NO. 38730

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



SEE SHEET 2



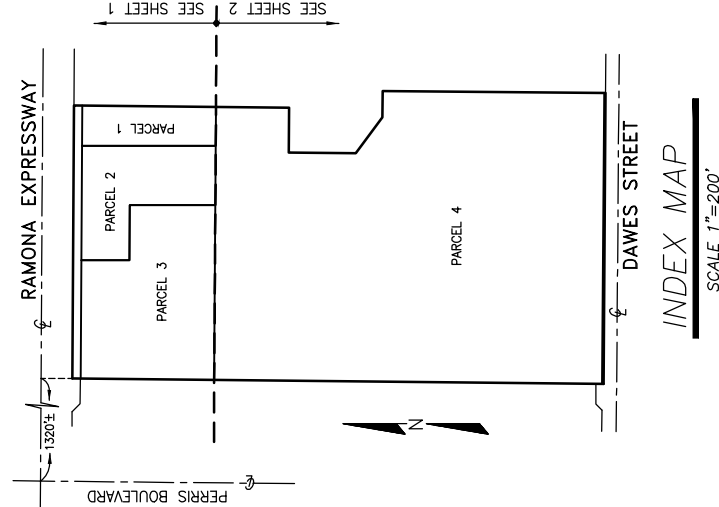
VICINITY MAP  
NOT TO SCALE

**LEGAL DESCRIPTION**

PARCELS 1 AND 2 AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #012-87 AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 17, 1987 AS INSTRUMENT NO. 1987-270637 OF OFFICIAL RECORDS.

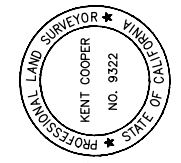
**EASEMENT NOTES**

- (11) INDICATES EASEMENT PLOTTED HEREON. EASEMENT NUMBERS CORRESPOND TO EXCEPTION NUMBERS OF PRELIMINARY REPORT NO. NCS-1119554-0NT1, DATED MARCH 14, 2022, PREPARED BY FIRST AMERICAN TITLE COMPANY.
- (12) UTILITIES RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY KNOWN AS RAMONA EXPRESSWAY HAVE BEEN RECORDED IN THE DOCUMENT RECORDED NOVEMBER 7, 1958 AS BOOK 2360, PAGE 501, AS INSTRUMENT NO. 80353 OF OFFICIAL RECORDS. THIS PRIVATE RIGHT TO ACCESS WAS INCREASED TO 20.00 FEET IN WIDTH BY INSTRUMENT RECORDED: DECEMBER 23, 1958 IN BOOK 2386, PAGE 9, AS INSTRUMENT NO. 92692 OF OFFICIAL RECORDS.
- (13) AN OFFER OF DEDICATION FOR PUBLIC ROAD AND PUBLIC UTILITY AND PUBLIC SERVICE USES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 1977 AS INSTRUMENT NO. 1977-181600 OF OFFICIAL RECORDS.
- 13. AN EASEMENT FOR ITS FACILITIES, CONSISTING OF UNDERGROUND CONDUITS, MANHOLES, PEDESTALS, CABLES, WIRES, AND APPURTENANCES, AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1977 AS INSTRUMENT NO. 1977-224098 OF OFFICIAL RECORDS. IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.



Owner  
Alabbasi Construction & Engineering  
7840 Ramona Expressway, Suite C  
Perris, CA 92571

DATE	DESCRIPTION
3/20/23	REVISED PL
5/24/23	ADDED PARCEL 4
6/05/23	REVISED SITE PLAN
8/22/23	REVISED SITE PLAN
7/02/24	REVISED SITE PLAN
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PREPARED UNDER THE SUPERVISION OF:  
KENT COOPER, P.L.S. 9322

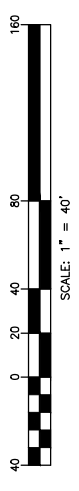
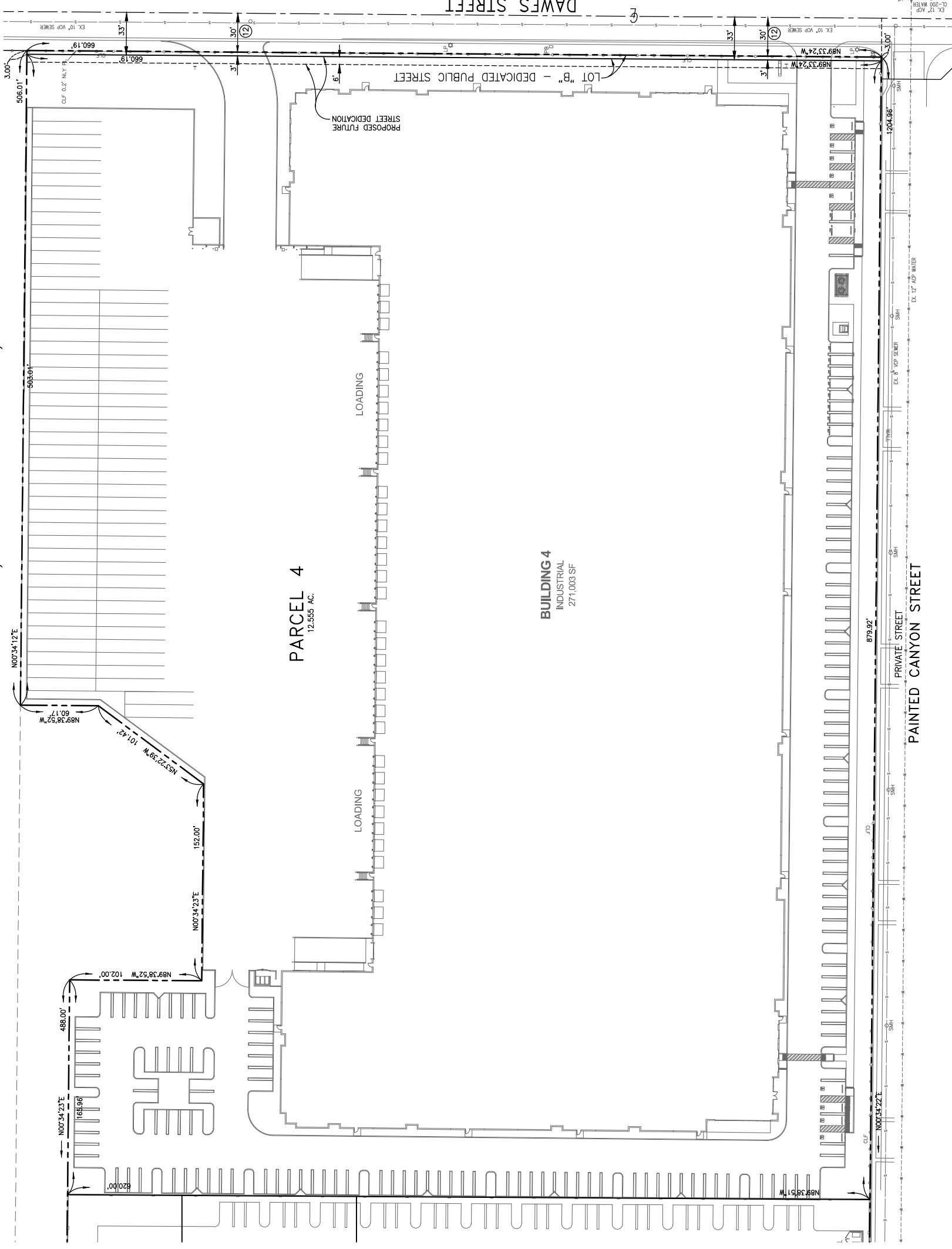
**raSmith**  
CREATIVITY BEYOND ENGINEERING  
8911 Research Drive  
Irvine, CA 92618-4237  
(949) 872-2378  
rasmith.com

DATE:	8/22/2023
SCALE:	30
JOB NO.:	3220220
PROJECT MANAGER:	ERIC ROBLES
DESIGNED BY:	TFW
CHECKED BY:	KEC
SHEET 1 OF 2	

TENTATIVE PARCEL MAP  
NO. 38730  
VACANT LAND - APN 303-100-012  
PERRIS, CALIFORNIA

# TENTATIVE PARCEL MAP NO. 38730

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**PARCEL 4**  
12.555 AC.

**BUILDING 4**  
INDUSTRIAL  
271,003 SF

SEE SHEET 1

DATE	DESCRIPTION
3/20/23	REVISED PL
5/24/23	ADDED PARCEL 4
6/05/23	REVISED SITE PLAN
8/22/23	REVISED SITE PLAN
7/02/24	REVISED SITE PLAN
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**rasmith**  
CREATIVITY BEYOND ENGINEERING

8911 Research Drive  
Irvine, CA 92618-4237  
(949) 872-2378  
rasmith.com

**TENTATIVE PARCEL MAP**  
**NO. 38730**  
VACANT LAND - APN 303-100-012  
PERRIS, CALIFORNIA

DATE: 7/02/2024  
SCALE: 40  
JOB NO. 3220220  
PROJECT MANAGER:  
ERIC ROBLES  
DESIGNED BY: TFW  
CHECKED BY: KEC  
SHEET 2 OF 2

## **Exhibit F**

Industrial Project Plans (Site Plan, Floor Plan, 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-  
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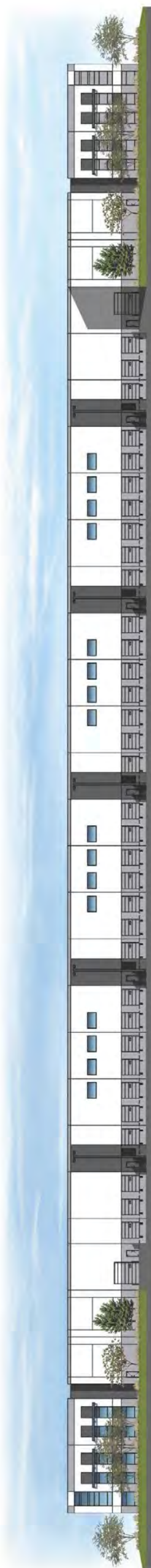




WEST ELEVATION



SOUTH ELEVATION



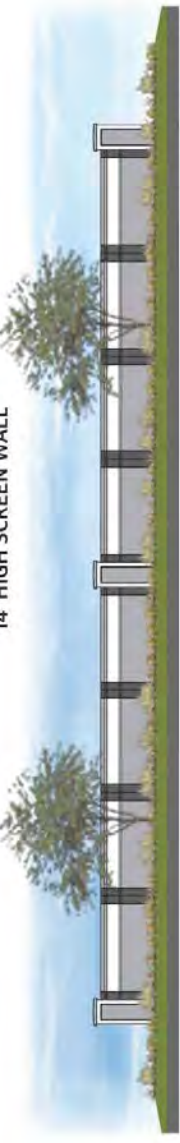
EAST ELEVATION



NORTH ELEVATION



14' HIGH SCREEN WALL



14' HIGH SCREEN WALL





No.	ISSUANCE	DATE



### Industrial

SITE AREA	SF	Acres
BUILDING AREA	546,895	12.55
BUILDING 1	4,000	
BUILDING 2	5,000	
BUILDING 3	61,008	
TOTAL	71,008	
2ND FLOOR	0	
TOTAL	71,008	

**PROJECT FACT**

MAX COVERAGE PROVIDED	0.50
MAX FAR PROVIDED	0.75
FAR PROVIDED	0.50
CLEAR HEIGHT	36'

**ZONING**

ZONING	PVCC COMMERCIAL
PROPOSED ZONING	PVCC LU
MAX BUILDING HEIGHT	50'
SET BACK	

**PARKING REQ**

FRONT	25'
RESIDENTIAL	20'
SIDE/REAR	0'

**AUTO PARKING**

SIZE	9' X 19'
WAREHOUSE	1/1000 1ST 20K
WAREHOUSE	1/2000 ABV. 20K
OFFICE	INCLUDED WITHIN 10% GFA
TOTAL	146

**PARKING PROVIDED**

AUTO	129
ADA	9
CLEAN AIR/EV	35
TOTAL	173
TRAILER	78
TOTAL	155
	15%

### Retail

**LANDSCAPE REQUIRED**

LANDSCAPE REQUIRED	82,084 SF
LANDSCAPE PROVIDED	83,236 SF
	15%

**PROJECT PROVIDED**

LANDSCAPE PROVIDED	4,58	Acres
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**PROJECT FACT**

FAR PROVIDED	0.30
MAX COVERAGE PROVIDED	0.75
MAX COVERAGE	0.13

**ZONING**

ZONING	PVCC COMMERCIAL
PROPOSED ZONING	Planning Area 3
FLIGHT BUFFER	ZONE D

**PARKING REQ**

AUTO PARKING	9' X 19'
SIZE	2,400 SF indoor dining
BUILDING 1	48
BUILDING 2	60
BUILDING 3	117
TOTAL	225

**PARKING PROVIDED**

LANDSCAPE PROVIDED	226
TOTAL	19,950 SF
LANDSCAPE REQUIRED	10%
LANDSCAPE PROVIDED	41,263 SF
	21%

## **Exhibit 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](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)



**DISTRIBUTION PARK**  
Perris, California

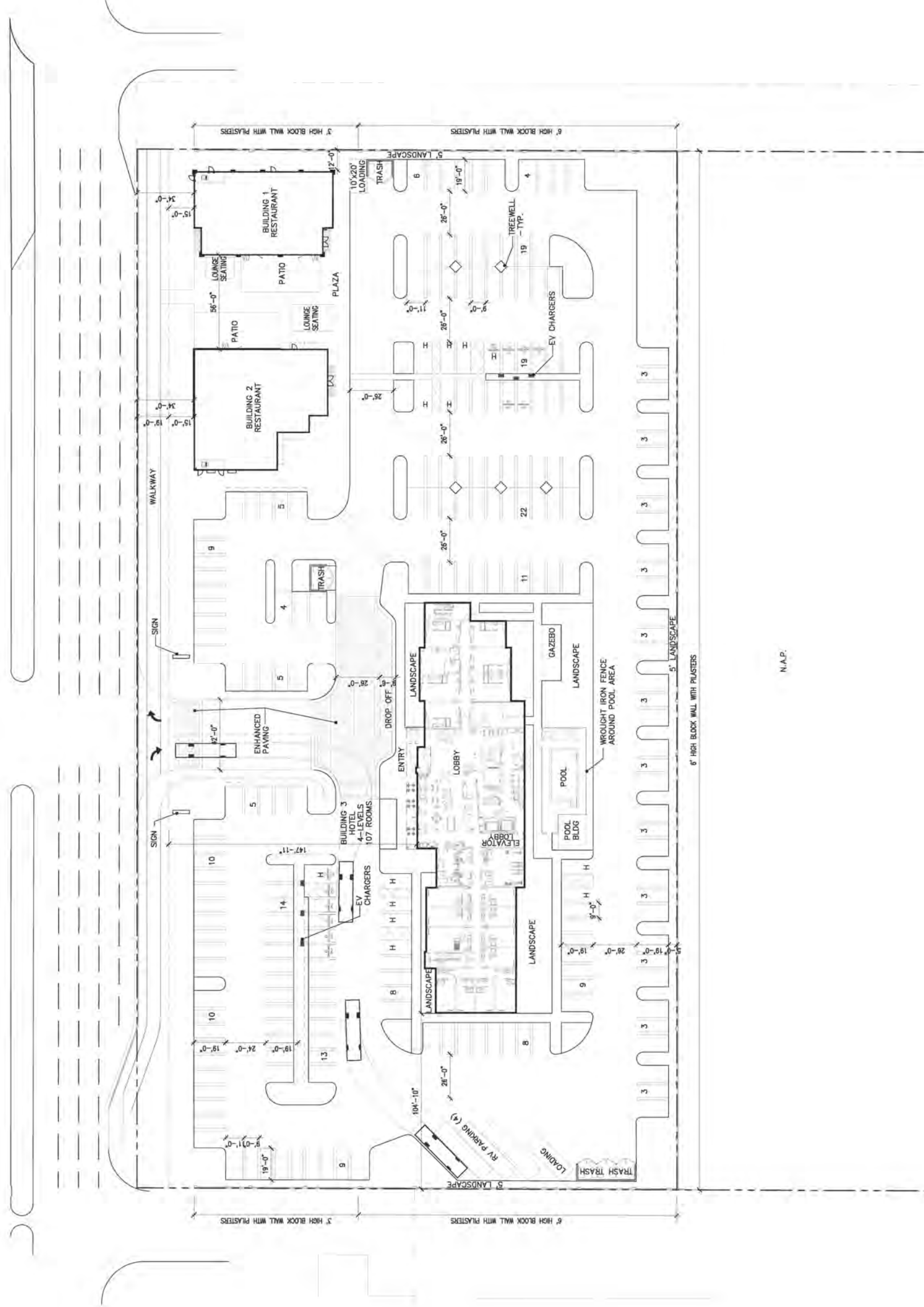
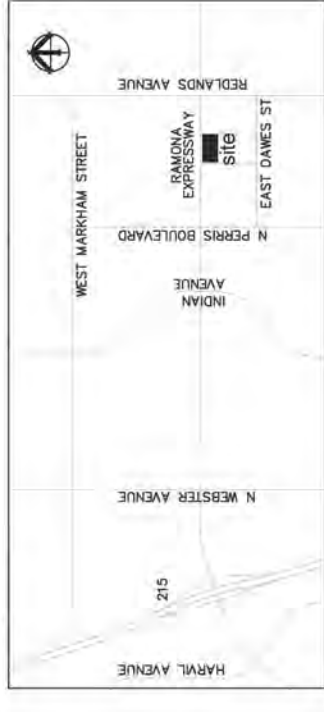
**AERIAL RENDER**  
July 03, 2024



**SMSARCHITECTS**

# RAMONA EXPRESSWAY

## Vicinity Map



### Project Summary

Site Area \_\_\_\_\_  
 Zone - Commercial \_\_\_\_\_ 4.58 Acres

Perris Valley Commerce Center Specific Plan  
 Planning Area 3  
 Flight Corridor Buffer - Zone D

### Building Summary

Building 1 4,000 sf  
 Building 2 5,000 sf  
 Building 3 52,008 sf  
 Total 61,008 sf

### Parking Summary

Requirements  
 Restaurant 1 space per 50 SF of dining area  
 Hotel 1.1 space per guest room  
 Building 1 (restaurant / 2,400 SF indoor dining) 48 spaces  
 Building 2 (restaurant / 3,000 SF indoor dining) 60 spaces  
 Hotel (107 rooms, 4-levels) 117 spaces  
 Required \_\_\_\_\_  
 Provided \_\_\_\_\_  
 225 spaces required  
 226 spaces provided

**Owner**  
 Alabbasi Construction & Engineering  
 7600 Ramona Expressway, Suite C  
 Perris, CA 92375

**Architect**  
 SMS Architects  
 100 Progress, Suite 250  
 Irvine, CA 92618

## DISTRIBUTION PARK

Ramona Expressway, Perris, California

## SITE PLAN

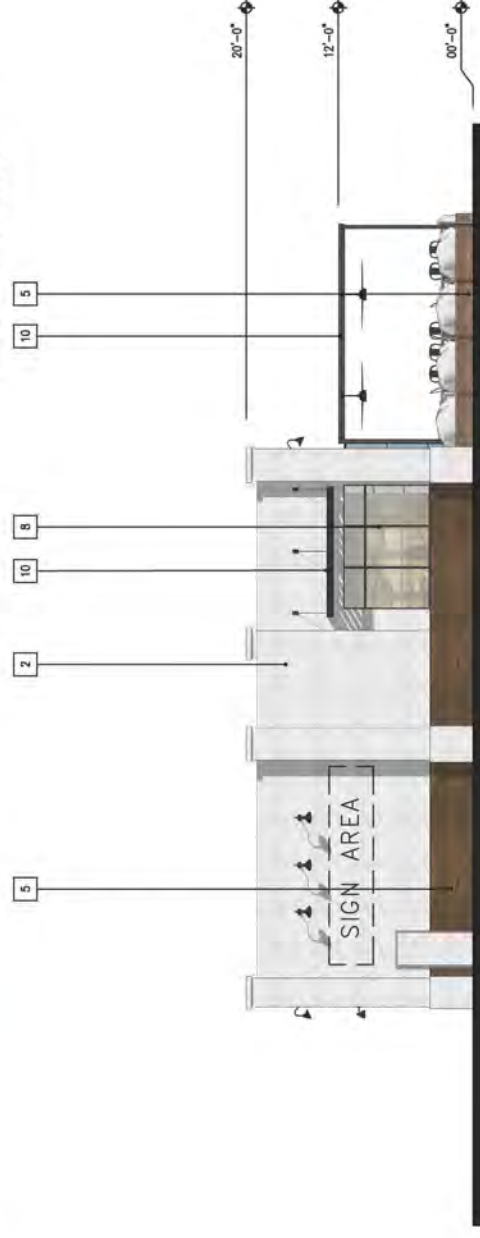


# SMS ARCHITECTS

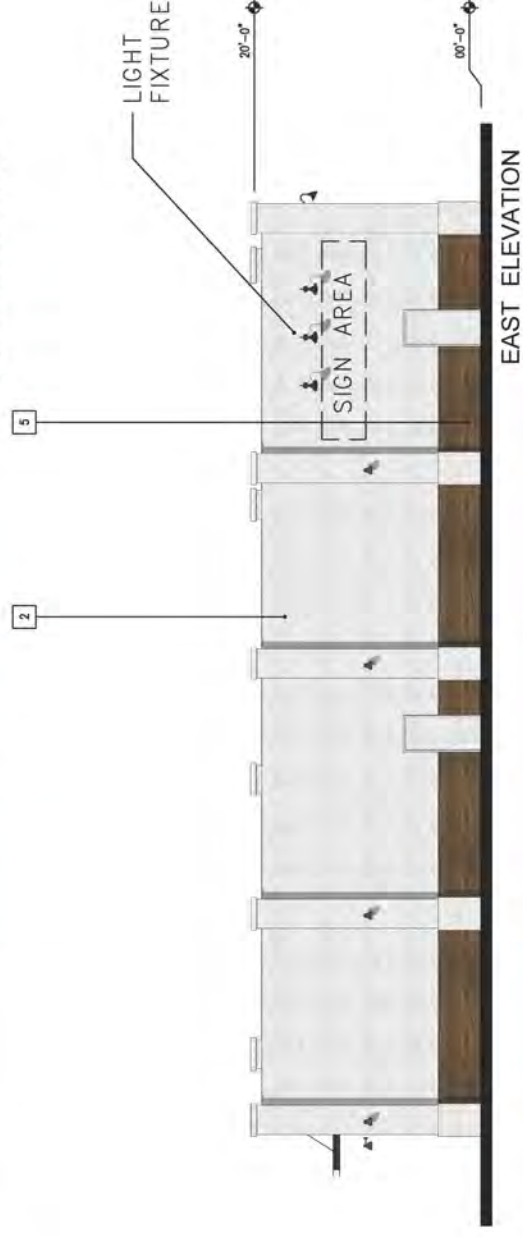
July 03, 2024



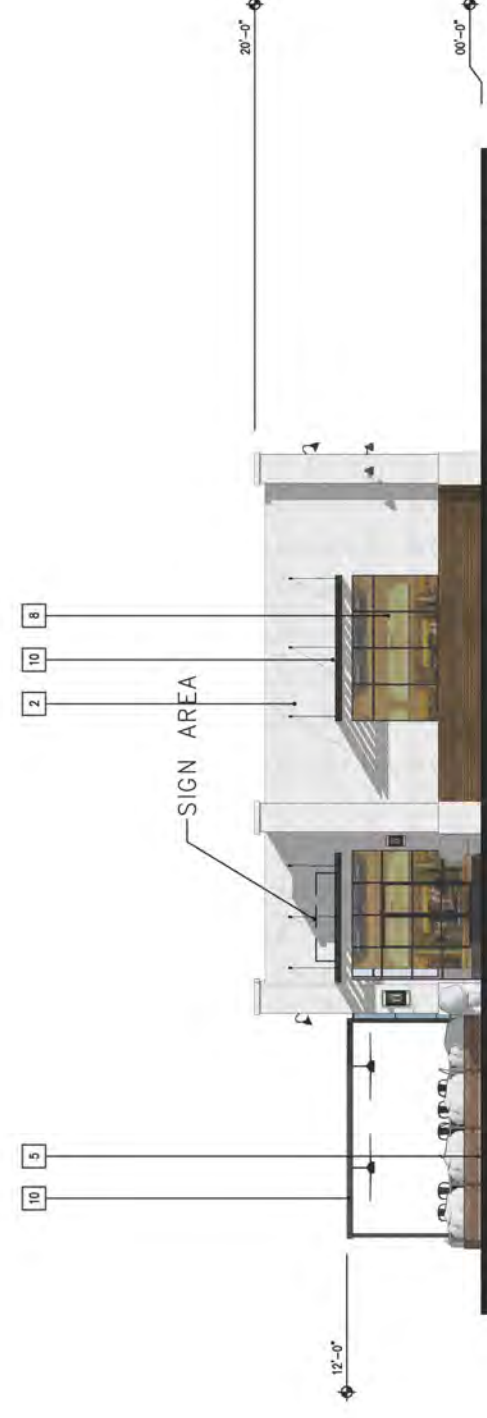
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



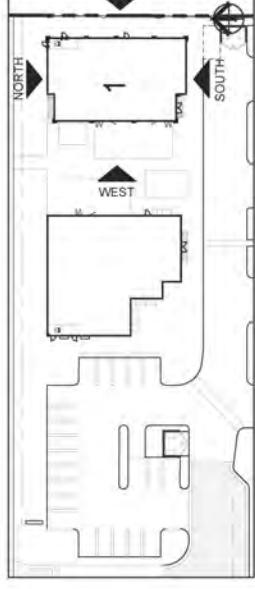
SOUTH ELEVATION

**COLORS AND MATERIALS**

1	Metal Roof
2	Paint
3	Paint
4	Paint
5	Wood
6	Stone Veneer
7	Stone Veneer
8	Stonefront
9	Metal Awning
10	Metal Awning

Western States Metal, Charcoal Gray
Sherwin Williams, sw 7006 Extra White
Sherwin Williams, sw 7640 Fawn Brindle
Sherwin Williams, sw 7974 Peppercorn
Wood, Natural Stain
Eldorado Stone, Ledgercut33 - Whitecap
Eldorado Stone, River Rock, Rio Grande
Anodized Aluminum, Dark Bronze
to match Sherwin Williams, sw6197 Aloof Gray
to match Sherwin Williams, sw9794 Peppercorn

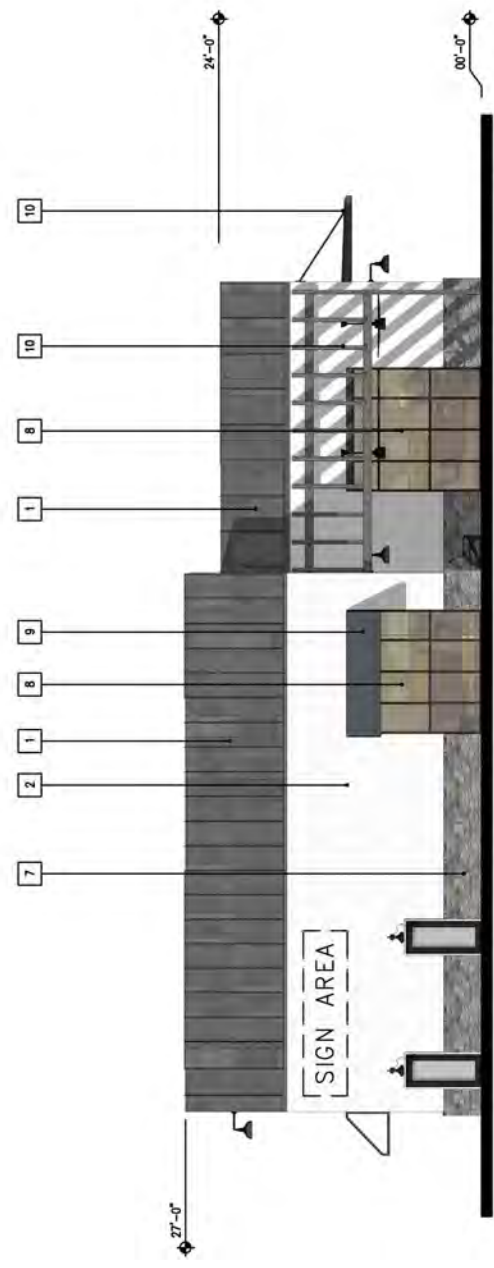


**Wall Signs**

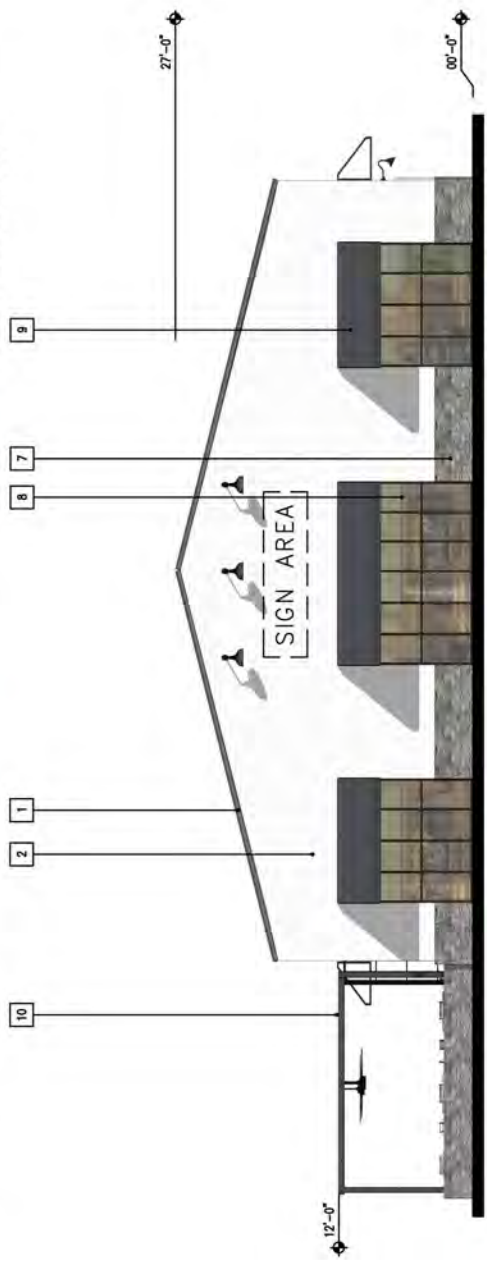
For each use or occupancy with lease space or building frontage with a minimum width of less than 80 feet, one wall sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, a maximum of one square foot of sign per lineal foot of frontage of the lease space or building occupied by the use, but not to exceed 200 square feet of total sign area.

For each lease space or building with more than 80 feet of building frontage, a maximum of two wall signs shall be allowed on each building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway. Total square footage of all signs on each building frontage shall not exceed one square foot of sign per lineal foot of building frontage, up to a maximum of 200 square feet combined area of all signs on a given frontage.

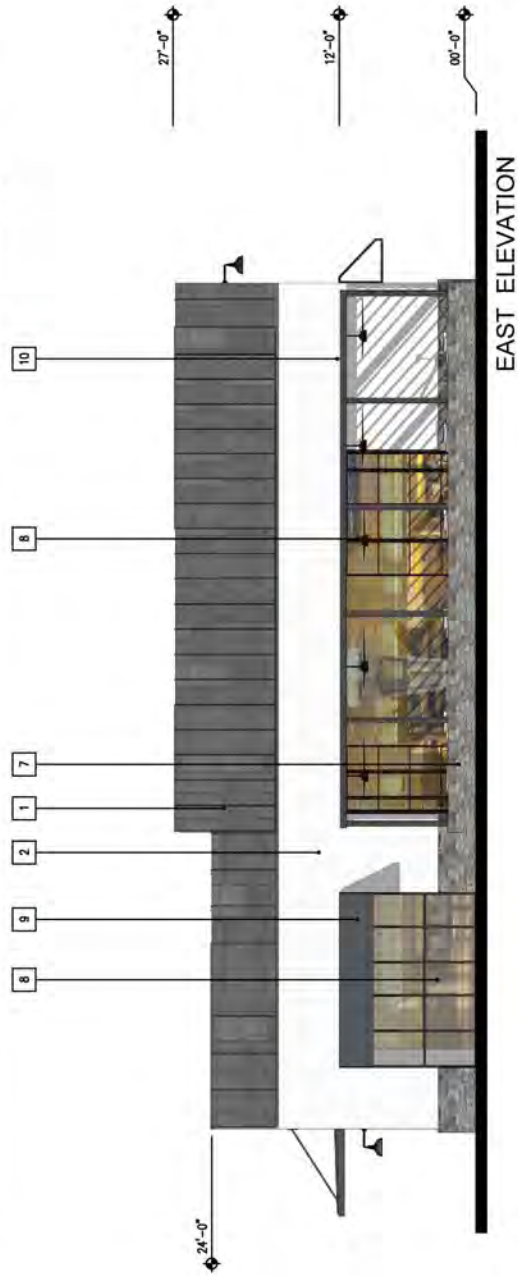
The width of each wall sign shall not exceed 80% of the linear width of the building elevation.



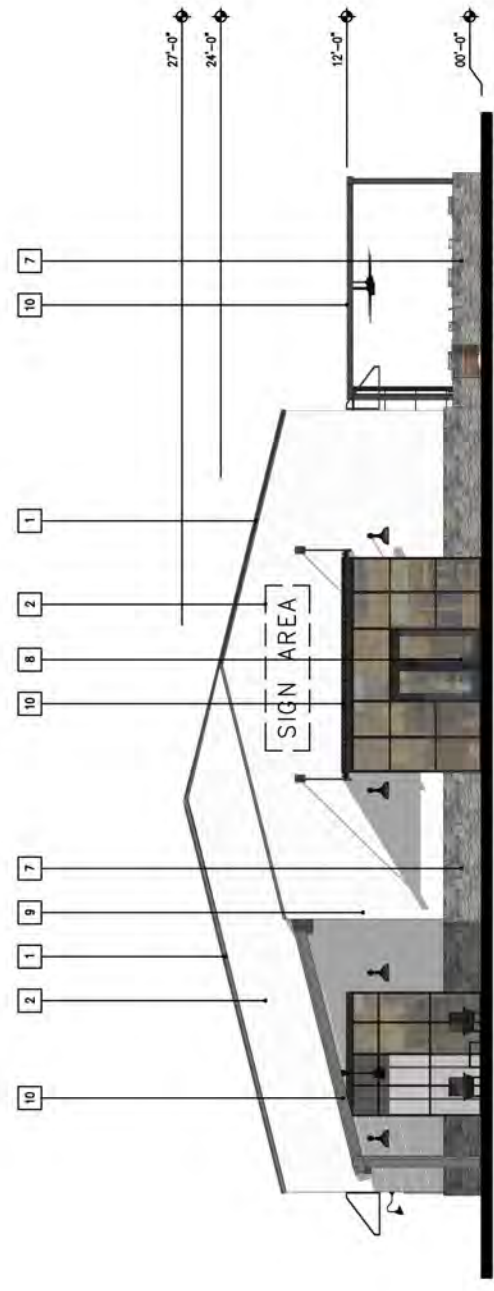
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

**COLORS AND MATERIALS**

1	Metal Roof
2	Paint
3	Paint
4	Paint
5	Wood
6	Stone Veneer
7	Stone Veneer
8	Stonefront
9	Metal Awning
10	Metal Awning

Western States Metal, Charcoal Gray
Sherwin Williams, sw 7006 Extra White
Sherwin Williams, sw 7640 Fawn Brindle
Sherwin Williams, sw 7574 Peppercorn
Wood, Natural Stain
Eldorado Stone, Ledgercut33 - Whitecap
Eldorado Stone, River Rock Rio Grande
Anodized Aluminum, Dark Bronze
to match Sherwin Williams, sw6197 Aloof Gray
to match Sherwin Williams, sw974 Peppercorn

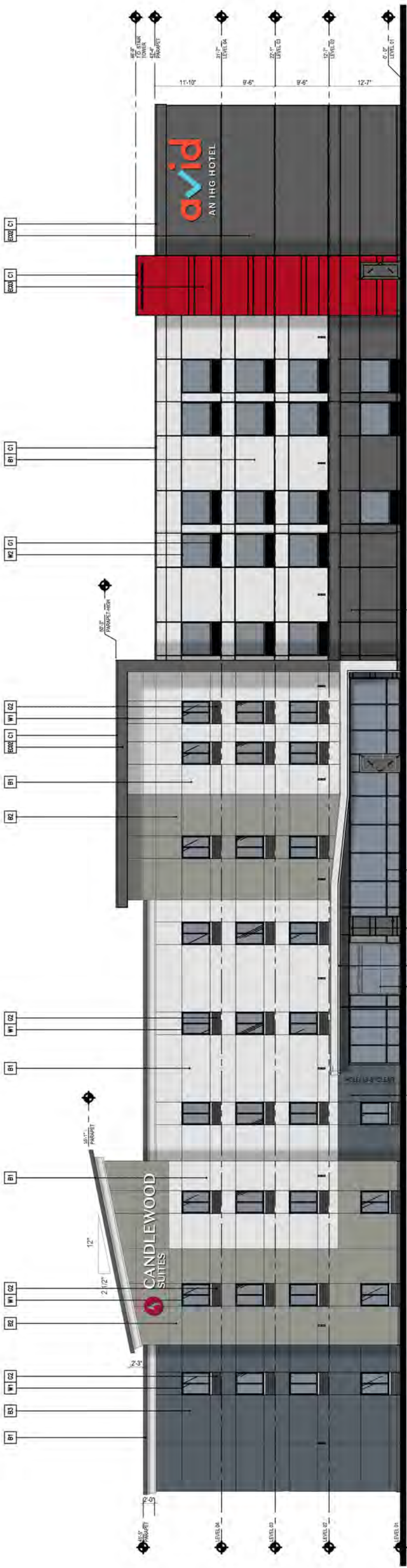


**Wall Signs**

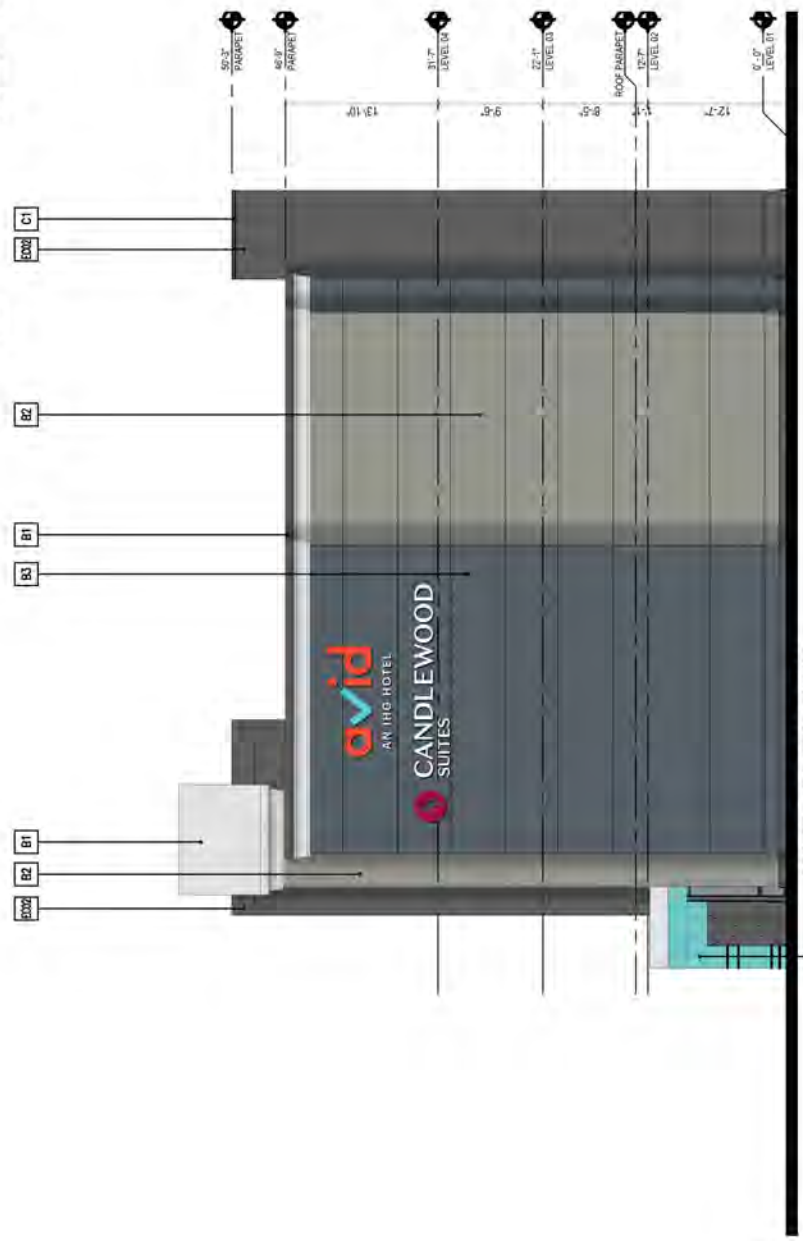
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The width of each wall sign shall not exceed 80% of the linear width of the building elevation.



NORTH ELEVATION



WEST ELEVATION

**COLORS AND MATERIALS**

**Exterior Window Finishes (for avid Hotels wing):**

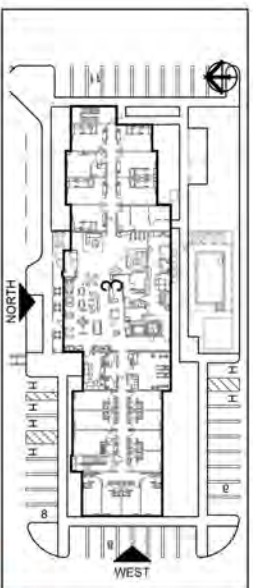
- W1 • Public Windows at Red Walls: Aluminum, Clear Anodized or Powder-Coated finish to match (i.e. "Resemble Clear Anodized" - Dark Bronze Anodized or Powder-Coated finish to match (i.e. "Resemble Dark Bronze Anodized" - Dark Bronze" or "2604/2605 Dark Bronze")
- W2 • Public Windows at Dark Gray Walls: Aluminum, Dark Bronze Anodized or Powder-Coated finish to match (i.e. "Resemble Dark Bronze Anodized" - Dark Bronze" or "2604/2605 Dark Bronze")
- W3 • Guestroom Windows at Light Gray Walls: Aluminum, Clear Anodized or Powder-Coated finish to match (i.e. "Resemble Clear Anodized" - Dark Bronze" or "2604/2605 Dark Bronze")
- W4 • Guestroom Windows at Dark Gray Walls: Aluminum, Clear Anodized or Powder-Coated finish to match (i.e. "Resemble Clear Anodized" - Dark Bronze" or "2604/2605 Dark Bronze")

**Exterior Window Finishes (for Candlewood Suites wing):**

- W1 • Public and Guestroom Windows: Aluminum, Clear Anodized or Powder-Coated finish to match (i.e. "Resemble Clear Anodized")
- W2 • PTAC Grill / Louver Finish (for avid Hotels wing): Aluminum, Dark Bronze Anodized or Powder-Coated finish to match (i.e. "Resemble Dark Bronze Anodized" - Dark Bronze" or "2604/2605 Dark Bronze")
- W3 • PTAC Grill / Louver Finish (Candlewood Suites wing): Varies by location - match adjacent ETS color
- C1 • Coping Finish: Varies by location - match adjacent ETS color
- SF1 • Exterior/Interior Storefront Finish: Clear Anodized Aluminum
- SF2 • Automatic Sliding Door Finish: Clear Anodized Aluminum

**COLORS AND MATERIALS**

Color/Qty Legend	Paint	Sherrill Williams (1 year color warranty)	Dryvit (1 year color warranty)	SB (1 year color warranty)
B1 - Ice Cube	Pure Sand Fine LB (color to match) SW 6252 (Ice Cube)	Ultracrete Texture Coating Fine SW 6252 Ice Cube	Sandblast 562 Diamond Blue	Fine Sand Finish Color SW 6252
B2 - Gray	Pure Sand Fine LB (color to match) SW 6251 (Gray)	Ultracrete Texture Coating Fine SW 6251 Summit	Sandblast 614 Antique Gray	Fine Sand Finish Color SW 7689
B3 - Dark Blue	Pure Sand Fine LB (color to match) SW 6251 (Dark Blue)	Ultracrete Texture Coating Fine SW 6251 Chatterbox	Sandblast 622A Gray Sheen	Fine Sand Finish Color SW 6251
E002 - Dark Gray	Pure Sand Fine LB (color to match) SW 7689 (Dark Gray)	Ultracrete Texture Coating Fine SW 7689	AVID 01 10305 Sandblast Dark Gray	STOUT X Fine Color MA14-0012
E003 - Red	Pure Sand Fine LB (color to match) SW 6251 (Red)	Ultracrete Texture Coating Fine SW 6251	AVID 03 10305 Sandblast Red	STOUT X Fine Color MA14 0011
E004 - Blue	Pure Sand Fine LB (color to match) SW 6251 (Blue)	Ultracrete Texture Coating Fine SW 6251	AVID 02 10305 Sandblast Turquoise	STOUT X Fine Color MA14-0013



## **Exhibit H**

Applicant Prepared Public Outreach Flyer





**alabbasi**  
**LAKESHORE PLAZA**

11 de enero de 2023

RE: Ramona Expy Development

Estimado vecino:

Estamos dando seguimiento a nuestra correspondencia anterior con fecha 5 de junio de 2023 y 21 de septiembre de 2023, con respecto a nuestro proyecto de desarrollo de la Autopista Ramona entre Redlands y Perris Blvd. Como se mencionó anteriormente, estamos proponiendo construir un restaurante de 4,000 y 5,000 pies cuadrados, un hotel de 58,000 pies cuadrados y un edificio industrial ligero de 291,000 pies cuadrados. El proyecto requerirá una Enmienda Específica del Plan para rezonificar una parte del proyecto de comercial a industrial ligero, dos revisiones del Plan de Desarrollo para las elevaciones de edificios comerciales e industriales ligeros, y un Mapa de Parcelas Tentativo que consolide dos parcelas en cuatro.

Nuestro objetivo es ser un buen socio de la comunidad y nos estamos comunicando con usted para hacerle saber que estamos disponibles y ansiosos por escuchar sus comentarios, positivos o negativos, y cualquier inquietud o pregunta que pueda tener. Tendremos una reunión de alcance comunitario en nuestra oficina el jueves 29 de febrero a las 5:30 p.m. si desea recibir más información sobre los emocionantes planes que tenemos para este proyecto.

**Oficinas de Alabbasi**

764 Ramona Expy, Suite C  
Perris, CA 92571

Por favor, confirme su asistencia si planea asistir a esta dirección de correo electrónico:  
[Lakeshoreplaza@alabbasi.biz](mailto:Lakeshoreplaza@alabbasi.biz), o puede llamar al (951) 483-0648.

Si no puede asistir, no dude en enviar un correo electrónico con su apoyo al proyecto o cualquier comentario, pregunta o inquietud.

Esperamos tener noticias tuyas.

Sinceramente

Corinne Mostad  
Director de Desarrollo Territorial  
Hinoodeh Holdings, LLC  
Perris, CA 92571





# alabbasi

## LAKESHORE PLAZA

January 11, 2023

RE: Ramona Expy Development

Dear Neighbor:

We are following up regarding our previous correspondence dated June 5, 2023, and September 21<sup>st</sup>, 2023, regarding our Ramona Expressway development project between Redlands and Perris Blvd. As previously mentioned, we are proposing to construct a 4,000 & 5,000 sq. ft. sit-down restaurant, 58,000 sq. ft. hotel and a 291,000 sq. ft. light industrial building. The project will require a Specific Plan Amendment to rezone a portion of the project from commercial to light industrial, two Development Plan reviews for the commercial and light industrial building elevations, and a Tentative Parcel Map consolidating two parcels into four.

Our goal is to be a good community partner and we are reaching out to let you know we are available and eager to hear your comments, positive or negative, and any concerns or questions you may have. We are having a community outreach meeting at our office on Thursday February 29<sup>th</sup> at 5:30pm if you would like to receive more information regarding the exciting plans we have for this project.

**Alabbasi Offices**

764 Ramona Expy, Suite C  
Perris, CA 92571

Please RSVP if you plan to attend at this email address: [Lakeshoreplaza@alabbasi.biz](mailto:Lakeshoreplaza@alabbasi.biz), or you may call (951) 483-0648.

If you are unable to attend, please feel free to email your support of the project or any comments, questions, or concerns.

We look forward to hearing from you.

Sincerely,

Corinne Mostad  
Director of Land Development  
Hinoodeh Holdings, LLC  
Perris, CA 92571



## **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-405#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)

## **Exhibit 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](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)

# **Planning Commission Agenda**

## **CITY OF PERRIS**

**August 07, 2024**

# Item

# **6D**

**Scoping Meeting for an EIR  
associated with SPA 22-05280  
TPM 22-05279 (TPM 38567) and  
TPM 24-05150 (TPM 38985),  
CUPs 22-05295, 24-05141 and 24-05142,  
(DPRs) 22-00028 and 23-00021**



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** August 7, 2024

**SUBJECT:** Scoping Meeting for an Environmental Impact Report associated with Specific Plan Amendment (SPA) 22-05280, Tentative Parcel Maps 22-05279 (TPM 38567) and TPM 24-05150 (TPM 38985), Conditional Use Permits (CUP) 22-05295, 24-05141 and 24-05142, Development Plan Reviews (DPR) 22-00028 and 23-00021 – A proposal to consider the following entitlements to facilitate the construction of Perris Gateway Project in two phases, consisting of multiple commercial buildings totaling 138,684 square feet on approximately 20-acres located on the north side of Ramona Expressway between the I-215 freeway interchange and Webster Avenue: 1) Specific Plan Amendment to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to allow self-storage facilities subject to a Conditional Use Permit within the Commercial Zone; 2) Tentative Parcel Maps 38567 and 38985 for Phases 1 and 2 to subdivide three (3) existing parcels into eight (8) parcels; 3) Conditional Use Permits to allow the self-storage facility in the Commercial Zone, and up to six (6) drive-thru retail establishments and two vehicle fuel stations with alcohol sales for off-site consumption; and 4) Development Plan Reviews for the reviews of the site plan and building elevations for the proposed commercial project consisting an 80,478 square foot self-storage facility, two sit-down restaurants totaling 12,000 square feet, six drive-through fast-food restaurants totaling 18,400 square feet, two convenience stores totaling 10,039 square foot, two vehicle fuel stations and a 5,425-square-foot automated car wash. Applicant: Mike Naggar and Associates Inc., on behalf of OLC Development

**REQUESTED ACTION:** Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the Project for the preparation of an Environmental Impact Report.

**CONTACT:** Patricia Brenes, Planning Manager

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#### **BACKGROUND:**

On January 12, 2016 the City Council certified an Environment Impact Report (EIR) for the approval of the Optimus Logistics Center, which included an industrial warehouse building, already constructed, two commercially zoned parcels, analyzed for future construction of a



speculative 220,520 square foot shopping center, and a commercially zoned parcel located between Nevada Avenue and Webster Avenue, where no development was proposed or analyzed since this area was reserved for the future Ramona Expressway on-ramp alignment for the Mid-County Parkway project. The site is surrounded by the Ryder E-Commerce Fulfilling Center and Ferguson Plumbing Supply to the north, the I-215 freeway to the west, the recently approved Ramona Gateway Project to the south, and an existing commercial shopping center to the east.

The applicant has now submitted new entitlement applications to develop the undeveloped parcels with a new Project, consisting of a self-storage facility and commercial uses, which requires discretionary action and is subject to the California Environmental Quality Act (CEQA) Guidelines. In compliance with CEQA, an Initial Study was prepared for this project, which concluded that the proposed Project could potentially impact the environment significantly. Therefore, preparation of an EIR is required. Thus, this Scoping Meeting provides the first opportunity for public participation in the CEQA process.

## **PROJECT DESCRIPTION**

The project, referred herein as the “Perris Gateway Project,” consists of 126,342 square feet of commercial development over 20.26 acres of land, proposed to be developed in two phases. Summarized below is each development phase:

### **Phase I (Parcel 1 – 4 of TPM 38576)**

Phase I, consisting of Parcels 1 through 4, totals approximately 11.23 acres and is located between the I-215 freeway interchange and Nevada Avenue. It includes 93,229 square feet of commercial development as follows:

- Parcel 1 consists of 2.4 acres and is proposed to be developed with a 5,951 square foot convenience store and vehicle fuel station.
- Parcels 2 and 3 consist of 1.96 acres and are proposed to be developed with two drive through restaurants totaling 6,800 square feet.
- Parcel 4 consists of 6.84 acres and is proposed to be developed with an 80,478 square feet self-storage facility consisting of 22 buildings.

### **Phase II (Parcel 1 – 4 of TPM 38985)**

Phase II, consisting of Parcels 1 through 4, totals approximately 9.03 acres and is located between Nevada Avenue and Webster Avenue. It includes 33,113 square feet of commercial development as follows:

- Parcel 1 consists of 2.5 acres and is proposed to be developed with a 3,400 square foot drive through fast food restaurant and a 6,000 square foot sit down restaurant.
- Parcel 2 consists of 2.15 acres and is proposed to be developed with a 3,000 square foot drive through fast food restaurant and a 6,000 square foot sit down restaurant.
- Parcels 3 consists of 3.02 acres and is proposed to be developed with two drive through restaurants totaling 5,200 square feet, and a 5,425 self-automated carwash.

**Staff Report**

---

- Parcel 4 consists of 1.36 acres and is proposed to be developed with a 4,088 square foot convenience store and vehicle fuel station.

A total of 486 automobile parking spaces will be provided to serve the project. Vehicular access to the Project site is proposed via four (4) driveways on Ramona Expressway and two (2) driveways on Webster Avenue. Three (3) of the driveways on Ramona Expressway, and one (1) driveway on Webster Avenue will be designed for right-in, right-out access only. A single driveway on Ramona Expressway will be designed for full access to the Phase II development. The proposed Project will include roadway and street improvements for Ramona Expressway and Webster Avenue, including a bus turnout on Ramona Expressway for future Riverside Transit Agency (RTA) bus stop.

New light sources include parking lot lighting, and outdoor security lighting for the proposed buildings. A 6-foot-high masonry wall is proposed along the western edge of the Project site adjacent to I-215 freeway and the existing 14-foot-high screen wall along the northern edge of the Project site for privacy, noise control, and security.

To facilitate this project the following entitlements are requested:

- Specific Plan Amendment (SPA) – To amend Table 2.0-2 of the PVCCSP to allow self-storage facilities subject to a Conditional Use Permit within the Commercial Zone.
- Tentative Parcel Maps – To subdivide two existing parcels into four parcels, totaling 11.23 acres in Phase I and to subdivide a parcel into four parcels, totaling 9.03 acres, in Phase II.
- Conditional Use Permits (CUPs) – To allow the self-storage facility, the proposed six (6) drive-through businesses and carwash, and two convenience stores with off sale consumption of alcoholic beverages and vehicle fuel stations.
- Development Plan Reviews (DPRs) – Review of the site plan and building elevations for the proposed commercial project in Phase I and II.

**ENVIRONMENTAL IMPACT REPORT:**

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

- *Scoping Meeting*

The purpose of the scoping meeting is to provide information on the project and allow the Planning Commission, interested persons, organizations, and agencies the opportunity to comment on the preliminary assessment of the environmental issues that would need to be addressed in the project-

**Staff Report**

---

specific Environmental Impact Report (EIR). After the scoping meeting, staff will work with the applicant and the Project environmental consultant on addressing any Project design concerns to reduce or eliminate, if possible, any environmental impacts. Upon completion of the Draft EIR, responses to comments received during the circulation period of the DEIR will be prepared as part of the Final EIR. The Final EIR will be presented to the Planning Commission for consideration and recommendation to the City Council.

- ***Notice of Preparation***

A Notice of Preparation (NOP) and Initial Study has been prepared (Exhibit F) to identify the need for an Environmental Impact Report (EIR). The public review period for the NOP commenced on July 26, 2024, and ends on August 26, 2024. As of the writing of this staff report, no letters have been received by staff regarding this project. All comments received will be addressed in the Final EIR, and all commenting agencies will receive a response to their comments in compliance with the CEQA Guidelines.

- ***Environmental Impact Report***

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

The City has prepared an Initial Study and determined that an EIR is required for the proposed Project based on its potential to cause significant environmental effects. The Initial Study found that the following environmental topics would result in less than significant environmental impacts; and therefore, will not be further analyzed in the Draft EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

The Initial Study prepared for the proposed Project also identified environmental topics for which the Project has potential to cause significant environmental effects, but those effects would be mitigated below a level of significance with incorporation of mitigation measures. The following environmental topics would result in less than significant environmental impacts with implementation of the identified mitigation measures; and therefore, will not be further analyzed in the Draft EIR:

- Biological Resources
- Geology and Soils

- Cultural Resources
- Tribal Cultural Resources

The analysis to be provided in the forthcoming Draft EIR, and its supporting technical studies, will address potentially significant impacts and identify mitigation measures as necessary for the following environmental topics:

- ***Air Quality.*** The project site is located within the South Coast Air Basin (Basin). Air quality in the Basin is administered by the South Coast Air Quality Management District (SCAQMD). Impacts related to the Air Quality Management Plan for the South Coast Air Basin, potential violation of any air quality standard, cumulatively considerable net increase of any criteria pollutant, potential exposure to sensitive receptors to substantial pollutant concentrations, and objectionable odors will be addressed in the Draft EIR, and applicable Mitigation Measures from the PVCC Specific Plan EIR will be implemented.
- ***Greenhouse Gas Emissions.*** The project may generate substantial greenhouse gas emissions and/or be inconsistent with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, this topic will be further evaluated in the Draft EIR, and applicable Mitigation Measures from the PVCC Specific Plan will be implemented.

**RECOMMENDATION:**

Staff recommends that the Planning Commission conduct a public Scoping Meeting, and review, discuss, and provide feedback on issues that should be addressed in the EIR for Specific Plan Amendment (SPA) 22-05280, Tentative Parcel Maps 22-05279 (TPM 38567) and TPM 24-05150 (TPM 38985), Conditional Use Permits (CUP) 22-05295, 24-05141 and 24-05142, Development Plan Reviews (DPR) 22-00028 and 23-00021.

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

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

**EXHIBITS**

- A. Vicinity and Aerial Map
- B. Existing and Proposed Specific Plan Maps
- C. MARB/IP ALUCP Map
- D. Project Plans (Overall Site Plan and Conceptual Building Elevations for the Self-Storage Facility and Maverik Gas Station)  
*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-443#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-443#docan1206_1313_479)

E. Tentative Parcel Maps No. 38567 and 38985

F. Initial Study

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

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-443#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-443#docan1206_1313_479)

Consent:

Public Hearing: X

Business Item:

Presentation:

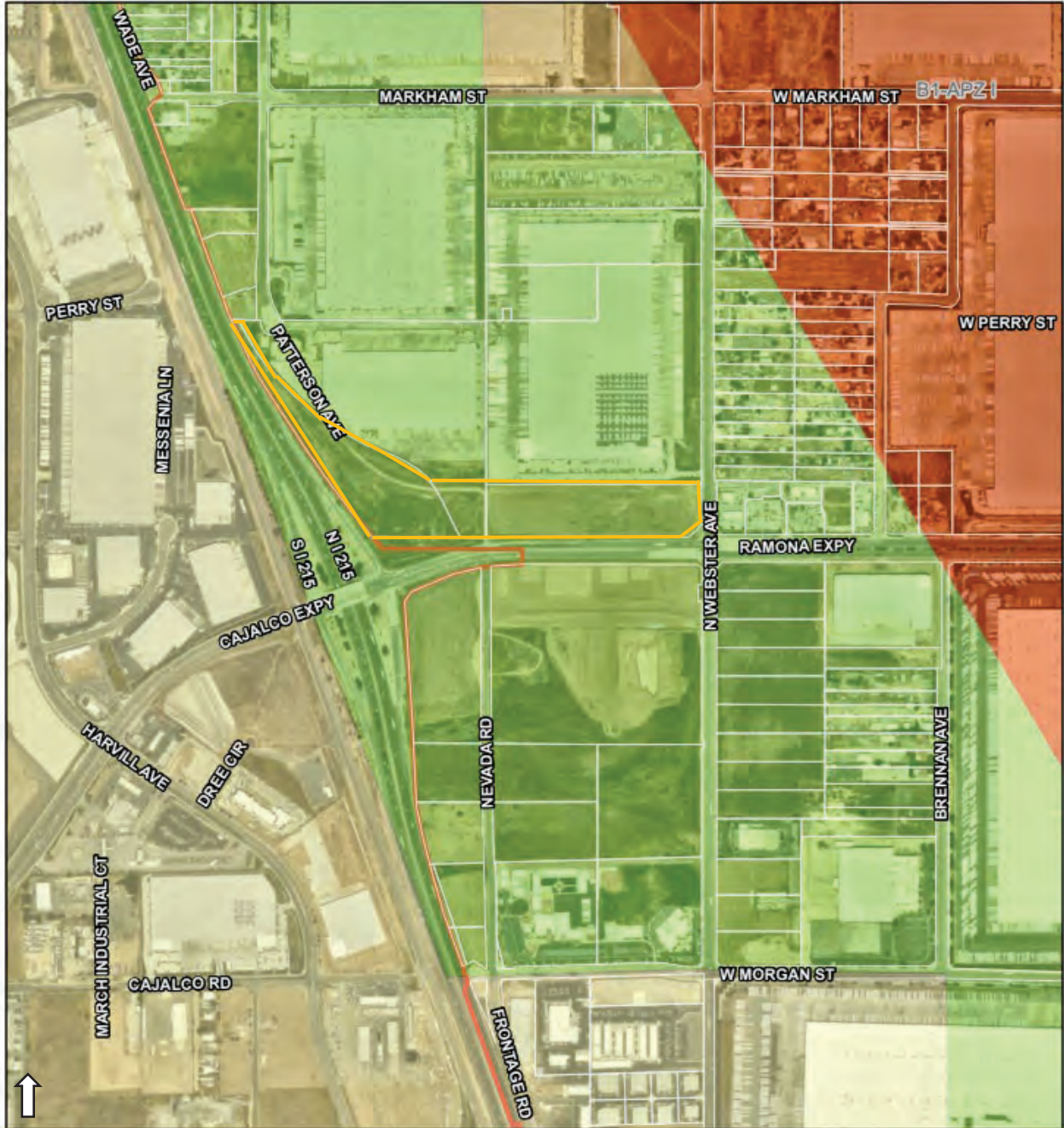
Other:

**EXHIBIT A**  
Vicinity Map



**EXHIBIT B**  
**MARB ALUP MAP**





**Project Boundary** —————

**Project Zone:**

**C1**  
Primary  
Approach/  
Departure  
Zone

- Noise Impact: Moderate to High*
- ▶ Within or near 60-CNEL contour
  - ▶ Single-event noise may be disruptive to noise-sensitive land use activities; aircraft <2,000 feet above runway elevation on arrival and generally <3,000 feet above runway elevation on departure

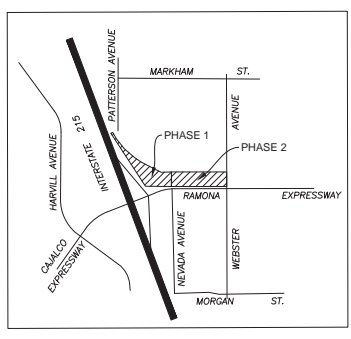
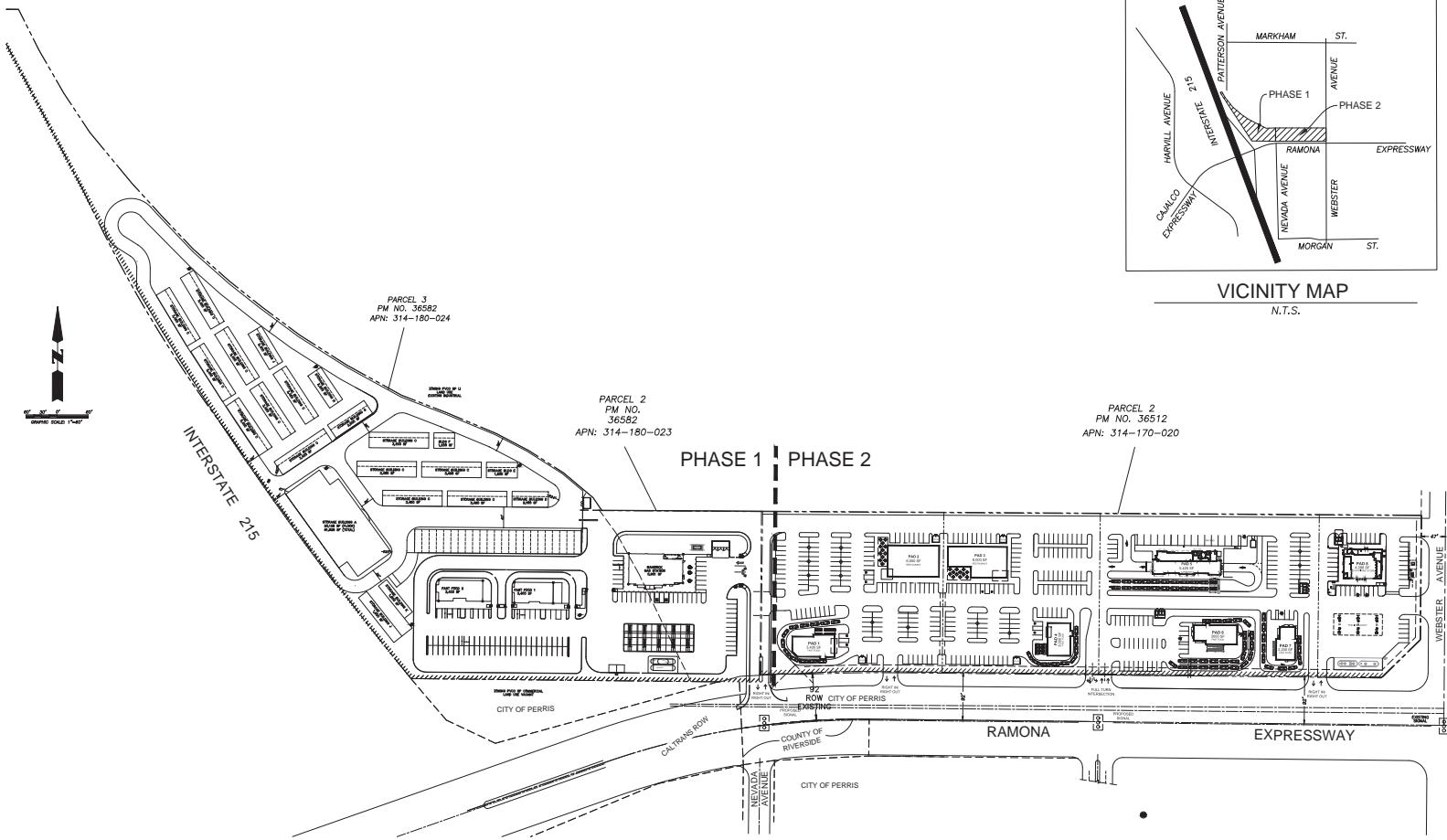
- Risk Level: Moderate*
- ▶ Beneath or adjacent to low altitude overflight corridors

## EXHIBIT D

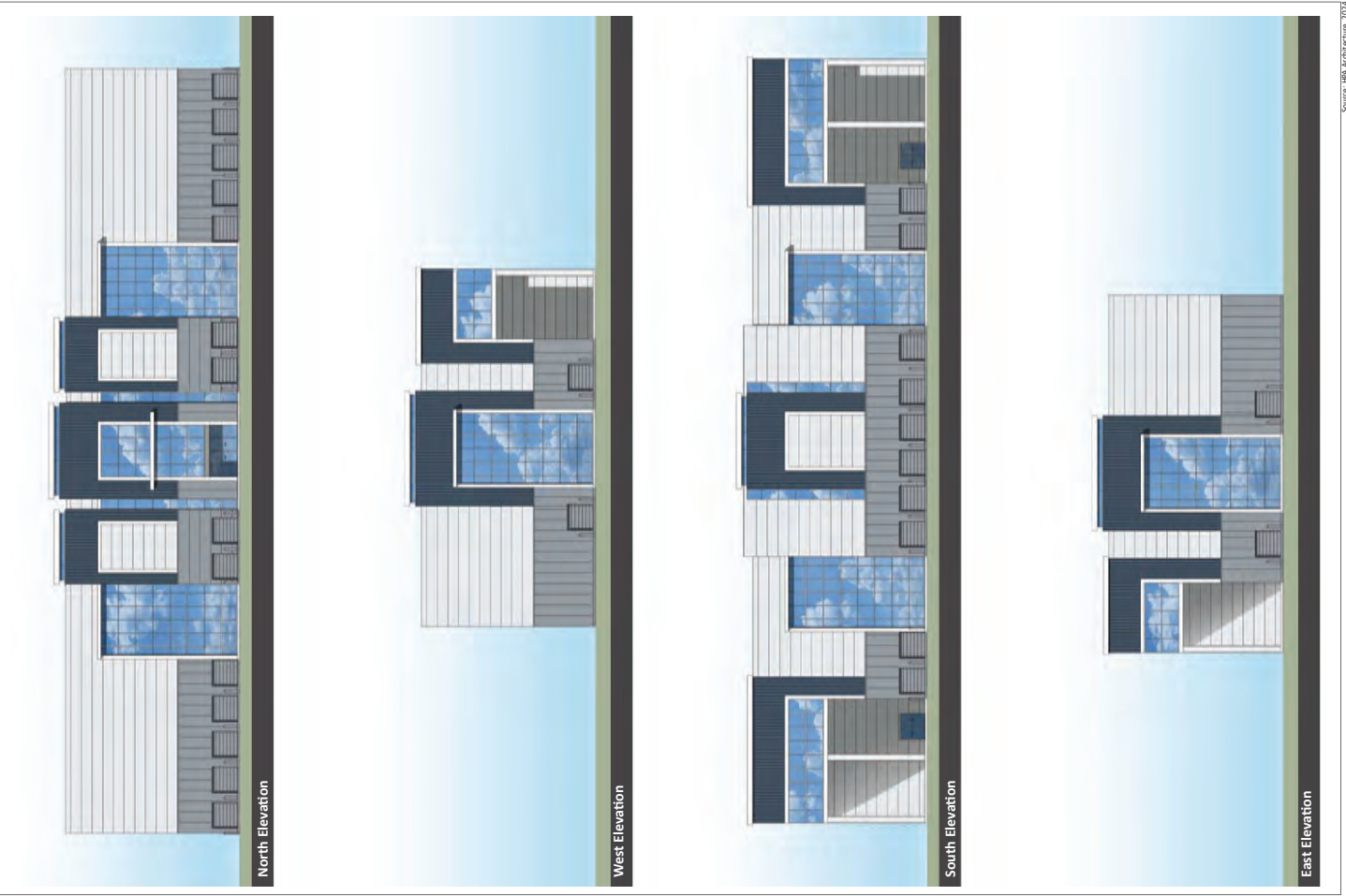
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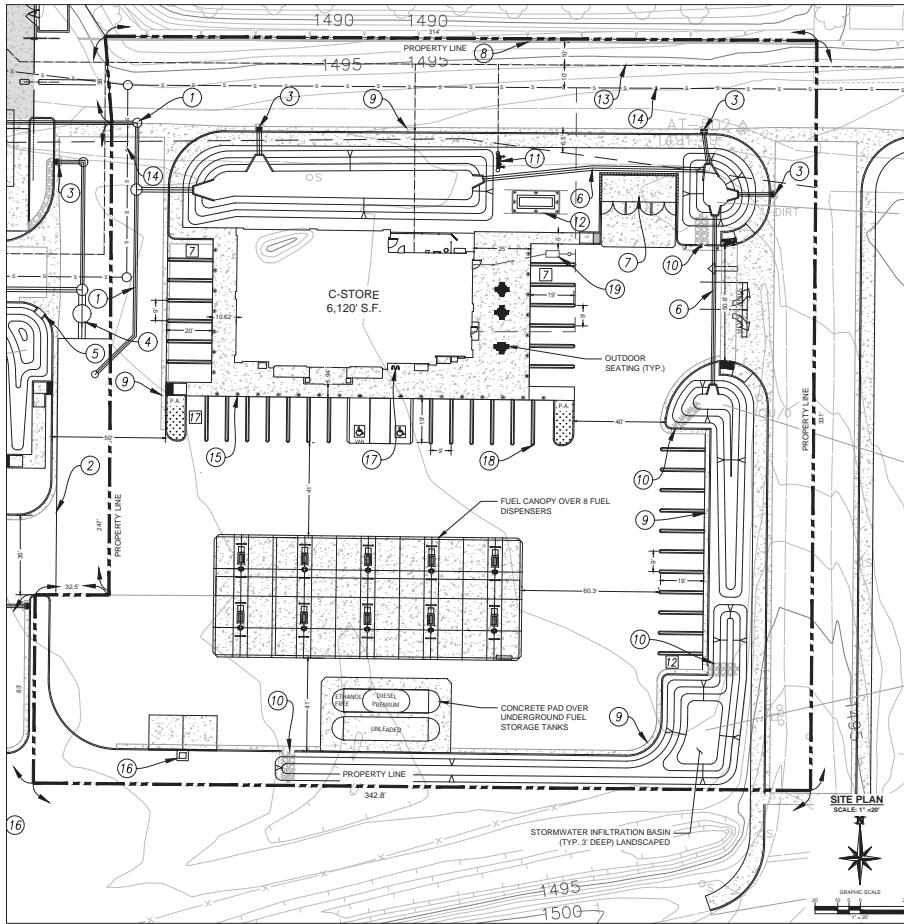
VICINITY MAP  
N.T.S.



Source: HW Architecture, 2024

L:\PROJECTS\10\perris\_gateway\0054\0004\_perris\_gateway\map\3d\NOV17\_25\img\perris\_0054\_4.1.29.2024\_248





**GENERAL NOTES:**

- APPLICANT/OWNER: MAVERIK  
 1) SITE ADDRESS: 1215 AND RAMONA EXPY., PERRIS, CA 92471  
 2) ZONING DATA: ZONED: COMMERCIAL COMMUNITY EXISTING USE: VARIANT PROPOSED USE: FUELING STATION (PERMITTED)
- |                  | REQUIRED             | PROPOSED              |
|------------------|----------------------|-----------------------|
| MIN. LOT AREA:   | 13,540 (43,560 S.F.) | 23,540 (108,500 S.F.) |
| MIN. LOT WIDTH:  | 100'                 | 0'                    |
| MIN. FRONT YARD: | 15'                  | 170.00' (S)           |
| MIN. SIDE YARD:  | 0'                   | 150.00' (E)<br>0' (W) |
| MIN. REAR YARD:  | 0'                   | 40.00' (N)            |
| BUILDING AREA:   | N/A                  | 6,120 S.F.            |
| MAX. HEIGHT:     | 45'                  | 18'-0"                |
- 3) PARKING REQUIREMENTS: 18 SPACES  
 MINIMUM OF ONE (1) SPACE FOR EVERY TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS INTERIOR FLOOR AREA.  
 PROPOSED: 43 STANDARD (INCLUDING 2 ACCESSIBLE SPACES)  
 REQUIRED: (6120 S.F. X (1050) = 25 SPACES)  
 PARKING STALL DIMENSIONS:  
 STANDARD: 9'X19'

**LEGEND**

- PROPOSED CONCRETE
- TRUNCATED DOME
- PLANTER AREA

**NOTES**

- # DESCRIPTION
- STORM DRAIN AND FITTINGS AT LOCATIONS SHOWN.
- CONTECH TYPE OR EQUIVALENT UNDERGROUND STORAGE SYSTEM PER PLAN.
- GRATE INLET
- PRE-TREATMENT SYSTEM PRIOR TO CONNECTION
- PARKWAY DRAIN FOR OVERFLOW.
- 18" EQUALIZATION PIPE.
- TRASH ENCLOSURE.
- 226 LF OF RETAINING WALL PER ELEVATIONS ON PLANS
- 6" CURB AND GUTTER PER PLAN.
- 4" CURB OPENING WITH RIP RAP FOR DRAINAGE PATH.
- AREA FOR CDDA ASSEMBLY FOR FIRE SERVICE.
- AREA FOR GENERATOR.
- 8" WATER LINE.
- 8" SEWER LINE.
- REBOUNDING BOLLARD.
- AIR-WATER SERVICE.
- BIKE RACK.
- PARKING STRIPE PER CITY OF PERRIS STD.
- GREASE INTERCEPTOR



MARK	REVISIONS	APPR.	DATE	SEAL-ENGINEER
AS BUILT				

**CORE STATES**  
 4240 East Jurupa Street, Suite 402  
 Ontario, CA 91781  
 Phone (909) 467-8907  
 TVincen@core-states.com

PREPARED BY: TRAVIS P. VINCENT, JR.  
 R.C.E. NO.: \_\_\_\_\_  
 DATE: 08.31.2022

MAVERIK DEVELOPMENT  
 N2S DATA POINT  
 REGISTRATION-4240-024549  
 3" F ALUMINUM DISC STAMPED "MAVERIK"  
 SW CORNER PERRIS BLVD AND ROSS STREET  
 BASE OF STEEL SIGNAL LIGHT, 3.0' X 2.7'  
 CONC. BASE ON EAST SIDE, SET FLUSH  
 ELEVATION = 1455.11' NAVD 88

CITY OF PERRIS  
**SITE PLAN**

SHEET 1  
 OF 1 SHEETS  
 FILE NO.



2 BUILDING PERSPECTIVE - FRONT LEFT  
SCALE:



1 BUILDING PERSPECTIVE - FRONT RIGHT  
SCALE:

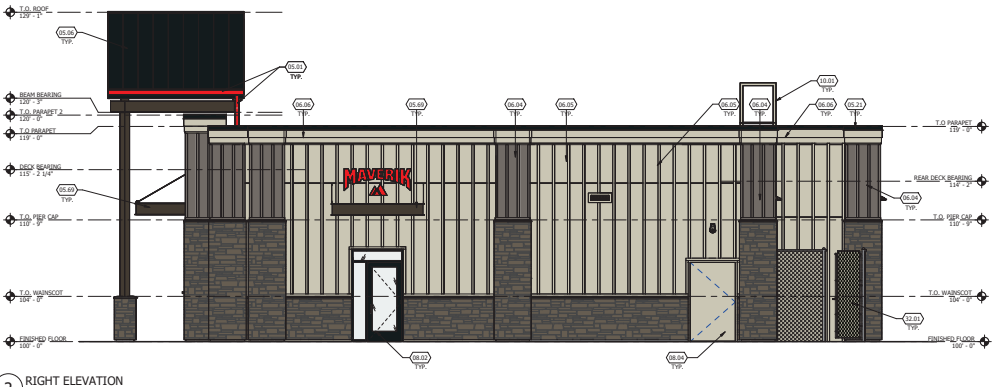
PROPOSED MAVERIK C-STORE

Prototype Version: 50\_R\_RR\_2201  
 Building Square Footage: 5,637 SF  
 Construction Type/Occupancy Classification: V-B / M

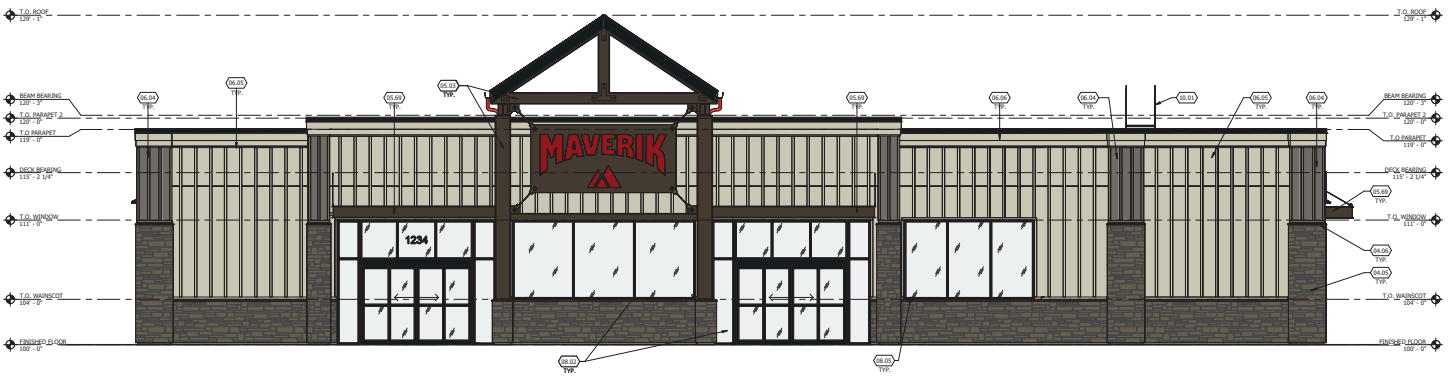
A-3 | PERSPECTIVE VIEWS







2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



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

**KEYED NOTES**

- 04.00 CULTURED STONE VENEER, SKYLARK, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLARK, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, WHITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MILD PRE-FINISHED METAL ROOF, 1 3/8" STANDING SEAM, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL CORING, COLOR MIDNIGHT BRONZE
- 05.60 STEEL JOISTING, COLOR P-8
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 06.04 HOLLOW METAL DOOR AND FRAME, PAINT TO MATCH SIDING
- 06.05 WINDOW, SEE SCHEDULE
- 10.01 WOOD ACCESS DOORS W/ SECURITY GATE, SEE DETAIL 104.11 POWDER COATED COLOR TO MATCH SIDING BB-1
- 32.01 CHAIN LINK FENCE WITH PINECYPRESS SLATS, COLOR TO MATCH BUILDING FIELD COLOR

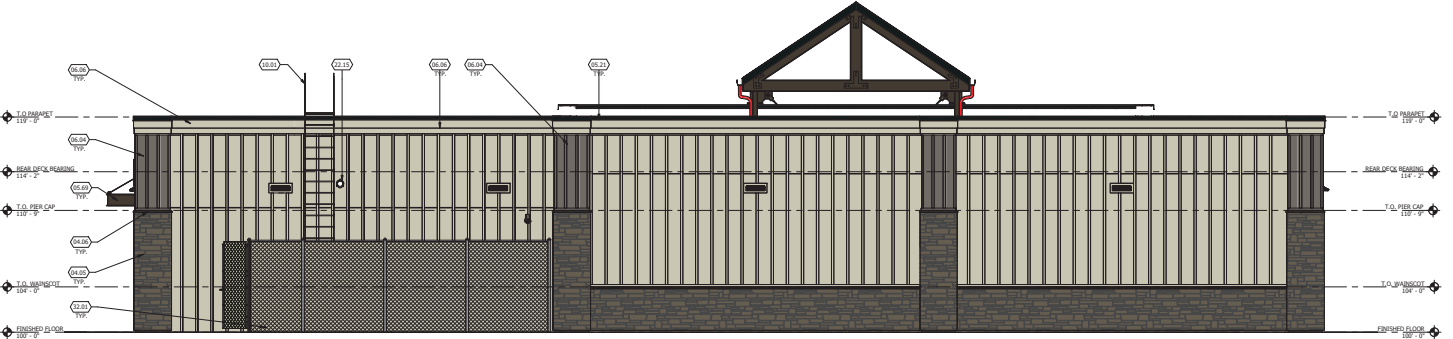
PROPOSED MAVERIK C-STORE

Prototype Version: 50\_R\_RR\_2201  
 Building Square Footage: 5,637 SF  
 Construction Type/Occupancy Classification: V-B / M  
 A-4 | EXTERIOR ELEVATIONS





2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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

**KEYED NOTES**

- 04.05 CULTURED STONE VENER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITTE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 PREC-PRE-FINISHED METAL ROOF, 1 1/4" STANDING SEAM, MENDSIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR MENDSIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM, BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 22.05 ROOF ACCESS LADDER BY SECURITY GATE, SEE DETAIL 04S.11, POWDER COATED COLOR TO MATCH SIDING BB-1
- 22.15 ROOF OVERHANG BRASS SCUPPER, SEE PLUMBING DRAWINGS
- 32.05 CHAIN LINK FENCE WITH PRIVACY SLATS, COLOR TO MATCH BUILDING FIELD COLOR

PROPOSED MAVERIK C-STORE

Prototype Version: 50\_R\_RR\_2201  
 Building Square Footage: 5,637 SF  
 Construction Type/Occupancy Classification: V-B / M  
 A-5 | EXTERIOR ELEVATIONS





BB-1 Fiberboard -  
Worldly Gray

BB-2 Fiberboard -  
Gauntlet Gray

BB-3 Fiberboard -  
Worldly Gray



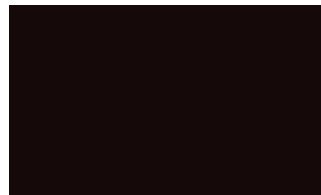
Cultured Stone - Skyline, Country LedgeStone



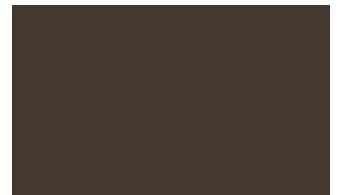
C-1 MBCI Midnight Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE

Prototype Version: 50\_R\_RR\_2201  
 Building Square Footage: 5,637 SF  
 Construction Type/Occupancy Classification: V-B / M

A-7 | EXTERIOR MATERIALS BOARD





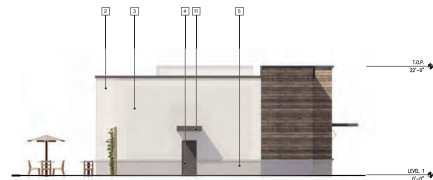
A - NORTH ELEVATION



B - EAST ELEVATION



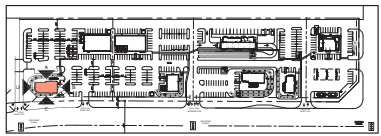
C - SOUTH ELEVATION



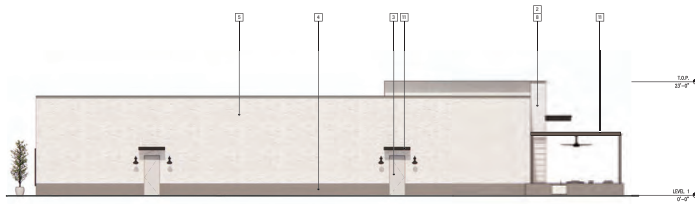
D - WEST ELEVATION

COLORS AND MATERIALS

1	WOOD	WOOD GRAIN PANELING
2	WOOD	WOOD GRAIN PANELING
3	WOOD	WOOD GRAIN PANELING
4	WOOD	WOOD GRAIN PANELING
5	WOOD	WOOD GRAIN PANELING
6	WOOD	WOOD GRAIN PANELING
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23	WOOD	WOOD GRAIN PANELING
24	WOOD	WOOD GRAIN PANELING
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28	WOOD	WOOD GRAIN PANELING
29	WOOD	WOOD GRAIN PANELING
30	WOOD	WOOD GRAIN PANELING
31	WOOD	WOOD GRAIN PANELING
32	WOOD	WOOD GRAIN PANELING
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97	WOOD	WOOD GRAIN PANELING
98	WOOD	WOOD GRAIN PANELING
99	WOOD	WOOD GRAIN PANELING
100	WOOD	WOOD GRAIN PANELING



KEY PLAN



A - NORTH ELEVATION



B - EAST ELEVATION



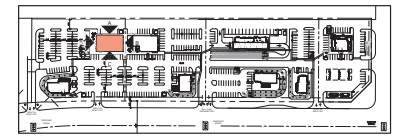
C - SOUTH ELEVATION



D - WEST ELEVATION

**COLORS AND MATERIALS**

1	Light Grey	CONCRETE
2	White	PAINT
3	White	PAINT
4	White	PAINT
5	White	PAINT
6	White	PAINT
7	White	PAINT
8	White	PAINT
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92	White	PAINT
93	White	PAINT
94	White	PAINT
95	White	PAINT
96	White	PAINT
97	White	PAINT
98	White	PAINT
99	White	PAINT
100	White	PAINT



KEY PLAN

Source: SMS Architects, 2024



A - NORTH ELEVATION



B - EAST ELEVATION



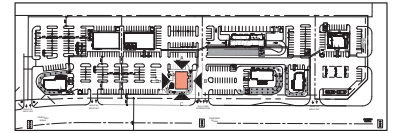
C - SOUTH ELEVATION



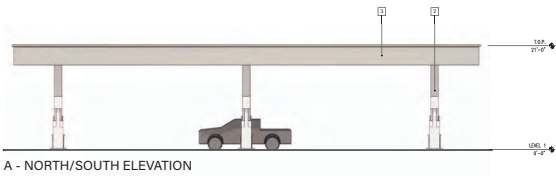
D - WEST ELEVATION

**COLORS AND MATERIALS**

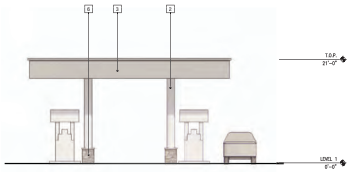
1	WALL CLADDING	PERFORATED METAL
2	ROOF	PERFORATED METAL
3	WOOD	PERFORATED METAL
4	WOOD	PERFORATED METAL
5	WOOD	PERFORATED METAL
6	WOOD	PERFORATED METAL
7	WOOD	PERFORATED METAL
8	WOOD	PERFORATED METAL
9	WOOD	PERFORATED METAL
10	WOOD	PERFORATED METAL
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37	WOOD	PERFORATED METAL
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98	WOOD	PERFORATED METAL
99	WOOD	PERFORATED METAL
100	WOOD	PERFORATED METAL



KEY PLAN

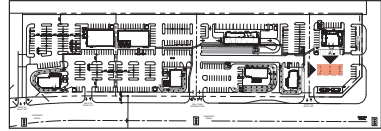


A - NORTH/SOUTH ELEVATION



B - EAST/WEST ELEVATION

COLORS AND MATERIALS	
1	BRICKWORK (SEE DETAIL)
2	PAINT
3	PAINT
4	PAINT
5	PAINT
6	PAINT
7	PAINT
8	PAINT
9	PAINT
10	PAINT
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100	PAINT



KEY PLAN

Source: SMS Architects, 2024

P:\Projects\2300\perrisgateway\perris\_gateway\perris\_gateway\perris\_gateway.dwg - Filename: p.dwg - 08/04/24 11:57:20 AM - 3/48

# **EXHIBIT E**

Tentative Parcel Map No. 38567 and 38985



# PARCEL MAP NO. 38576

BEING A SUBDIVISION OF PARCELS 2 AND 3 OF PARCEL MAP NO. 36582 AS SHOWN BY MAP ON FILE IN BOOK 242, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

UNITED ENGINEERING GROUP-CA, INC. FEBRUARY 2022  
FOR FINANCING AND CONVEYANCE PURPOSES ONLY

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE(S) \_\_\_\_\_, AT THE  
REQUEST OF THE CITY CLERK OF THE CITY OF PERRIS.

NO. \_\_\_\_\_

FEE \_\_\_\_\_

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: \_\_\_\_\_

SUBDIVISION GUARANTEE:

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF OPTIMUS BUILDING CORPORATION, A CALIFORNIA CORPORATION IN FEBRUARY, 2022. I HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE BEING DESCRIBED HEREON. THE MONUMENTS SHOWN ON THIS MAP WILL BE CONSIDERED TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: \_\_\_\_\_

DEAN C. PHILLIPS  
P.L.S. NO. 6974



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF PERRIS ORDINANCE NO. 543, AS AMENDED, WHICH ARE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH, AND THAT THE SUBDIVISION SHOWN ON THIS MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE, IF ANY.

DATED: \_\_\_\_\_, 2023

GABRIEL D. YBARRA  
LIC. #343, LIC EXP. 6-30-24  
CITY ENGINEER

**CITY CLERK'S STATEMENT**

I HEREBY STATE THAT UNDERTAKING OR CASH DEPOSIT SATISFACTORY TO THE CITY COUNCIL OF THE CITY OF PERRIS GUARANTEEING THE CONSTRUCTION OF REQUIRED STREET IMPROVEMENTS AND MONUMENTATION HAS BEEN APPROVED AND FILED WITH THE CITY OF PERRIS PRIOR TO ACCEPTANCE OF THIS MAP.

NANCY SALAZAR  
CITY CLERK CITY OF PERRIS

**CITY CLERK'S STATEMENT**

THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS DULY AUTHORIZED OFFICERS, HEREBY APPROVES SAID FINAL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOT "A", FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM, SUBJECT TO THE IMPROVEMENTS IN ACCORDANCE WITH THE CITY STANDARDS.

MICHAEL M. VARGAS  
MAYOR OF THE CITY OF PERRIS

ATTEST  
CITY CLERK

**SIGNATURE, OMISSIONS, STATEMENT**

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.

SOUTHERN SIERRAS POWER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 2, 1925 IN BOOK 640 OF DEEDS, PAGE 412.

SOUTHERN SIERRAS POWER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1933 IN BOOK 132, PAGE 390.

THE NEVADA-CALIFORNIA ELECTRIC CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 1939, IN BOOK 413, PAGE 419, O.R..

MIPMA, HOLDER OF AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 2017, AS INSTRUMENT NO. 2017-0160391, O.R.

**TAX COLLECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO UNPAID TAXES SHOWN ON THE MAP OR ON THE PARCELS SHOWN ON THE MAP FOR WHICH THE CITY, COUNTY, MUNICIPAL OR LOCAL TAXES, SPECIAL ASSESSMENTS, COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

DATE: \_\_\_\_\_, 2023

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, (STATE, COUNTY, MUNICIPAL OR LOCAL) AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF EXECUTION OF THE BOND WITH THE COUNTY SUPERVISORS, A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: \_\_\_\_\_, 2023

CASH OR SURETY TAX BOND  
TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

**NOTICE OF DRAINAGE FEES**

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SAN JACINTO RIVER PLAIN, A FLOOD CONTROL AREA, OF THE COUNTY OF RIVERSIDE, CALIFORNIA. THIS PROPERTY IS SUBJECT TO THE SAN JACINTO RIVER PLAIN FLOOD CONTROL DISTRICT'S ORDINANCE AND SECTION 66483 ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. NOTICE IS FURTHER GIVEN THAT PURSUANT TO ORDINANCE 13-01, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE CITY OF PERRIS PRIOR TO ISSUANCE OF THE GRADING PERMIT OR BUILDING PERMIT AT THE RATE EFFECT AT THE TIME OF ISSUANCE OF THIS ACTUAL PERMIT.

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEKED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AND TO THE DRAINAGE AREA, AND TO THE PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF PERRIS FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "PRIVATE RECIPROCAL ACCESS, PARKING, AND DRAINAGE EASEMENT" FOR THE PURPOSES OF ACCESS, PARKING, AND MAINTENANCE PURPOSES TOGETHER WITH INGRESS/EGRESS, DRAINAGE AND MAINTENANCE PURPOSES TOGETHER WITH WITHIN PARCELS AS SHOWN HEREON FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

OPTIMUS BUILDING CORPORATION, A CALIFORNIA CORPORATION, OWNER

BY: \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS ACKNOWLEDGMENT, SHALL SIGN AND DATE THIS INSTRUMENT. THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN CONNECTION WITH THE INSTRUMENT, AND THAT HE/SHE/HEY ARE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND THAT HE/SHE/HEY ARE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

# PARCEL MAP NO. 38576

BEING A SUBDIVISION OF PARCELS 2 AND 3 OF PARCEL MAP NO. 36582 AS SHOWN BY MAP ON FILE IN BOOK 242, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

UNITED ENGINEERING GROUP-CA, INC. FEBRUARY 2022  
FOR FINANCING AND CONVEYANCE PURPOSES ONLY

**EASEMENT NOTES:**

- ▲ CENTERLINE OF A SOUTHERN SIERRAS POWER COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 2, 1925 IN BOOK 640 OF DEEDS, PAGE 412.
- ▲ CENTERLINE OF A SOUTHERN SIERRAS POWER COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1933 IN BOOK 132, PAGE 390, O.R.
- ▲ CENTERLINE OF THE NEVADA-CALIFORNIA ELECTRIC CORPORATION EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 1938, IN BOOK 413, PAGE 419, O.R.
- ▲ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM RAMONA EXPRESSWAY HAVE BEEN RELINQUISHED PER DOCUMENT RECORDED SEPTEMBER 18, 1958 IN BOOK 2334, PAGE 275, O.R.
- ▲ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY 395 HAVE BEEN RELINQUISHED PER DOCUMENT RECORDED NOVEMBER 24, 1961 AS INSTRUMENT NO. 219090, O.R.
- ▲ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY 395 HAVE BEEN RELINQUISHED PER DOCUMENT RECORDED MAY 14, 1984 AS INSTRUMENT NO. 100806, O.R.
- ▲ "PRIVATE RECIPROCAL ACCESS, PARKING AND DRAINAGE EASEMENT", RETAINED HEREON.

**MONUMENT NOTES:**

- ① FOUND 1" I.P. WITH PLASTIC PLUG MARKED "CALDOT", DOWN 0.3', PER (R1).
- ② FOUND 1" I.P. WITH PLASTIC PLUG MARKED "CALDOT", DOWN 0.1', PER (R1).
- ③ FOUND 1" I.P. WITH PLASTIC PLUG MARKED "CALDOT", FLUSH, PER (R1).
- ④ FOUND 2.25" BRASS CAP, FLUSH, ACCEPTED AS "EC" OF CENTERLINE OF IMPROVEMENTS OF RAMONA EXPRESSWAY PER (R1)

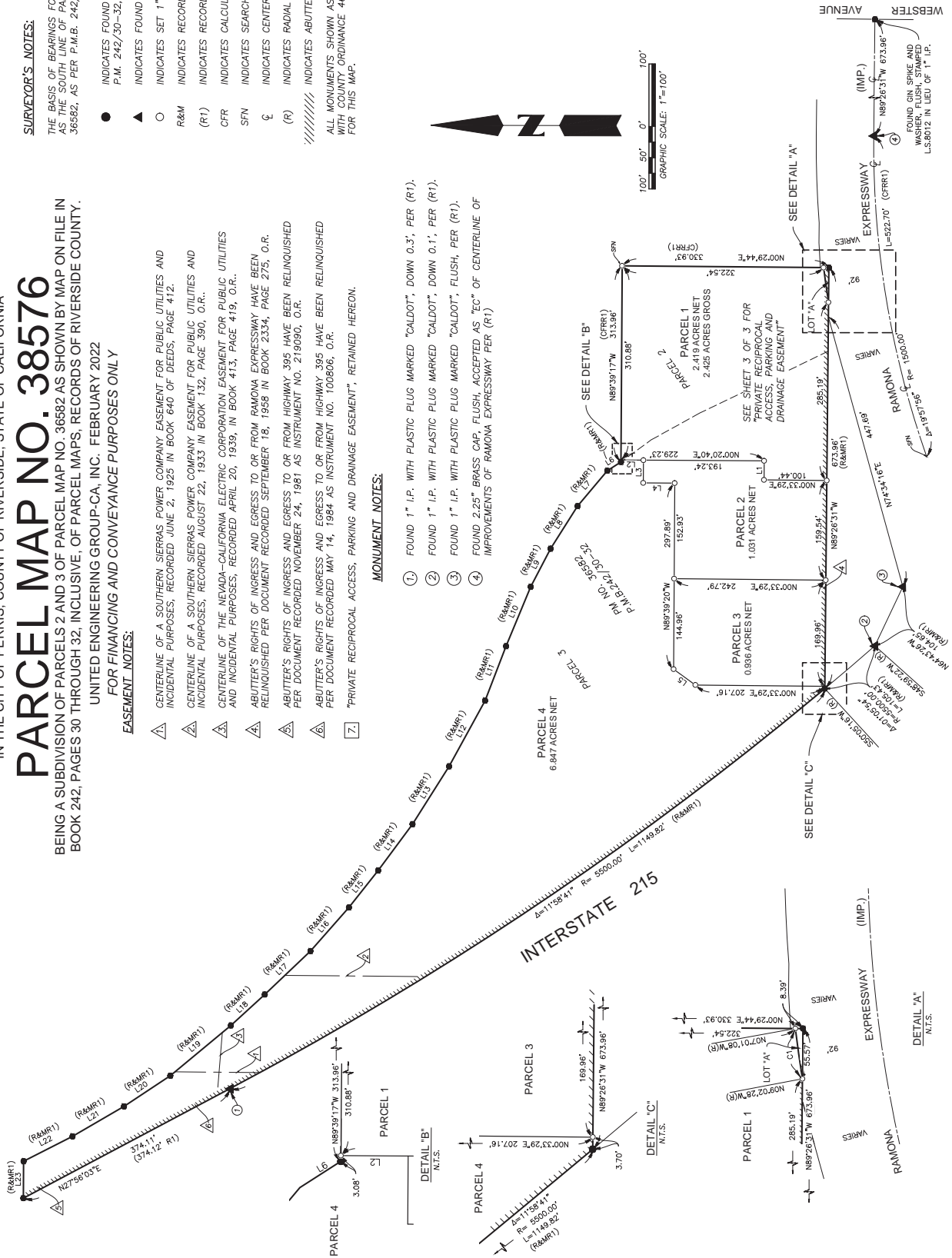
**SURVEYOR'S NOTES:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS N. 89°26'31" W, SHOWN ON THE FILED PARCELS AND 3 ON PARCEL MAP NO. 36582, AS PER P.M.B. 242/30-32.

- INDICATES FOUND 1" I.P. WITH NAIL & TAG, L.S. 8012 PER P.M. 242/30-32, UNLESS NOTED OTHERWISE.
  - ▲ INDICATES FOUND MONUMENT AS NOTED.
  - INDICATES SET 1" I.P., TAGGED L.S. 6974
  - R&M INDICATES RECORD & MEASURED
  - (R1) INDICATES RECORD DATA PER P.M.242/30-32.
  - CFR INDICATES CALCULATED FROM RECORD
  - SFN INDICATES SEARCHED, FOUND NOTHING
  - ⊘ INDICATES CENTERLINE
  - (R) INDICATES RADIAL BEARING
  - ////// INDICATES ABUTTER'S RIGHTS RELINQUISHED
- ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	02°01'20"	1592.00'	56.19'	28.10'

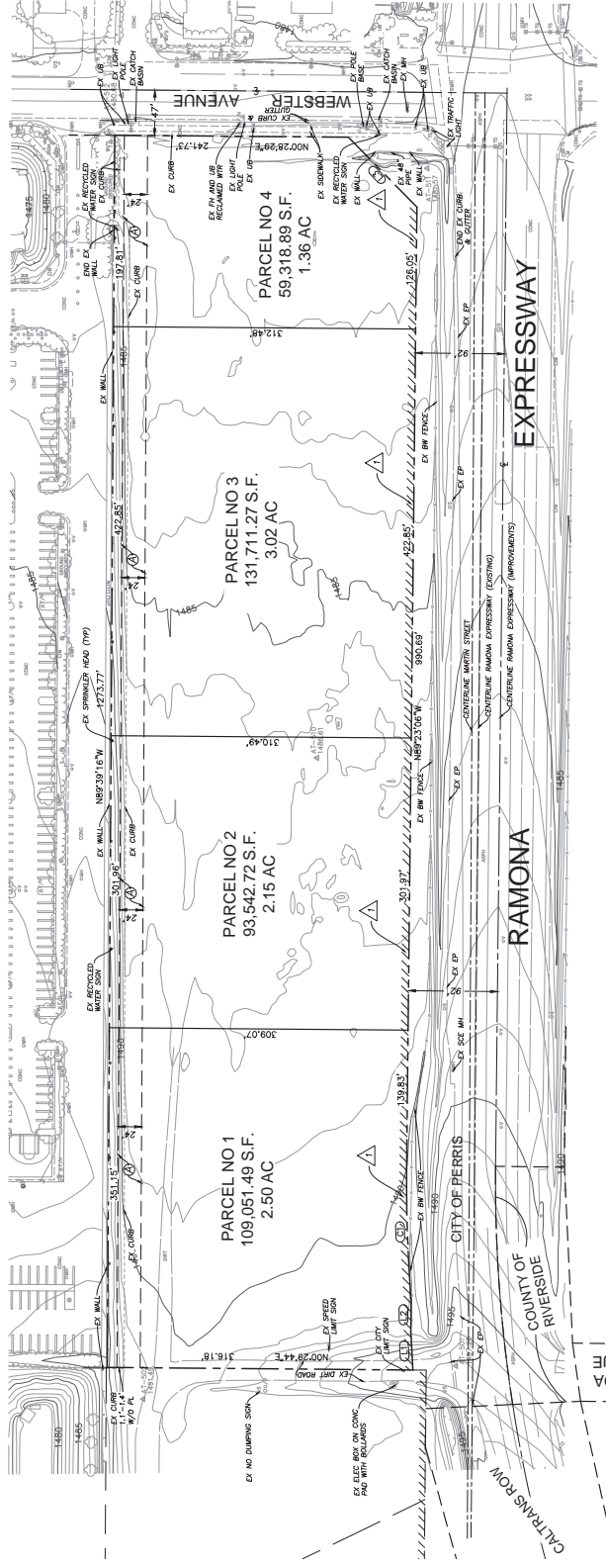
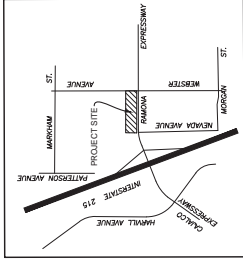
LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.37'	N89°39'20"W
L2	35.99'	N00°20'40"E
L3	36.45'	N89°39'20"W
L4	50.29'	N00°20'40"E
L5	43.09'	N36°01'25"E
L6	26.01'	N32°38'51"W
L7	73.98'	N49°57'25"W
L8	80.70'	N57°37'43"W
L9	68.90'	N62°30'04"W
L10	102.87'	N67°26'31"W
L11	93.53'	N68°57'39"W
L12	119.79'	N67°15'53"W
L13	109.51'	N57°38'44"W
L14	92.36'	N53°28'24"W
L15	75.37'	N51°39'44"W
L16	93.15'	N48°36'22"W
L17	100.92'	N43°33'34"W
L18	73.44'	N42°24'15"W
L19	125.95'	N39°39'38"W
L20	88.95'	N33°36'49"W
L21	95.38'	N30°12'04"W
L22	87.81'	N26°52'30"W
L23	59.24'	N89°35'56"W



# TENTATIVE PARCEL MAP NO. 38985

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
 UNITED ENGINEERING GROUP CA., INC APRIL 2024

FOR FINANCE AND CONVEYANCE PURPOSES ONLY  
 A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL OR LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.



LINE #	LENGTH	BEARING
L1	38.77	N86°54'01"E
L2	31.91	N89°29'51"W
L3	101.23	N43°32'41"E

**BENCHMARK:**  
 3" ALUMINUM DISC STAMPED "BM 432"  
 DISSEMINATION-42-290-004-539  
 1.5" X 1.5" X 0.5" CONC. BASE ON EAST SIDE SET FLUSH  
 ELEV = 1455.11 (MVD88)

LINE TYPE	DESCRIPTION
CL	CHAIN LINK
CM	CONCRETE MASONRY
PM	POWER POLE
BM	BARBED WIRE
GM	GUY WIRE
UM	UTILITY MAST
UP	UTILITY POLE
V	VALVE
VO	VALVE ORIENT
SO	SONG-SHIFT SIGNAL
M	METER
CS	CONCRETE SIGNAL
AS	ASPHALT SIGNAL
CF	CURB FACE
CFH	CURB FACE
TSB	TRAFFIC SIGNAL
TR	TRAFFIC SIGNAL
---	-2334 - INDICATES CONTOUR ELEVATION
----	PROJECT BOUNDARY
////	REINQUISHED

**LEGEND**

**SURROUNDING LAND USE**  
 NORTH: FERRIS VALLEY COMMERCE CENTER SP (LIGHT INDUSTRIAL)  
 SOUTH: FERRIS VALLEY COMMERCE CENTER SP (COMMERCIAL)  
 EAST: FERRIS VALLEY COMMERCE CENTER SP (COMMERCIAL)  
 WEST: FERRIS VALLEY COMMERCE CENTER SP (COMMERCIAL)

**EXISTING & PROPOSED LAND USE:**  
 FERRIS VALLEY COMMERCE CENTER SP  
 PROPOSED LAND USE  
 1. COMMERCIAL  
 2. COMMERCIAL  
 3. COMMERCIAL  
 4. COMMERCIAL

**PARCEL #**  
 1  
 2  
 3  
 4

**OWNER'S:**  
 GAYLE POPE MORRISON, AS THE TRUSTEE OF THE GAYLE POPE MORRISON TRUST DATED JUNE 5, 2013, AS TO AN INTEREST IN PARCEL NO. 1, 2, 3, 4 AND LAURA A. POPE, TRUSTEES OF THE BRADLEY G. POPE AND LAURA A. POPE FAMILY TRUST DATED JUNE 21, 2007, AS TO AN UNDIVIDED 50% INTEREST

**PREPARED FOR:**  
 OPTIMUS BUILDING CORPORATION (ORC)  
 121 ASPREY COVE LN FL 32922  
 KENTWOOD, FL 32922  
 PHONE: (813) 455-9340  
 FAX: (813) 455-9345  
 MIKE NAGGAR (951) 561-7730

**FLOOD PLAIN NOTE:**  
 THE SUBJECT PARCEL IS IN ZONE X PER THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 17030C0101, DATED 6/16/14 AND MAP NO. 060462-1402 EFFECTIVE 6/29/06

**EASEMENTS:**  
 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM RAMONA EXPRESSWAY, EXCEPT THE GENERAL EASEMENT OF THE GENERAL EASEMENT MAP NO. 38512 ON FILE IN BOOK 242, PAGE 237, RIVERSIDE COUNTY RECORDS. THIS MAP SHOWS THE REINQUISHED SHOWN THEREON.

2. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN INSTRUMENT NO. 2017-0160390 OF RECORD DATED APRIL 21, 2017 AS INSTRUMENT NO. 2017-0160390 OF RECORD ARE BLANKET IN NATURE.

**LEGAL DESCRIPTION:**  
 PARCEL NO. 4, 59,318.89 S.F., 1.36 AC, MORE OR LESS, BEING THE UNDIVIDED 50% INTEREST OF GAYLE POPE MORRISON, AS THE TRUSTEE OF THE GAYLE POPE MORRISON TRUST DATED JUNE 5, 2013, AS TO AN INTEREST IN PARCEL NO. 1, 2, 3, 4 AND LAURA A. POPE, TRUSTEES OF THE BRADLEY G. POPE AND LAURA A. POPE FAMILY TRUST DATED JUNE 21, 2007, AS TO AN UNDIVIDED 50% INTEREST.

**PROPERTY ADDRESS:**  
 PROPERTY IS A VACANT SITE WITH NO ADDRESS

**GENERAL NOTES:**  
 1. ACCESS TO PARCEL 1, 2, 3, 4 BY APNS 314-170-020.  
 2. ACCESSOR'S PARCEL NUMBERS 314-170-020.  
 3. PROPERTY HAS ACCESS TO WEBSTER AVENUE AND TO RAMONA EXPRESSWAY. HOWEVER, ABUTTER'S RIGHTS HAVE BEEN REINQUISHED ON RAMONA EXPRESSWAY.

**APNS:** 314-170-020

**LEGAL DESCRIPTION:**  
 PARCEL NO. 4, 59,318.89 S.F., 1.36 AC, MORE OR LESS, BEING THE UNDIVIDED 50% INTEREST OF GAYLE POPE MORRISON, AS THE TRUSTEE OF THE GAYLE POPE MORRISON TRUST DATED JUNE 5, 2013, AS TO AN INTEREST IN PARCEL NO. 1, 2, 3, 4 AND LAURA A. POPE, TRUSTEES OF THE BRADLEY G. POPE AND LAURA A. POPE FAMILY TRUST DATED JUNE 21, 2007, AS TO AN UNDIVIDED 50% INTEREST.

**PROPERTY ADDRESS:**  
 PROPERTY IS A VACANT SITE WITH NO ADDRESS

**GENERAL NOTES:**  
 1. ACCESS TO PARCEL 1, 2, 3, 4 BY APNS 314-170-020.  
 2. ACCESSOR'S PARCEL NUMBERS 314-170-020.  
 3. PROPERTY HAS ACCESS TO WEBSTER AVENUE AND TO RAMONA EXPRESSWAY. HOWEVER, ABUTTER'S RIGHTS HAVE BEEN REINQUISHED ON RAMONA EXPRESSWAY.

**APNS:** 314-170-020

**LEGAL DESCRIPTION:**  
 PARCEL NO. 4, 59,318.89 S.F., 1.36 AC, MORE OR LESS, BEING THE UNDIVIDED 50% INTEREST OF GAYLE POPE MORRISON, AS THE TRUSTEE OF THE GAYLE POPE MORRISON TRUST DATED JUNE 5, 2013, AS TO AN INTEREST IN PARCEL NO. 1, 2, 3, 4 AND LAURA A. POPE, TRUSTEES OF THE BRADLEY G. POPE AND LAURA A. POPE FAMILY TRUST DATED JUNE 21, 2007, AS TO AN UNDIVIDED 50% INTEREST.

**PROPERTY ADDRESS:**  
 PROPERTY IS A VACANT SITE WITH NO ADDRESS

**GENERAL NOTES:**  
 1. ACCESS TO PARCEL 1, 2, 3, 4 BY APNS 314-170-020.  
 2. ACCESSOR'S PARCEL NUMBERS 314-170-020.  
 3. PROPERTY HAS ACCESS TO WEBSTER AVENUE AND TO RAMONA EXPRESSWAY. HOWEVER, ABUTTER'S RIGHTS HAVE BEEN REINQUISHED ON RAMONA EXPRESSWAY.

**APNS:** 314-170-020

**LEGAL DESCRIPTION:**  
 PARCEL NO. 4, 59,318.89 S.F., 1.36 AC, MORE OR LESS, BEING THE UNDIVIDED 50% INTEREST OF GAYLE POPE MORRISON, AS THE TRUSTEE OF THE GAYLE POPE MORRISON TRUST DATED JUNE 5, 2013, AS TO AN INTEREST IN PARCEL NO. 1, 2, 3, 4 AND LAURA A. POPE, TRUSTEES OF THE BRADLEY G. POPE AND LAURA A. POPE FAMILY TRUST DATED JUNE 21, 2007, AS TO AN UNDIVIDED 50% INTEREST.

**PROPERTY ADDRESS:**  
 PROPERTY IS A VACANT SITE WITH NO ADDRESS

**GENERAL NOTES:**  
 1. ACCESS TO PARCEL 1, 2, 3, 4 BY APNS 314-170-020.  
 2. ACCESSOR'S PARCEL NUMBERS 314-170-020.  
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**APNS:** 314-170-020

**LEGAL DESCRIPTION:**  
 PARCEL NO. 4, 59,318.89 S.F., 1.36 AC, MORE OR LESS, BEING THE UNDIVIDED 50% INTEREST OF GAYLE POPE MORRISON, AS THE TRUSTEE OF THE GAYLE POPE MORRISON TRUST DATED JUNE 5, 2013, AS TO AN INTEREST IN PARCEL NO. 1, 2, 3, 4 AND LAURA A. POPE, TRUSTEES OF THE BRADLEY G. POPE AND LAURA A. POPE FAMILY TRUST DATED JUNE 21, 2007, AS TO AN UNDIVIDED 50% INTEREST.

DATE:	APRIL 25, 2024
SHEET 1 OF 1	
PROJECT NUMBER	CA-20014

**TENTATIVE PARCEL MAP NO. 38985**  
 FOR FINANCING & CONVEYANCE PURPOSES  
 PERRIS GATEWAY PHASE II  
 PERRIS, CALIFORNIA

8885 Haven Avenue  
 Suite 105  
 Rancho Cucamonga,  
 CA 91730  
 Phone: (909) 468-9340  
 www.ueg.com

united engineering group

PREPARED UNDER MY SUPERVISION:

LIBERTY ENGINEERING & SURVEYING  
 DEAN C. PHILLIPS  
 LICENSE NO. 6974  
 DATE 4-25-2024

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS N 87°24'11" W SHOWN AS THE SOUTH LINE OF PARCELS 2 AND 3 ON PARCEL MAP NO. 38512 OF RECORD, FILED IN BOOK 242, PAGE 237, THROUGH 30, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

NO.	REVISIONS	DESCRIPTION	DATE

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

# **EXHIBIT F**

## **Initial Study**

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

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-443#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-443#docan1206_1313_479)

# **Planning Commission Agenda**

**CITY OF PERRIS**

**August 07, 2024**

## **Item**

# **6E**

**Scoping Meeting for an EIR**

**associated with**

**GPA 23-05153, SPA23-05115**

**TPM 23-05154 TPM 38760**

**DA 24-05168, and**

**DPRs 23-00011, 24-00006**

**and 24-00007**



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** August 7, 2024

**SUBJECT:** Scoping Meeting for an Environmental Impact Report associated with General Plan Amendment (GPA) 23-05153, Specific Plan Amendment (SPA) 23-05115, Tentative Parcel Map 23-05154 (TPM 38760), Development Agreement (DA) 24-05168, and Development Plan Reviews (DPRs) 23-00011, 24-00006, and 24-00007 – A proposal to consider the following entitlements to create a new Specific Plan for the New Perris Specific Plan to facilitate the development of three (3) commercial retail buildings totaling 6,780 square feet and eight (8) industrial buildings totaling up to 3,681,020 square feet on 218.14 acres of the larger 345-acre (in total) Specific Plan area, located south of San Jacinto Avenue, west of Dunlap Drive and northeast of Ellis Avenue and I-215 freeway: 1) General Plan Amendment to amend the Circulation Element to replace a planned freeway interchange at the eastern end of Ellis Avenue with a freeway overpass and to realign it with the proposed Murrieta Road extension; 2) Specific Plan Amendment to rescind the New Perris Specific Plan and create the New Perris Commerce Center Specific Plan to act as a regulatory document for the establishment of development standards and design guidelines for the entire Specific Plan area; 3) Tentative Parcel Map to establish eight (8) parcels totaling 218.14 acres for commercial and industrial development and one (1) parcel totaling 111 acres for open space/conservation area; 4) Development Agreement for specific project improvements and community benefits; and 5) Development Plan Reviews for the review of the site plan and building elevations for the proposed industrial and commercial components of the project. Applicant: Industrial VI Enterprises, LLC.

**REQUESTED ACTION:** Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the Project for the preparation of an Environmental Impact Report.

**CONTACT:** Patricia Brenes, Planning Manager

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**BACKGROUND:**

The project site encompasses the entirety of the New Perris Specific Plan (NPSP), adopted by the City in 1989. San Jacinto Avenue bounds the Specific Plan area to the north, Ellis Avenue to the south, I-215 freeway to the west, the Perris Valley Storm Drain, and the San Jacinto River to the east. An amendment to the Specific Plan approved in 2010 reduced the overall specific plan area from its original 596 acres to 345 acres. The NPSP envisioned a multi-use concept comprised of 21 acres of commercial (retail) use, 40 acres of research and development use, 24 acres of stand-alone office use, 37 acres of residential use to accommodate 141 residential units; 31 acres of mixed-use office and commercial use; 12 acres for hotel use, 131 acres for golf course/open space use, and an extensive circulation network.

**PROJECT DESCRIPTION**

The Project consists of rescinding the New Perris Specific Plan and replacing it with the proposed Perris Commerce Center Specific Plan (NPCCSP) to facilitate development of a commercial development consisting of three (3) commercial retail buildings totaling 6,780 square feet and eight (8) industrial buildings totaling up to 3,681,020 square feet within five (5) Planning Areas totaling 218.14 acres of the larger 345-acre Specific Plan area, and one (1) parcel consisting of approximately 111 acres for open space/land conservation. The project also involves replacing a planned freeway interchange at the eastern end of Ellis Avenue with a freeway overpass to provide truck access for their industrial operations to the freeway interchange at Highway 74 and Mapes Road via Case Road.

Although, on February 27, the City Council authorized the feasibility study for the Ellis Avenue/I-215 overpass, there was no decision on whether this would be a designated truck route, nor was there a timeframe for the construction of the interchange, as only funding for the feasibility study has been secured. Summarized below is the proposed development within each Planning Area:

- **Planning Area (PA) 1a**

Planning Area 1a consists of 1.6 acres and is located on the southwest corner of the realigned Murrieta Road and San Jacinto Road. The land use designation is Mixed Use Retail with Single Family Residential Potential, intended for retail and residential uses. PA 1a is proposed to be developed with a commercial shopping center consisting of three (3) retail and commercial buildings totaling 6,780 square feet. The commercial/retail buildings are speculative. Although not shown on the plans, a future gas station at the corner of PA 1a will be analyzed in the EIR. Access to PA 1a will be provided from the proposed Murrieta Road extension.

- **Planning Area (PA) 1b**

Planning Area 1b consists of 13.6 acres and is located on the north side of the Specific Plan area, fronting onto San Jacinto Avenue and east of PA 1a. The land use designation is Industrial Park, Light Industrial/Minor Accessory Commercial, intended for a lighter industrial park with minor accessory commercial uses and parking areas. PA 1b is proposed to be

developed with a business park consisting of three (3) speculative small warehouse buildings totaling 187,150 square feet. Access to PA 1b will be provided from San Jacinto Avenue.

- **Planning Areas (PA) 2, 3 and 4**

Planning Areas 2, 3, and 4 consist of 204.5 acres and are located south of PAs 1a and 1b, east of the Perris Valley Storm Drain Channel, and west of the I-215 freeway. The land use designation for the three PAs is Industrial Park – High Cube with Potential E-Commerce, which is intended for an industrial park, high cube logistics with potential e-commerce uses, and auto and trailer parking areas. PAs 2, 3, and 4 are proposed to be developed with four (4) large industrial warehouse buildings totaling 3,431,720 square feet and a 62,150 square foot industrial warehouse building. The reconfigured Murrieta Road extension will provide access to PAs 2, 3, and 4.

- **Planning Area (PA) 5**

Planning Area 5 consists of approximately 111 acres and is located on the most southerly area of the project site across the Perris Valley Storm Drain Channel. It is designated as an open space/conservation area dedicated to perpetual conservation in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The proposed NPCCSP would include a development plan identifying the land uses, site access and transit connections, circulation, drainage, water, sewer, public facilities and services, and development standards and permitted land uses for the Planning Areas within the NPCCSP. The Tentative Map would establish the legal subdivision of the individual parcels.

To facilitate this project, the following entitlements are requested:

- General Plan Amendment – To amend the Circulation Element of the General Plan to replace a planned freeway interchange at the eastern end of Ellis Avenue with a freeway overpass and to realign it with the proposed Murrieta Road extension. The Project would extend Murrieta Road south of San Jacinto Road as a secondary arterial road. Murrieta Road would provide access through the NPCCSP.
- Specific Plan Amendment – To rescind the New Perris Specific Plan and create the New Perris Commerce Center Specific Plan to act as a regulatory document for the establishment of land use designations, permitted uses, development standards and design guidelines, site access and transit connections, circulation, drainage, water, sewer, and public facilities and services for the entire Specific Plan area.
- Development Agreement – To document the timing of certain off-site improvements, payment of fees, and community benefits.
- Tentative Parcel Map — The 345-acre overall project site will be subdivided into eight (8) parcels for commercial and industrial development, one (1) 111-acre parcel for open



space/conservation land, and a letter lot for a water retention basin and street dedication for both San Jacinto Road and Murrieta Road.

- Development Plan Review(s) - Review of the site plan and building elevations for the proposed commercial and industrial development within Planning Areas 1 - 4.

## **ENVIRONMENTAL IMPACT REPORT:**

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

- ***Scoping Meeting***

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

- ***Notice of Preparation***

A Notice of Preparation (NOP) and information provided by the applicant regarding the project triggered the need for an EIR. The public review period for the NOP commenced on July 26, 2024, and ends on August 26, 2024. As of the writing of this staff report, no letters have been received by staff regarding this project. All comments received will be addressed in the Final EIR, and all commenting agencies will receive a response to their comments in compliance with the CEQA Guidelines.

- ***Environmental Impact Report***

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

- Aesthetics
- Air Quality
- Agriculture and Forestry Resources
- Biological Resources

Staff Report

- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

**RECOMMENDATION:**

Staff recommends that the Planning Commission conduct a public Scoping Meeting, and review, discuss, and provide feedback on issues that should be addressed in the EIR for General Plan Amendment (GPA) 23- 05153 Specific Plan Amendment (SPA) 23-05115, Tentative Parcel Map (TPM) 23-05154, Development Agreement (DA) 24-05168, and Development Permit Review’s (DPR) 23-00011, 24-00006 and 24-00007.

---

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

---

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

**EXHIBITS**

- A. Vicinity and Aerial Map
- B. Existing and Proposed Specific Plan Maps
- C. MARB/IP ALUCP Map
- D. Location and Site Plans – *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>*
- E. Tentative Parcel Map No.
- F. Notice of Preparation (NOP) -*The NOP is available on the City's website at: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>*

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

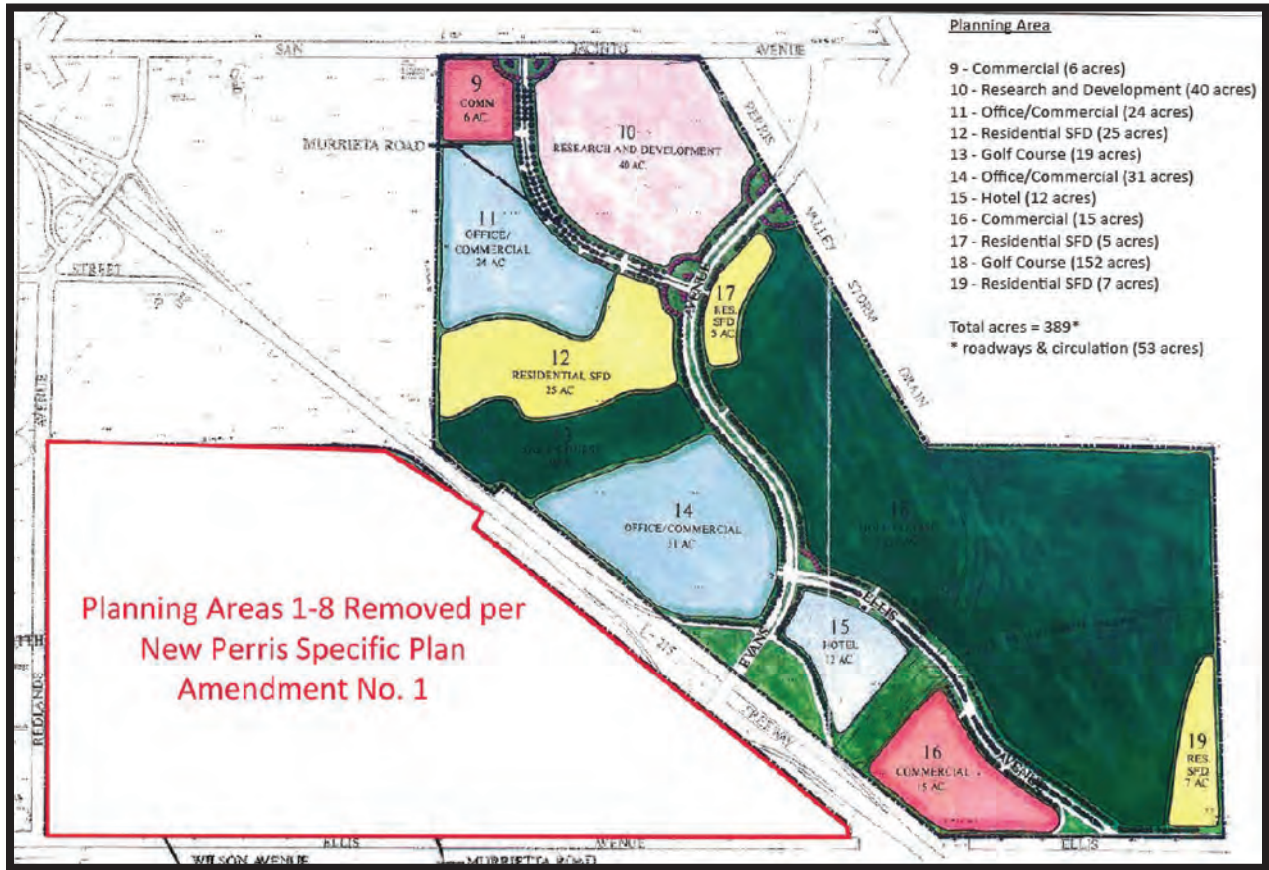
**EXHIBIT A**  
Vicinity Map



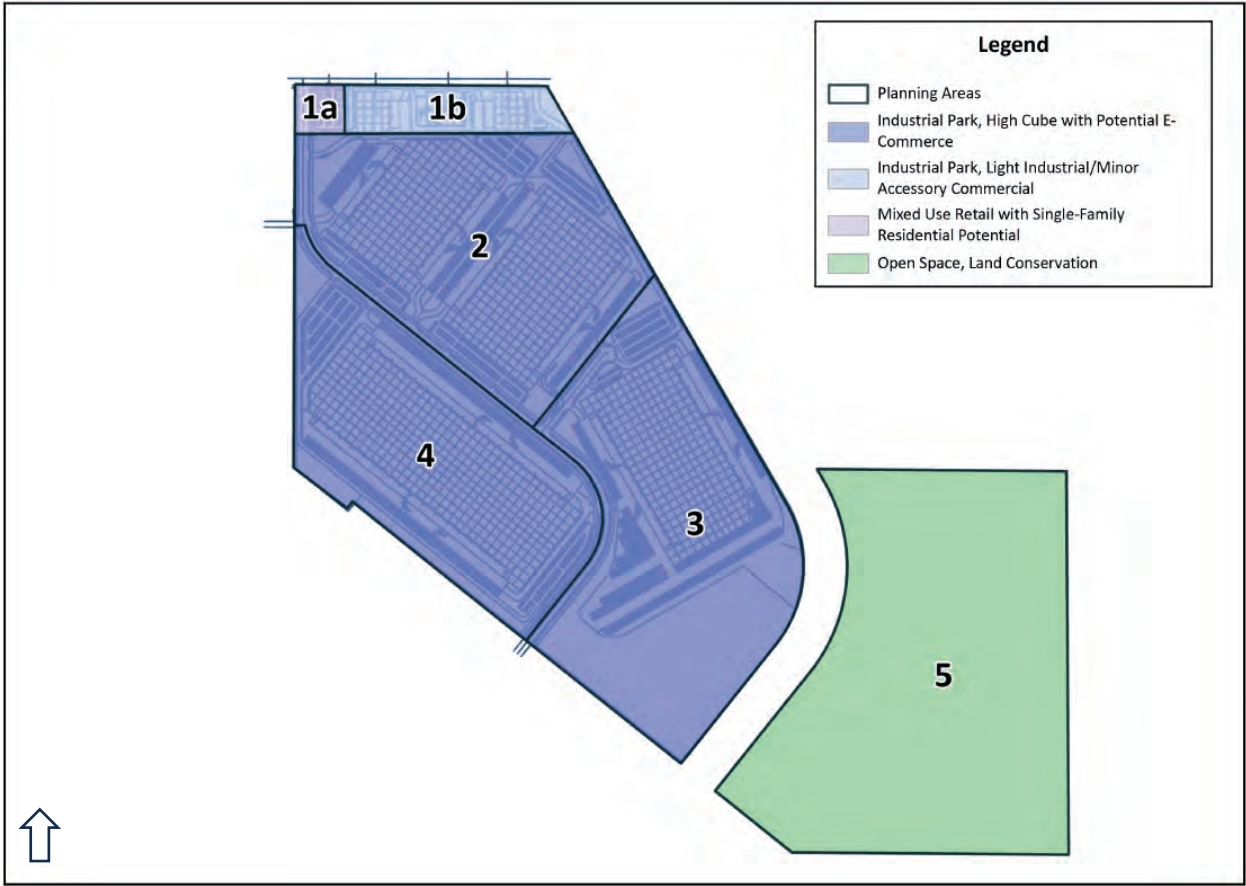
# **EXHIBIT B**

## Existing and Proposed Specific Plan Maps

# Existing New Perris Specific Plan Map

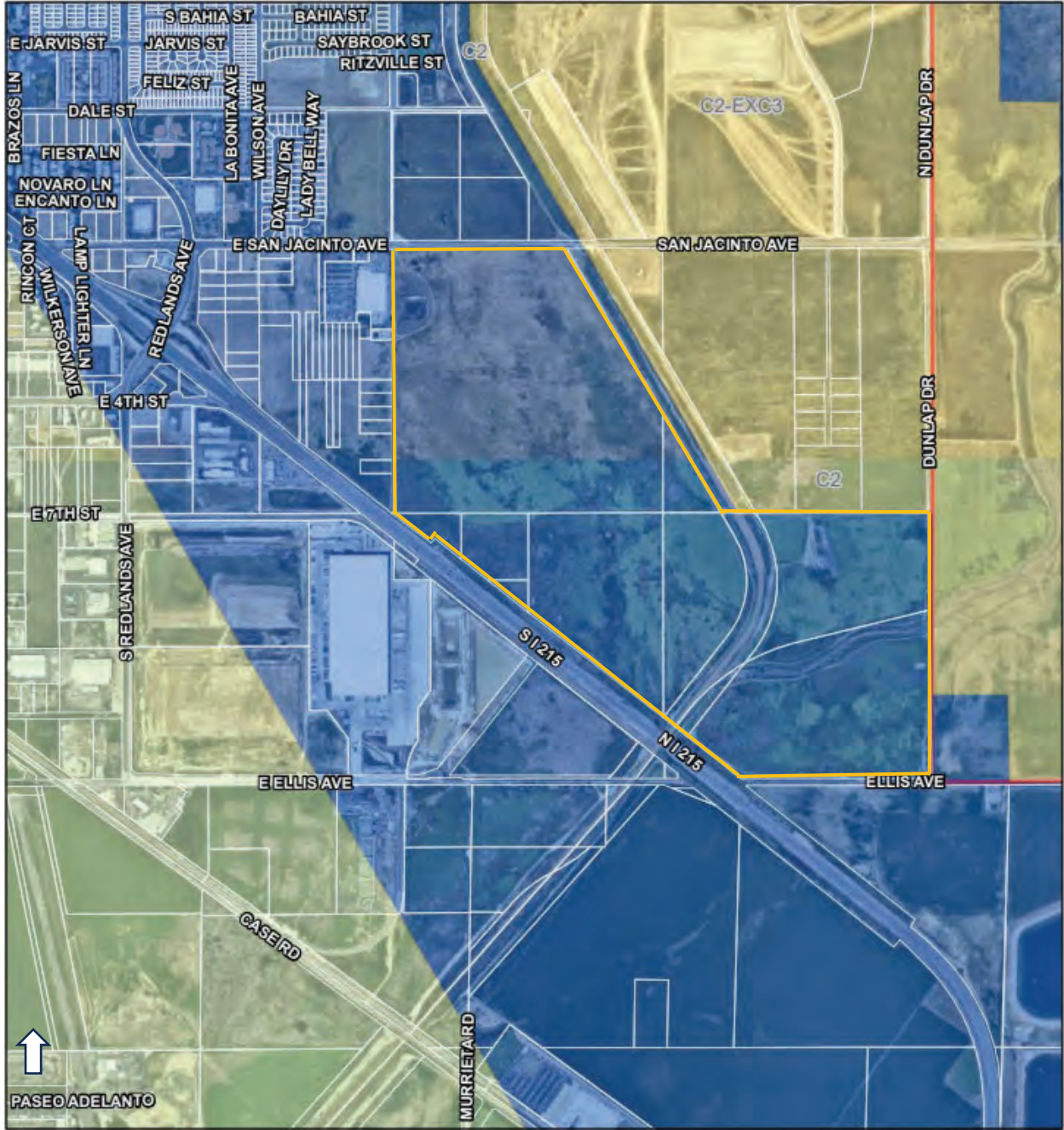


# Proposed New Perris Commerce Center Specific Plan Map



**EXHIBIT C**  
**MARB ALUP MAP**





**Project Boundary** —————

**Project Zone:**

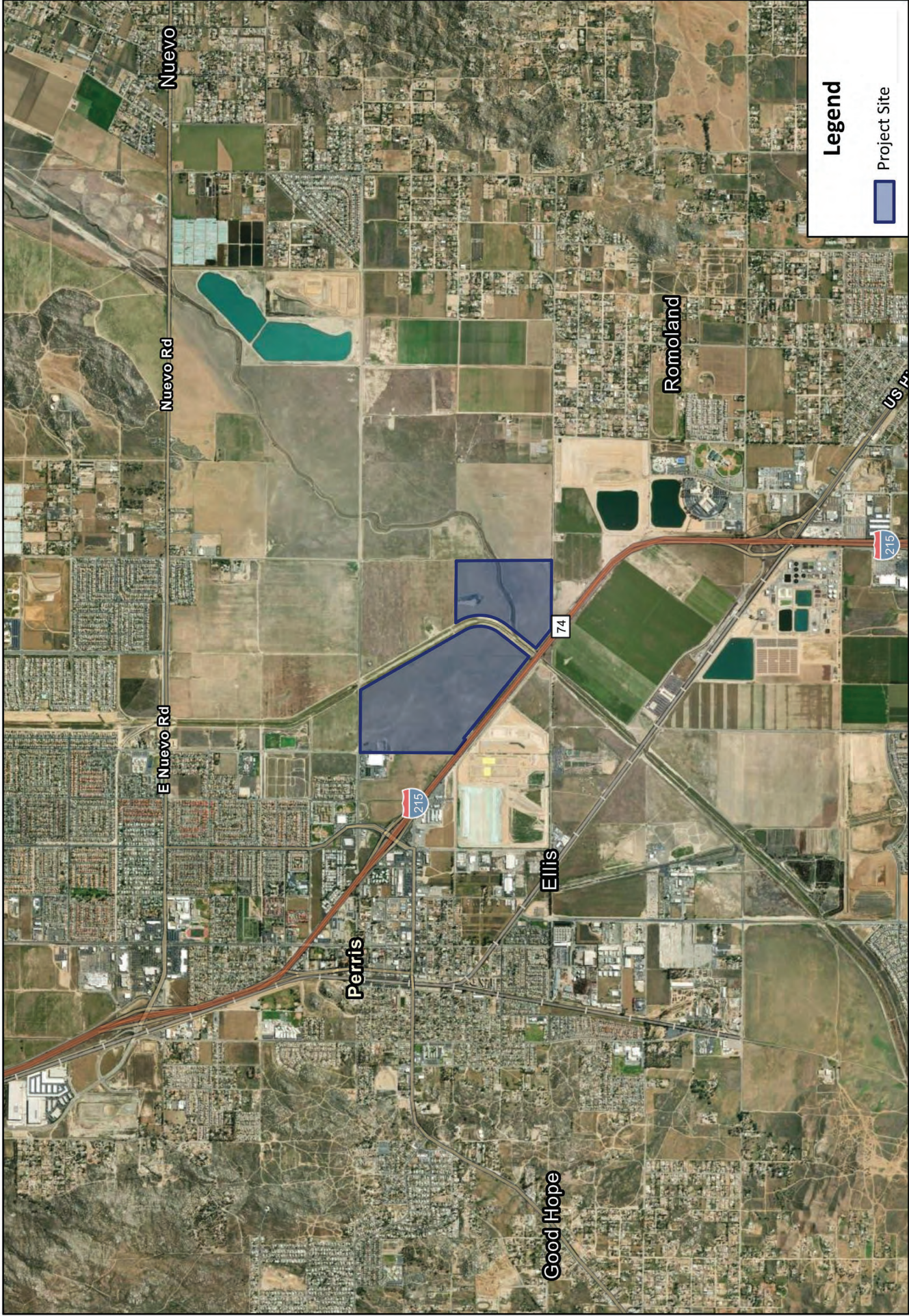
<p><b>D</b> Flight Corridor Buffer</p>	<p><i>Noise Impact: Moderate to Low</i></p> <ul style="list-style-type: none"> <li>▶ Mostly within 55-CNEL contour</li> <li>▶ More concern with respect to individual loud events than with cumulative noise contours</li> </ul>	<p><i>Risk Level: Low</i></p> <ul style="list-style-type: none"> <li>▶ On periphery of flight corridors</li> <li>▶ Risk concern primarily with uses for which potential consequences are severe (e.g. very-high-intensity activities in a confined area)</li> </ul>
--	--	---

# EXHIBIT D

## Location and Site Plan

*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>

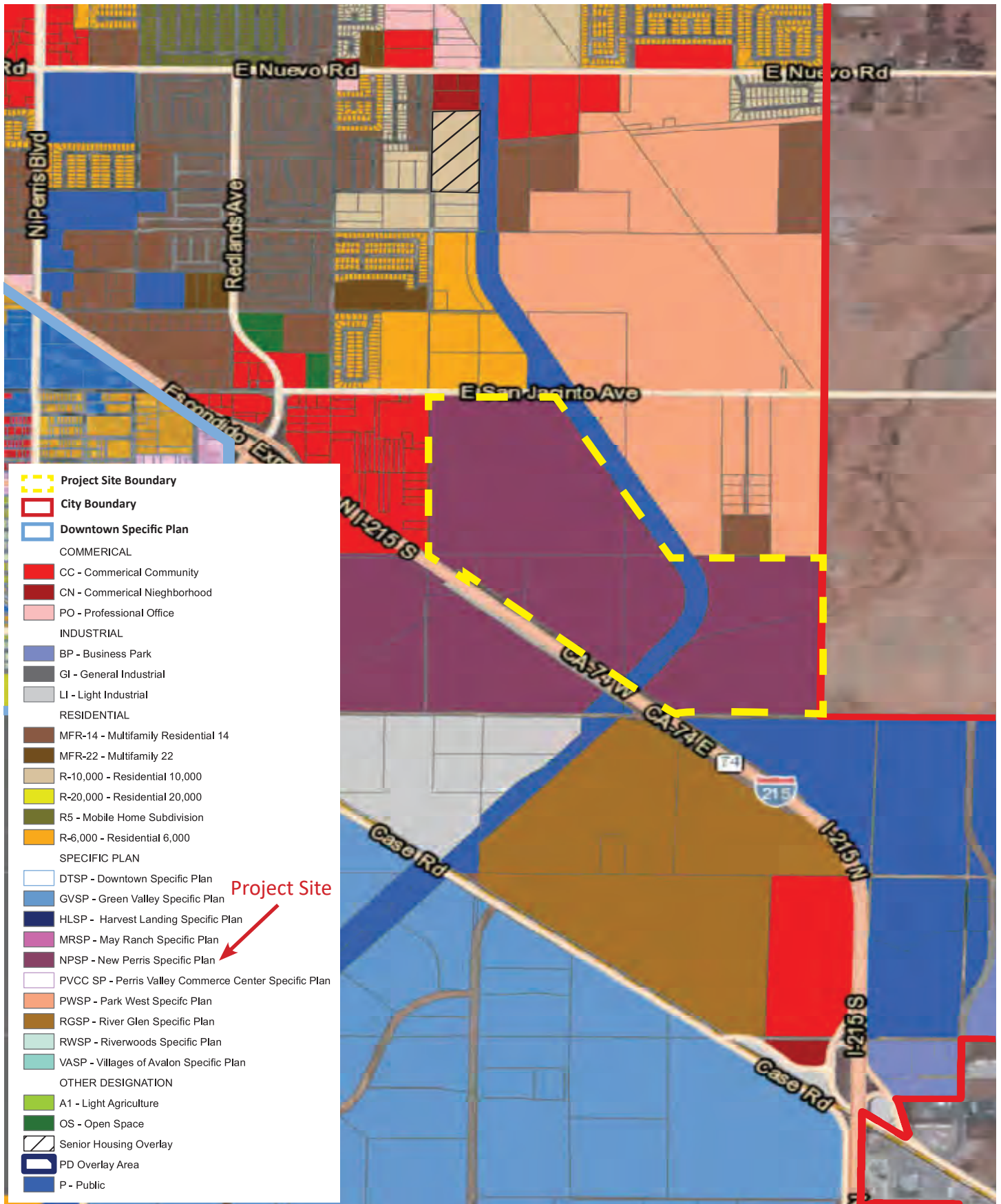


Source: ESRI, World Imagery, 2024.

**Figure 3-3: Vicinity Map**  
 New Perris Commerce Center Specific Plan Project  
 City of Perris



Not to scale



**Figure 6: Existing Zoning Classifications**  
 New Perris Commerce Center Specific Plan Project  
 Notice of Preparation

# Legend

- POTENTIAL OFFICE
- WAREHOUSE
- RETAIL
- DRIVE THRU DOOR
- SIGNAL INTERSECTION
- FULL BREAK WITH LEFT TURN POCKET



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

New Perris Commerce Center Specific Plan Project  
 City of Perris



Not to scale



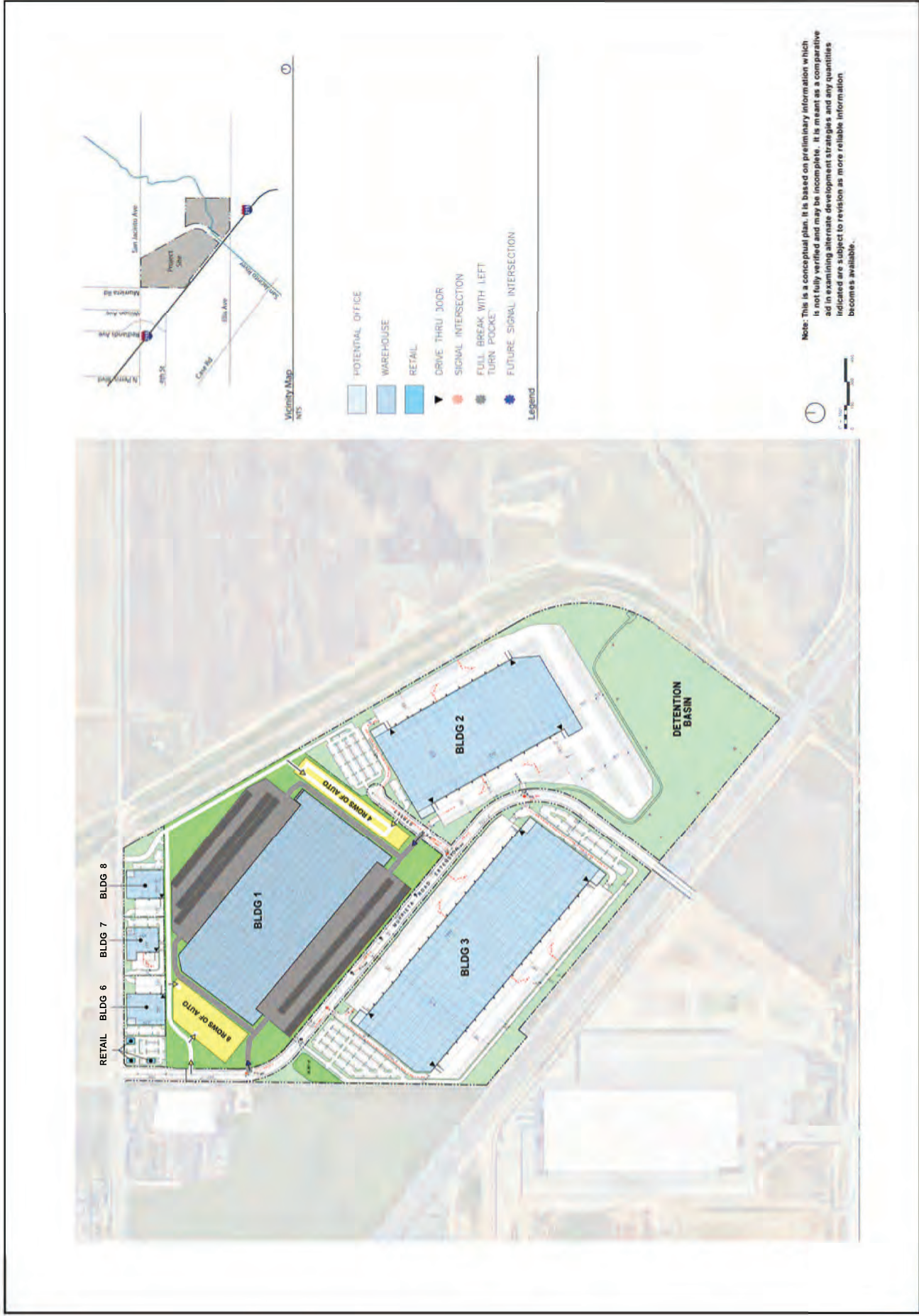
Vicinity Map  
NTS



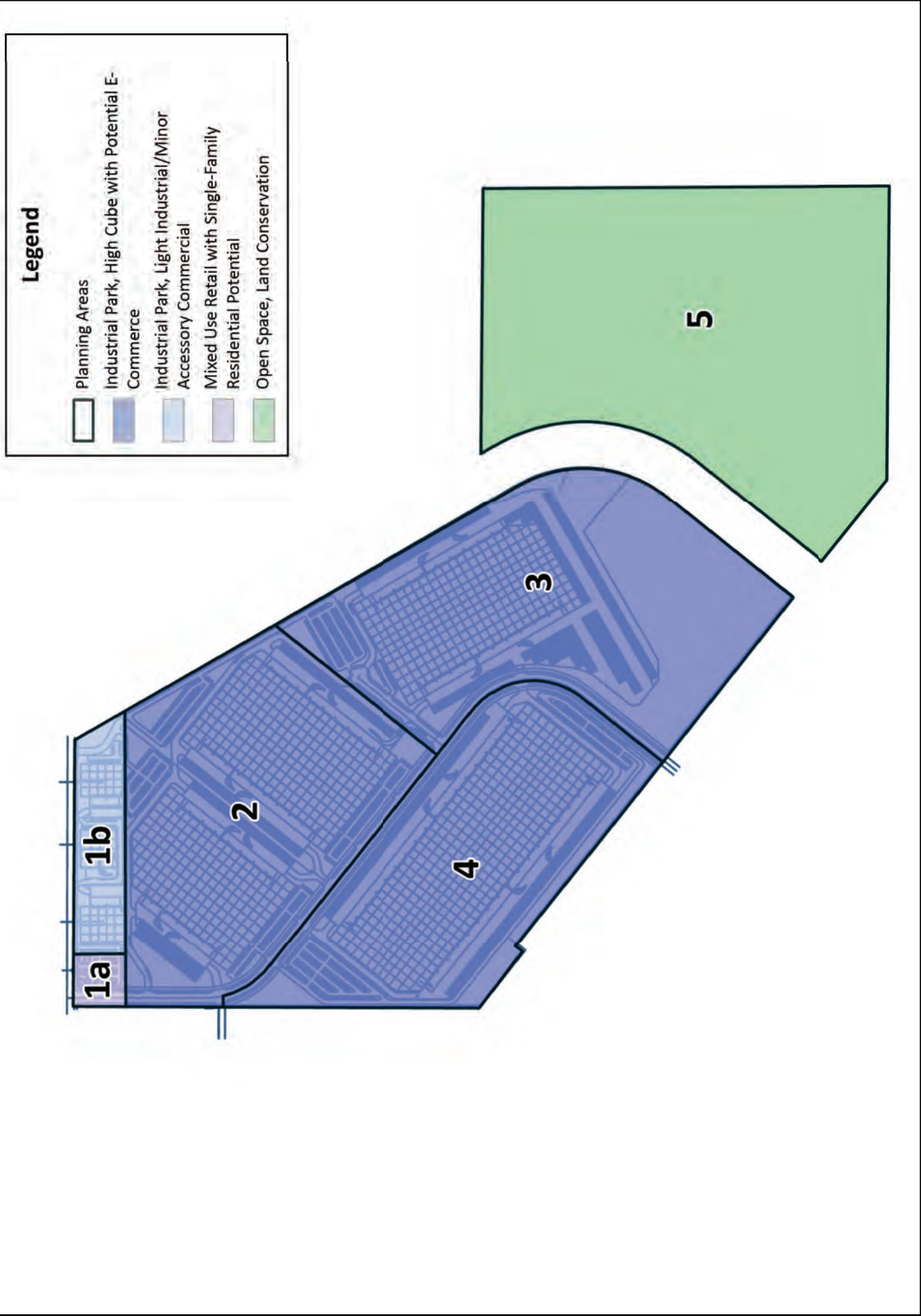
Enlarged Plan - Retail  
1" = 30'



**Figure 9: Preferred Conceptual Site Plan**  
New Parris Commerce Center Specific Plan Project  
*Notice of Preparation*



**Figure 10: Secondary Conceptual Site Plan**  
 New Perris Commerce Center Specific Plan Project  
*Notice of Preparation*



**Figure 11: Preferred Conceptual Land Use Plan**  
 New Perris Commerce Center Specific Plan Project  
 Notice of Preparation



Not to scale



# Legend

- POTENTIAL OFFICE
- WAREHOUSE
- RETAIL
- DRIVE THRU DOOR
- SIGNAL INTERSECTION
- FULL BREAK WITH LEFT TURN POCKET



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

New Perris Commerce Center Specific Plan Project  
 City of Perris



Not to scale



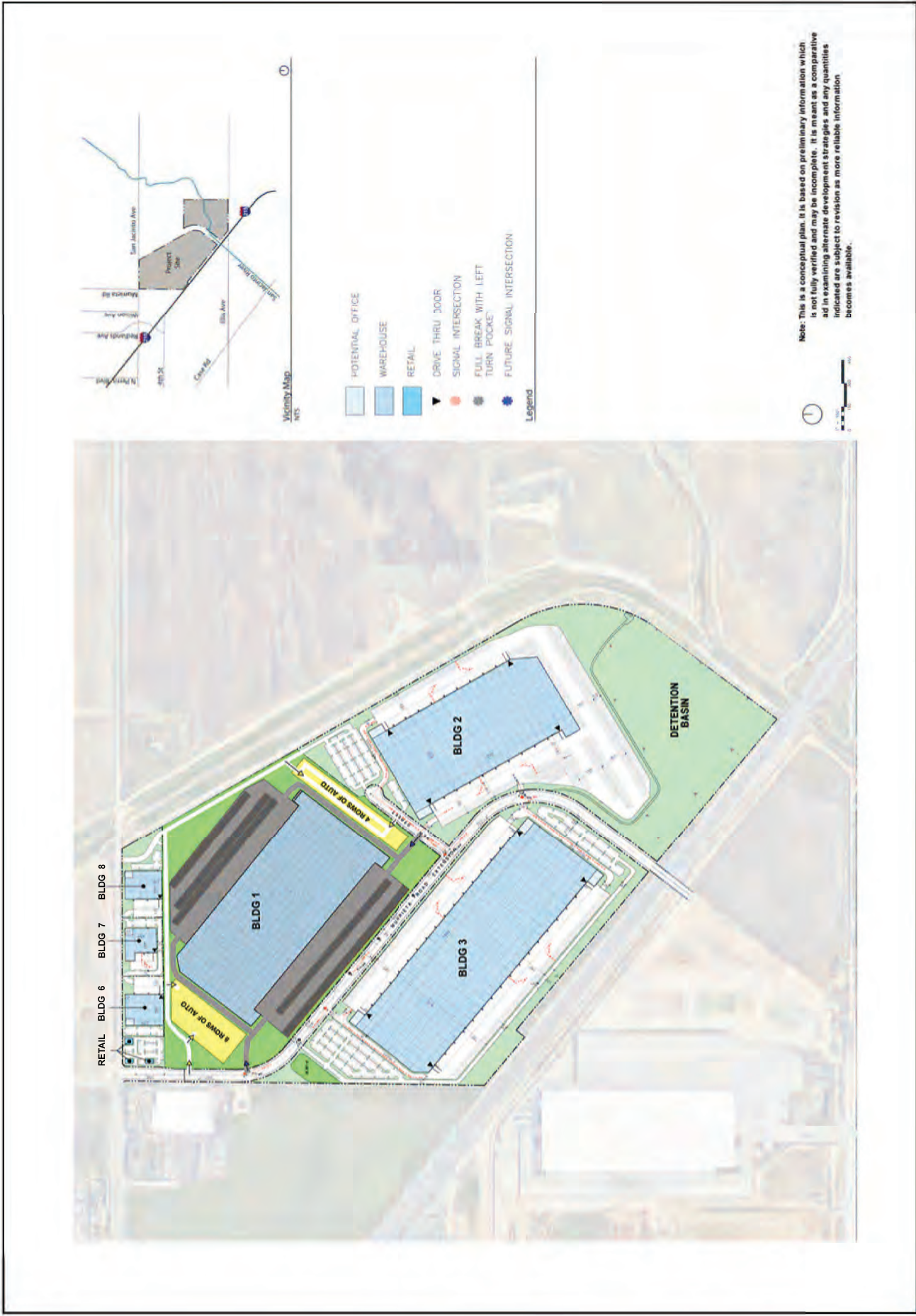
Vicinity Map  
NTS



Enlarged Plan - Retail  
1" = 30'



**Figure 9: Preferred Conceptual Site Plan**  
New Parris Commerce Center Specific Plan Project  
*Notice of Preparation*

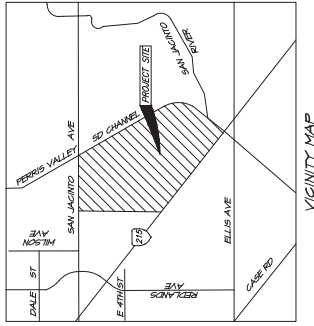


**Figure 10: Secondary Conceptual Site Plan**  
 New Perris Commerce Center Specific Plan Project  
 Notice of Preparation

**EXHIBIT E**

Tentative Parcel Map No. 38760

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 38760**  
 LOCATED IN SECTION 33, T. 4 S., R. 3 N. S.B.M.



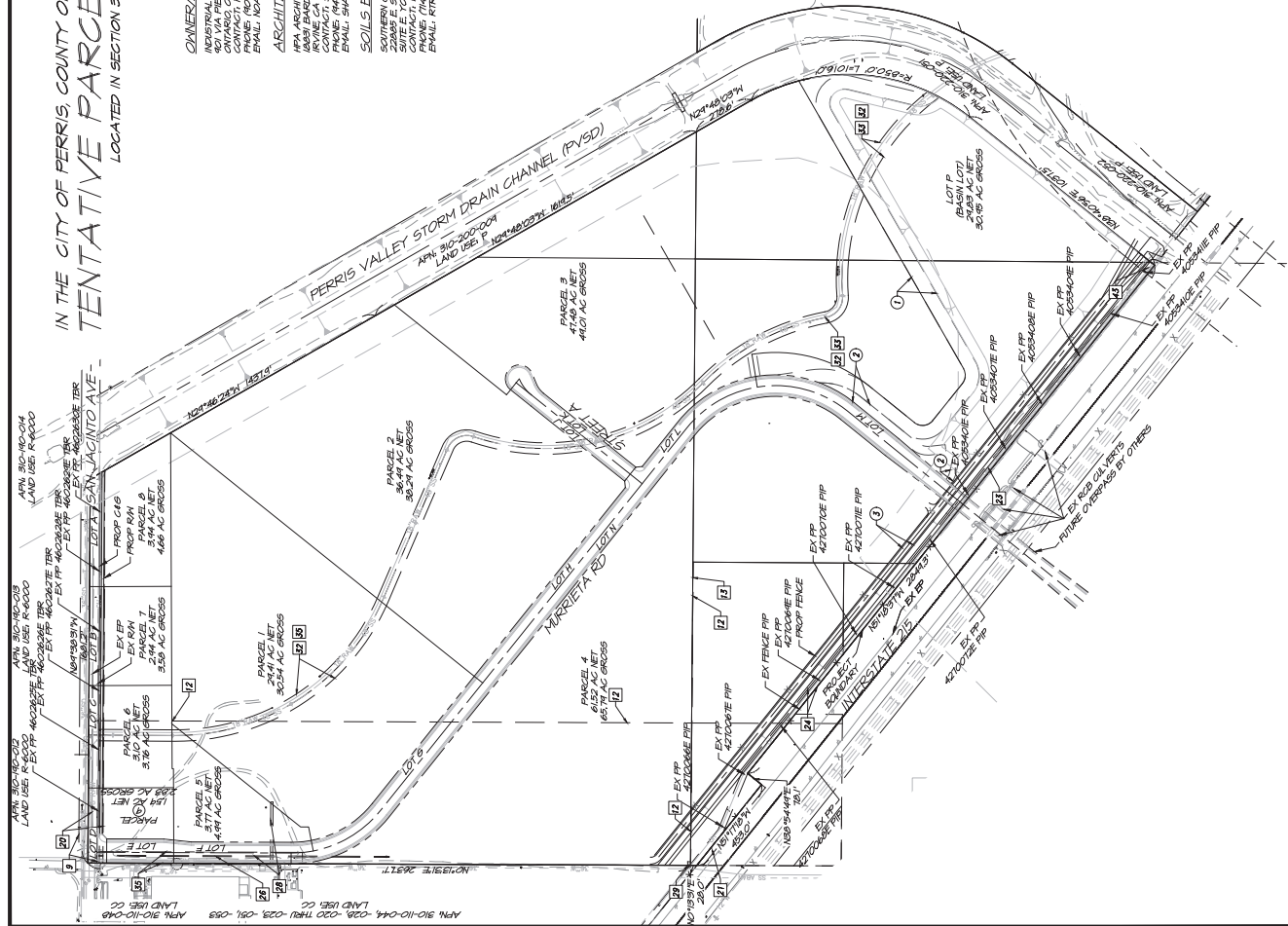
- OWNER/APPLICANT**  
 INDUSTRIAL VENTURES, LLC  
 28150 CYPRESS AVE SUITE 100  
 ONTARIO, CA 91764-8203  
 CONTACT: OSCAR VALADEZ  
 PHONE: (951) 848-1811  
 EMAIL: OSCAR.VALADEZ@INDUSTRIALV.COM
- ARCHITECT**  
 SOUTHERN CALIFORNIA ARCHITECTS  
 3000 E. SAVY RANCH PARKWAY, SUITE 200  
 ONTARIO, CA 91764-8203  
 CONTACT: ROBERT G. TRALDO  
 PHONE: (951) 265-1115  
 EMAIL: RTRALDO@SCA-ARCH.COM
- SOILS ENGINEER**  
 SOUTHERN CALIFORNIA GEOTECH  
 2000 E. SAVY RANCH PARKWAY, SUITE 200  
 ONTARIO, CA 91764-8203  
 CONTACT: ROBERT G. TRALDO  
 PHONE: (951) 265-1115  
 EMAIL: RTRALDO@SCA-ARCH.COM
- PROJECT REPRESENTATIVE**  
 ALBERT A. NEER ASSOCIATES  
 2000 E. SAVY RANCH PARKWAY, SUITE 200  
 ONTARIO, CA 91764-8203  
 CONTACT: OSCAR VALADEZ  
 PHONE: (951) 848-1811  
 EMAIL: OSCAR.VALADEZ@INDUSTRIALV.COM
- LAND USE**  
 EXISTING LAND USE: VACANT  
 EXISTING ZONING: SP (NEW PERRIS SPECIFIC PLAN)  
 PROPOSED SP LAND USE: SP (NEW PERRIS SPECIFIC PLAN)  
 PROPOSED ZONING: SP (NEW PERRIS COMMERCIAL CENTER)  
 PROPOSED ZONING: SP (NEW PERRIS COMMERCIAL CENTER)
- SCHOOL DISTRICT**  
 PERRIS ELEMENTARY SCHOOL DISTRICT  
 PERRIS HIGH SCHOOL DISTRICT
- EARTHWORK ESTIMATE**  
 CUT: 2,910,000 CY  
 FILL: 1,450,000 CY  
 NET: 1,460,000 CY (IMPORT)
- LEGEND**  
 \_\_\_\_\_ EXISTING CENTER LINE  
 \_\_\_\_\_ EXISTING EASEMENT  
 \_\_\_\_\_ EXISTING EDGE OF PAVEMENT  
 \_\_\_\_\_ EXISTING LOT LINE  
 \_\_\_\_\_ PROJECT BOUNDARY  
 \_\_\_\_\_ PROP EASEMENT  
 \_\_\_\_\_ PROP RIGHT OF WAY  
 \_\_\_\_\_ PROPOSED CENTER LINE  
 \_\_\_\_\_ PROPOSED CURB

- EASEMENT NOTES**  
 SEE SHEET 2
- LEGAL DESCRIPTION**  
 SEE SHEET 2
- ABBREVIATIONS**  
 C.L. CENTER LINE  
 EP EDGE OF PAVEMENT  
 EX EXISTING  
 PP POWER POLE  
 PROP PROPOSED  
 R.P. RIGHT OF WAY  
 R.M. RIGHT OF MARY  
 S.H. SIDEWALK  
 T.B. TO BE RELOCATED  
 T.B. TO BE UNDERGROUND

ACREAGE	PARCEL NO.	NET	PROJ. SUB.	GROSS
36.41 AC	1	27.41 AC	LOT 6	30.24 AC
47.40 AC	2	36.41 AC	LOT 7	39.21 AC
61.92 AC	3	47.40 AC	LOT 8	61.92 AC
3.10 AC	4	61.92 AC	LOT 9	3.10 AC
2.14 AC	5	3.10 AC	LOT 10	2.14 AC
3.14 AC	6	2.14 AC	LOT 11	3.14 AC
1.59 AC	7	3.14 AC	LOT 12	1.59 AC
23.07 AC	8	1.59 AC	LOT 13	23.07 AC
14.39 AC	9	23.07 AC	LOT 14	14.39 AC
234.40 AC	10	14.39 AC	LOT 15	234.40 AC

**SHEET INDEX**

TITLE	SHEET
LEGAL DESCRIPTION EASEMENTS	1
PROPOSED PARCELS	2-4
CONCEPTUAL MASS GRADING	5-6
CONCEPTUAL UTILITY SHEET	7



- UTILITY PROVIDERS**  
 WATER: EASTERN MUNICIPAL WATER DISTRICT, PHONE: (951) 424-0177  
 SEWER: EASTERN MUNICIPAL WATER DISTRICT, PHONE: (951) 424-0177  
 ELECTRICAL: SOUTHERN CALIFORNIA GAS COMPANY, PHONE: (951) 655-8655  
 TELEPHONE: SPECTRUM, PHONE: (951) 458-7165  
 CABLE TV: FRONTIER, PHONE: (951) 384-5100
- GENERAL INFORMATION**  
 1. THOMAS BRICE MAP BOOK PAGE 807 GRID. D, B, 12, AS A4.  
 2. THIS MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP.  
 3. PROJECT IS WITHIN NEW PERRIS SPECIFIC PLAN.  
 4. PROJECT IS WITHIN PERRIS COMMUNITY SERVICES DISTRICT.  
 5. PROJECT IS WITHIN PERRIS COMMUNITY SERVICES DISTRICT.  
 6. ALL SLOPES ARE 2% UNLESS OTHERWISE NOTED.  
 7. ALL SLOPES ARE 2% UNLESS OTHERWISE NOTED.  
 8. NO SURFACE SEPTIC TANKS OR DISPOSAL IS INTENDED.  
 9. THE PROJECT WILL COMPLY WITH ALL APPLICABLE REGULATIONS.  
 10. FLOOD HAZARD ZONE IS WITHIN FLOOD ZONE AE AND WITHIN THE FLOOD HAZARD ZONE AE FOR THE SAN JACINTO RIVER AND CROCHACHACH.  
 11. STORM DRAIN PER FEIN MAP NUMBER 0300000040.

TENTATIVE PARCEL MAP NO. 38760  
 NEW PERRIS COMMERCIAL CENTER  
 TITLE SHEET

SCALE: 1" = 250'	DATE: 1/19/2024	DWG. NO.:
DESIGNED: OSCAR VALADEZ	SHEET 1	OF 8 SHEETS
CHECKED: OSCAR VALADEZ		

# **EXHIBIT F**

## **Initial Study**

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

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