Perris Valley Commerce Center

Amendment No. ~~12~~13

City of Perris, California

~~December~~ November 2021

ACKNOWLEDGEMENTS

Perris Valley Commerce Center Specific Plan Amendment No. ~~12~~13

City of Perris

Prepared by:
Matthew Fagan Consulting Services, Inc.~~TAIT & Associates, Inc.~~

42011 Avenida Vista Ladera
Temecula, CA 92591

Approved: January 10, 2012, Ordinance No. 1284
Amendment No. 1 Approved: September 25, 2012, Ordinance No. 1288
Amendment No. 2 Approved: November 27, 2012, Resolution No. 4538
Amendment No. 3 Approved: February 9, 2016, Ordinance No. 1324
Amendment No. 4 Approved: February 9, 2016, Ordinance No. 1323
Amendment No. 5 Approved: September 13,2016, Ordinance No. 1331
Amendment No. 6 Approved: February 14, 2017, Ordinance No. 1337
Amendment No. 7 Approved: June 13, 2017, Ordinance No. 1346
Amendment No. 8 Approved: April 10, 2018, Ordinance No. 1361
Amendment No. 9 Approved: August 28, 2018, Ordinance No. 1361
Amendment No. 10 Approved: August 31, 2021, Ordinance No. 1405
Amendment No. 11 Approved: October 26, 2021, Ordinance No. 1410
Amendment No. 12 In Process: PLACE HOLDER FOR SPA
Amendment No. 13 In Process: PLACE HOLDER FOR SPA

ACKNOWLEDGEMENTS

City Council

Daryl R. Busch, Mayor
Joanne Evans, Mayor Pro Tem
Rita Rogers, Council member
Al Landers, Councilmember
Mark Yarbrough, Council member

Planning Commission

Judy Rosen-Haughney, Chairperson
Dwayne Hammond, Vice Chairman
Dave Stuart, Commissioner
Sal Mancuso, Commissioner
Brady McCarron, Commissioner
Matthew Buck, Commissioner
Jose Marin, Commissioner

City Staff

Richard Belmudez, City Manager
Clara Miramontes, Planning Manager
Diane Sbardellati, Associate Planner
Nathan Perez, Planner
Habib Motlagh, Tri Lake Consultants, City Engineer
Eric L. Dunn, Aleshire & Wynder, LLC , City Attorney

Consultants

Matthew Fagan Consulting Services, Inc.~~TAIT & Associates, Inc.~~

42011 Avenida Vista Ladera
Temecula, CA 92591~~701 N. Parkcenter Drive,~~

~~Santa Ana, CA 92705~~

Document Updates

Amendment No.	Case No.	Details of Amendment	Approval Date
12.	21-05225	The purpose of Amendment No. 12 is to modify Figure3.0-1 and Figure3.0-3 to amend the Circulation Plan of the Perris Valley Commerce Center Specific Plan. PLACE HOLDER FOR City sponsored SPA in process	TBD
13.	19-00012	The purpose of Amendment No. 10 is to modify Figure 2.0-1 Specific Plan Land Use Designation, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 16 ACRES from Commercial (C) to Light Industrial (LI), for the property bound by Ramona Expressway to the north, light industrial uses to the south, Perris Boulevard to the east, and Indian Avenue to the west. Amendment No. 10 also modifies text in Sections 3.4 and 3.5 to address current conditions, and the following Figures were revised: Figure 3.0-7 Existing Water, Figure 3.0-8, Existing Sewer, Figure 3.0-9, Existing Recycled Water, Figure 3.0-10 Existing Floodplain, and Figure 3.0-16 Area Drainage Plan Storm Drain Plan.	TBD

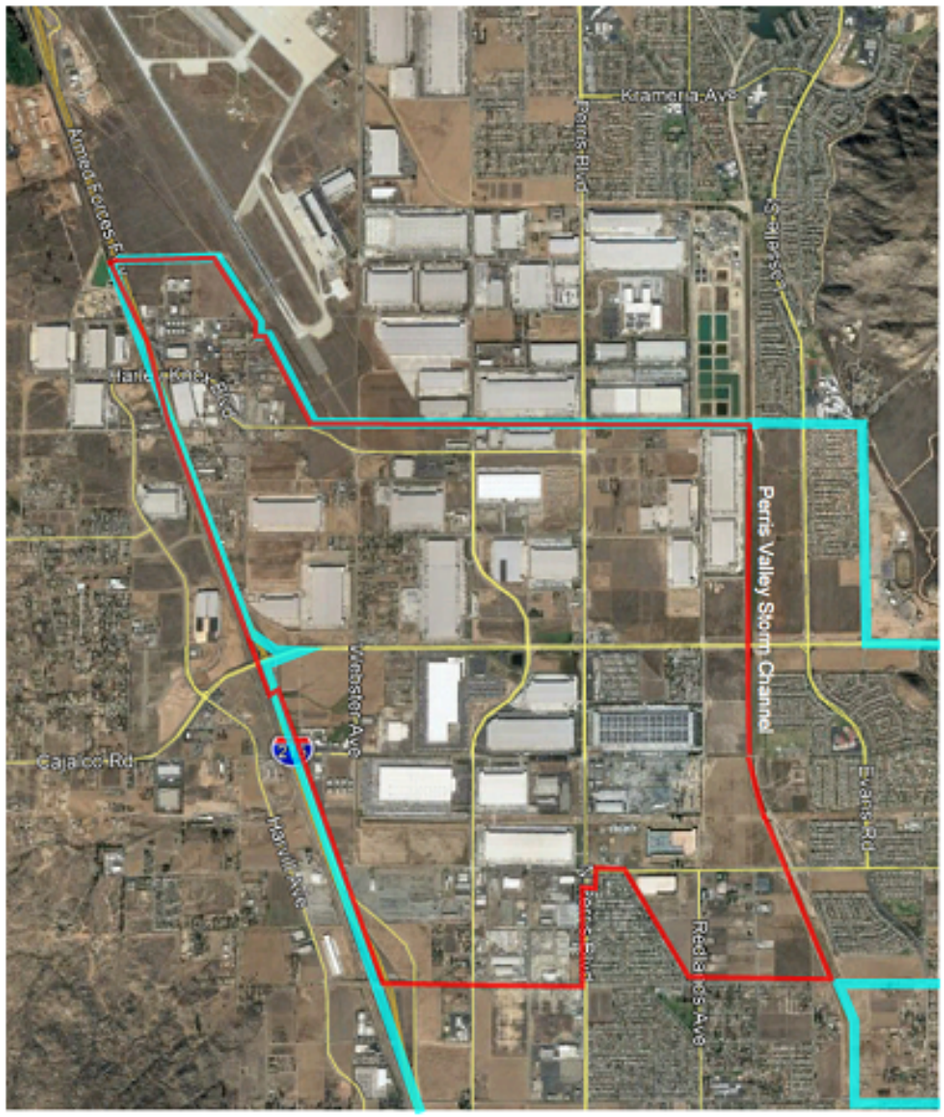
FIGURES

1.3 Existing Setting

1.3.1 Existing Land Use

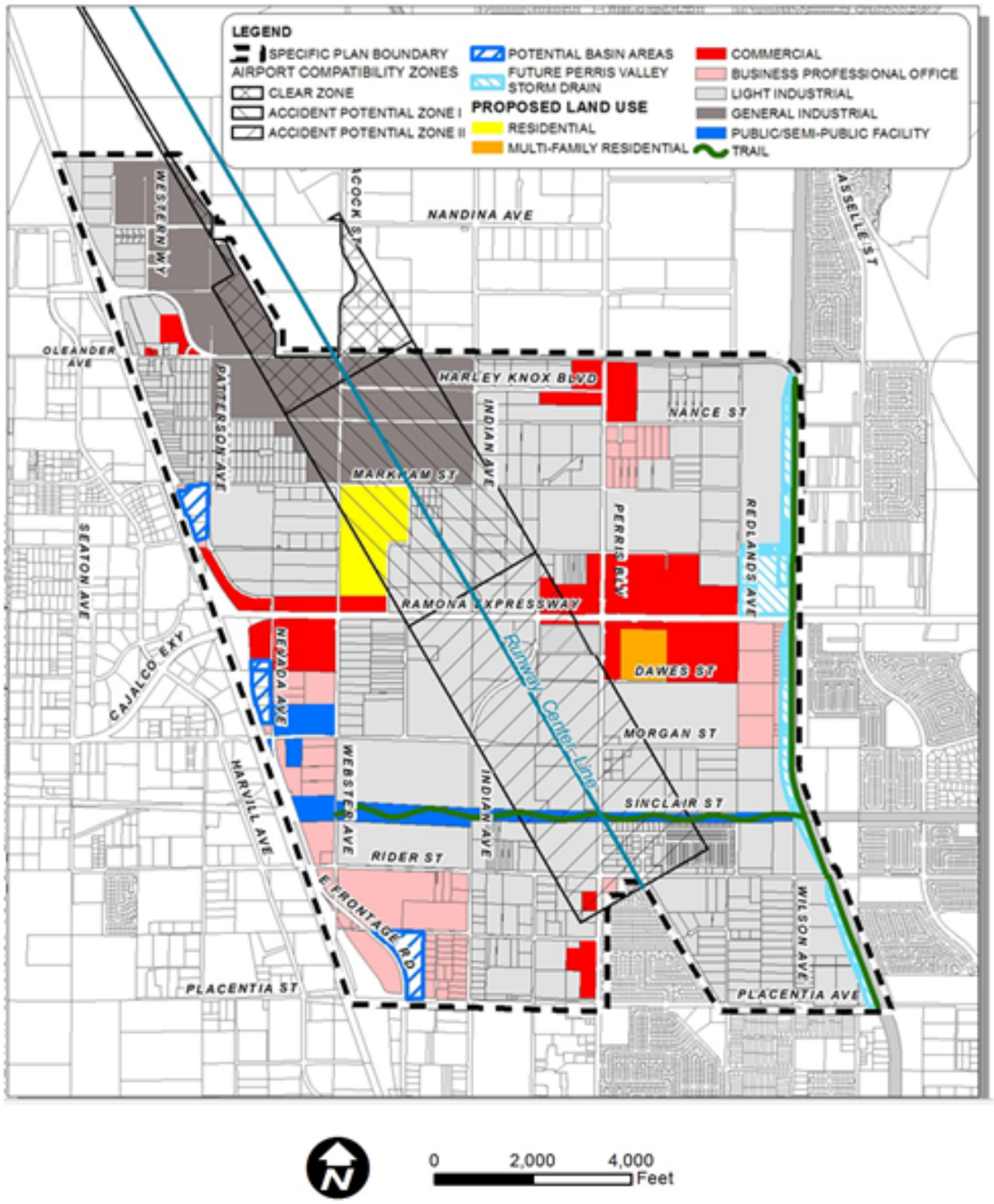
The Perris Valley Commerce Center Specific Plan is located on approximately 3,500 gross acres within the City of Perris, Riverside County, California. The project site is located east of Interstate-215, west of the Perris Valley Storm Drain, south of March Air Reserve Base, and north of Placentia Street as shown on Figure 1.0-2. The existing community is currently characterized by agricultural, residential, commercial, and industrial uses.

Figure 1.0-2, Specific Plan Boundary[ad1]



Not to Scale

Figure 2.0-1, Specific Plan Land Use Designation [ad1]



new residential development, schools or churches. It should be noted that there is some existing residential development in this area.

Accident Potential Zone II (APZ-II): This zone prohibits many uses that involve hazardous materials (such as gas stations), and those uses that have higher densities of people per acre. Non-residential development will be limited to those uses that have not more than 50 persons per acre at any time, including hotels and motels. This zone prohibits new residential development, schools or churches.

2.2 Summary of Perris Valley Commerce Center Land Use Comparison

Generally, the City of Perris General Plan Land Use designations correspond with the Perris Valley Commerce Center Specific Plan land use designations with the following exceptions. The Community Commercial (CC) and Neighborhood Commercial (NC) have been combined into one designation – Commercial (C). Business Park (BP) and Professional Office (PO) have been combined to form one designation – Business/Professional Office (BPO). Public/Semi-Public/Utilities (P) and Park, Recreational, and Natural Open Space (OS) have been combined to Public (P). Table 2.0-1 as shown below, provides a comparison of the land use between the City of Perris existing General Plan designations and the Perris Valley Commerce Center Specific Plan designations.

Table 2.0-1, Land Use Comparison [ad2]

General Plan Land Use	Existing Acres Prior to PVCC SP	Acres Adopted by 2012 PVCCSP	Proposed Acres (SPA1-~~SPA11~~SPA13)
Business Park/Professional Office (BPO) Professional Office (PO) Business Park (BP)	317	343	263
Commercial (C) Community Commercial (CC) Neighborhood Commercial (NC)	462	349	~~271~~255
General Industrial (GI)	423	408	392
Light Industrial (LI)	1,620	1,866	2,040056
Multi-Family Residential Residential (Multi-Family) (MFR-14)	22	22	22
Public (P) Public/Semi-Public/Utilities Park, Recreational and Natural Open Space (OS)	120	194	194
Residential (R) Residential (Single-Family) (R-6,000)	59	0	0
Residential (R) Residential (Single-Family) (R-20,000)	63	60	60
Specific Plan (SP)	190	0	0
Other (ROW, Basin, etc.)	307	341	341

Metrolink[ad1]

The Perris Valley Rail Line (PVL) ~~is planned~~ extended the existing Metrolink 91 Line service from the Downtown Riverside station, 24 miles along the existing San Jacinto Branch Line terminating in Perris. Service began in June 2016 on the 91/Perris Valley Line, the first new Metrolink extension to open since the Antelope Valley line in 1994. The 24-mile extension of Metrolink was designed to reduce traffic congestion on Interstate 215 and improve transit options for southwestern Riverside County residents, who have some of the longest commutes in southern California.

Construction began in October 2013. The project is located within the right of way of the existing San Jacinto Branch Line through Riverside, Moreno Valley, and Perris. Work included:

- Construction of new railroad tracks adjacent to the existing tracks for a nine-mile segment between Eucalyptus/Eastridge Avenue in Moreno Valley and Nuevo Road in Perris
- Construction of a new "Citrus Connection" to the Burlington Northern Santa Fe Railway tracks north of Riverside
- Rehabilitation of railroad tracks

Four new stations were built to serve the 91/PVL. The new stations include Riverside Hunter Park/UCR, Moreno Valley/March Field, Perris-Downtown, and Perris-South.

Ramona Expressway Station

The Ramona Expressway Station will be located in very close proximity to the Perris Valley Commerce Center Specific Plan area, west of I-215 and north of Cajalco Expressway (as shown in Figure 3.0-4). It will serve commuters from the Hemet and San Jacinto areas from the east and the Mead Valley community from the west and Perris, allowing travel to the Los Angeles area as an alternative to the highway system. This line will also provide alternative means of travel for the Perris Valley Commerce Center employees living in the local region. A regional trail is also planned along Ramona Expressway that will connect to the Ramona Expressway Station. This trail runs right through the heart of the Perris Valley Commerce Center and links the north-south trail along the Perris Valley Storm Drain Channel at the eastern edge of the Perris Valley Commerce Center.

3.4 Existing Infrastructure and Services

Water

Eastern Municipal Water District (EMWD) provides water service to the area. Their sources of water are derived from Metropolitan Water District (MWD) and local groundwater wells. Currently, EMWD provides service to the North Perris area through its system of existing pipelines within the 1627 and 1705 pressure zones. EMWD has continued to assess demand and work with new projects to bring the necessary water infrastructure to the area. As seen in Figure 3.0-7 the area is well served with looped water main. As growth occurs additional lines and system upgrades will be provided. ~~Although EMWD has no conceptual plans for expansion of these waterlines, they will assess demand as growth occurs and upgrades are designed by the development community to meet the future demands of the project area.~~

The California Aqueduct/Metropolitan Water District (MWD) owns and operates a transmission line of at least 15-inches in diameter, running east-west through the project area. It runs east west and is~~is identified as the MWD property as shown on Figure 3.0-7~~located between Morgan Street and Rider Street.

The area is served by existing pipelines that range in size from 8-inch diameter pipes to 48-inch diameter pipes. The following Table 3.0-1, is a list of waterlines as of October 2008.

Sewer

EMWD provides sewer service within the Perris Valley Commerce Center area, as shown on Figure 3.0-8. EMWD currently has sewer system facilities within the North Perris area, the City of Moreno Valley, and into the unincorporated areas of Riverside County west of Interstate-215. The primary trunk line is located in Redlands Avenue, with the secondary trunk lines located in Harley Knox Boulevard, ~~and~~ Morgan Street, and Ramona Expressway. All of these lines transfer wastewater southerly to the Perris Valley Regional Water Reclamation Facility (PVRWRF), located south of Case Road and west of Interstate-215. Additionally, some of the older developed areas utilize individual on-site wastewater disposal systems in the form of either a septic tank with leaching field, or a seepage pit system.

Recycled Water

The project area is located within EMWD Recycled Water Service area served by the Moreno Valley Regional Water Reclamation Facility as shown by Figure 3.0-9. Currently, there are two main challenges to providing recycled water to the area. First, existing recycled water generated by the Moreno Valley Regional Water Reclamation Facility is utilized for agricultural purposes. Therefore, it is currently necessary for development in the area to connect to the potable water system to supply irrigation needs until enough recycled water capacity is available. Second, the lack of transmission lines prohibits the ability to adequately phase out the usage of potable water for irrigation purposes throughout the specific plan area. As shown on Figure 3.0-9. EMWD currently has limited recycled water system facilities within the North Perris area, but has been extending lines when possible, including via Capital Improvement Project (CIP on the exhibit). It is assumed that as development occurs within the Specific Plan, additional looping and connection potential will be achieved.

Storm Drain

The Perris Valley Commerce Center Specific Plan area is within the San Jacinto River watershed which is part of the larger Santa Ana River watershed. The Perris Valley Commerce Center Specific Plan area is relatively flat and generally slopes in a southeasterly direction towards the Perris Valley Storm Channel (PVSC). The PVSC conveys flow in a southerly direction to the San Jacinto River. The San Jacinto River is the main drainage feature in the San Jacinto watershed. It drains southwesterly from its headwaters in the San Jacinto Mountains towards Canyon Lake and ultimately to Lake Elsinore.

The easterly boundary of the project area is located within a Federal Emergency Management Agency (FEMA) designated flood plain. Due to the area's relatively flat terrain and the lack of regional drainage infrastructure, flooding occurs in both major and minor storm events. During larger storm events, run-off creates a floodplain through the project area as depicted on Figure 3.0-10 and flows through the project area toward the PVSC via open drainage channels and storm drains in or along public rights-of-way. The PVSC is a manmade tributary to the San Jacinto River and it is the eastern limit of the Perris Valley Commerce Center Specific Plan area, running north and south. The flows from the PVSC, discharge into Reach 3 of the San Jacinto River near Interstate-215. The San Jacinto River then crosses Interstate-215 and flows south to Canyon Lake which in turn discharges into Lake Elsinore. Lake Elsinore discharges into Temescal Wash, which is a tributary to the Santa Ana River.

The Specific Plan area is located within the Riverside County Flood Control and Water Conservation District's (RCFCDWCD) Perris Valley Master Drainage Plan (PVMDP) as shown on Figure 3.0-11. The existing PVMDP proposed a series of concrete lined trapezoidal channels to convey run-off from the area. Based on existing development conditions ~~today~~, an alternative drainage solution ~~will need to be~~has been implemented to meet the development goals of the specific plan. This alternative is discussed in Section 3.5. Several issues make the immediate implementation of the PVMDP problematic. The PVMDP is dependent upon the ultimate build- out of the Perris Valley Storm Channel located along the easterly boundary of the Perris Valley Commerce Center. Currently, two large diameter MWD Colorado River Aqueduct lines cross the PVSC. These lines prohibit the construction of the PVSC to its ultimate depth. Relocation of these MWD facilities is estimated to cost between $25-35 million. The MDP also calls for open channels which are no longer the best option as it has become more economically feasible to place the backbone drainage facilities underground in the existing roadways. Recent development within the Specific Plan has primarily implemented this change to underground storm drain facilities with the support of RCFCDWCD.

Table 3.0-1, Existing EMWD Waterlines

Waterline Location/Size ~~42~~48-inch-diameter	From (North or West)	To (South or East)
Harley Knox Blvd	Perris Blvd	Indian Ave
42-inch-diameter MWD easement	Perris Blvd	400 ft. w/o Flood Control Channel
~~39~~36-inch and 39-inch-diameter		
Perris Blvd	~~Moreno Valley~~Morgan St~~reet~~	MWD easement
Perris Blvd	Harley Knox Blvd	Perry St
MWD easement	400 ft. w/o Flood Control Channel	Flood Control Channel
Easement 400 ft. w/o Flood Control Channel	MWD easement	Rider St
24-inch and 27-inch-diameter		
Harley Knox Blvd	Webster Ave	Perris Blvd
Morgan St	I-215	Indian Ave~~Perris Blvd~~
~~Webster Ave~~Rider St	~~Ramona Expressway~~Indian Ave	~~South of Morgan St~~Flood Control Channel
Webster Ave	Morgan St	MWD easement
Indian Ave	Rider St	Placentia St
20-inch-diameter		
Perry St	~~Webster~~ Indian Ave	Perris Blvd
18-inch-diameter		
Perris Blvd	MWD easement	Placentia St
Indian Ave	Markham St	Perry St
14-inch-diameter		
Rider St	I-215	Flood Control Channel
Markham St	I-215	Webster Ave
12-inch-diameter		
Patterson Avenue	Nandina Ave	Markham St
Webster Ave	~~Moreno Valley~~Harley Knox	~~Ramona Expressway~~Morgan St
Indian Ave	Moreno Valley	~~Perry St~~Markham St
Indian Ave	600' S of Ramona	Placentia
Barrett Ave	Morgan St	MWD easement
Redlands Ave	Moreno Valley	Markham St
Redlands Ave	Rider St	Placentia St
Redlands Ave	Dawes St	WMD easement
Dawes St	East of Perris Blvd (loop)	
~~8-inch-diameter~~		
~~Nandina Ave~~	~~I-215~~	~~Patterson Ave~~
~~Nance St~~	~~Perris Blvd~~	~~Redlands Ave~~
~~Markham St~~	~~I-215 Frontage Rd~~	~~Brennan Ave~~
~~Markham St~~	~~Perris Blvd~~	~~Redlands Ave~~

Figure 3.0-7, Existing EMWD Water[ad2]

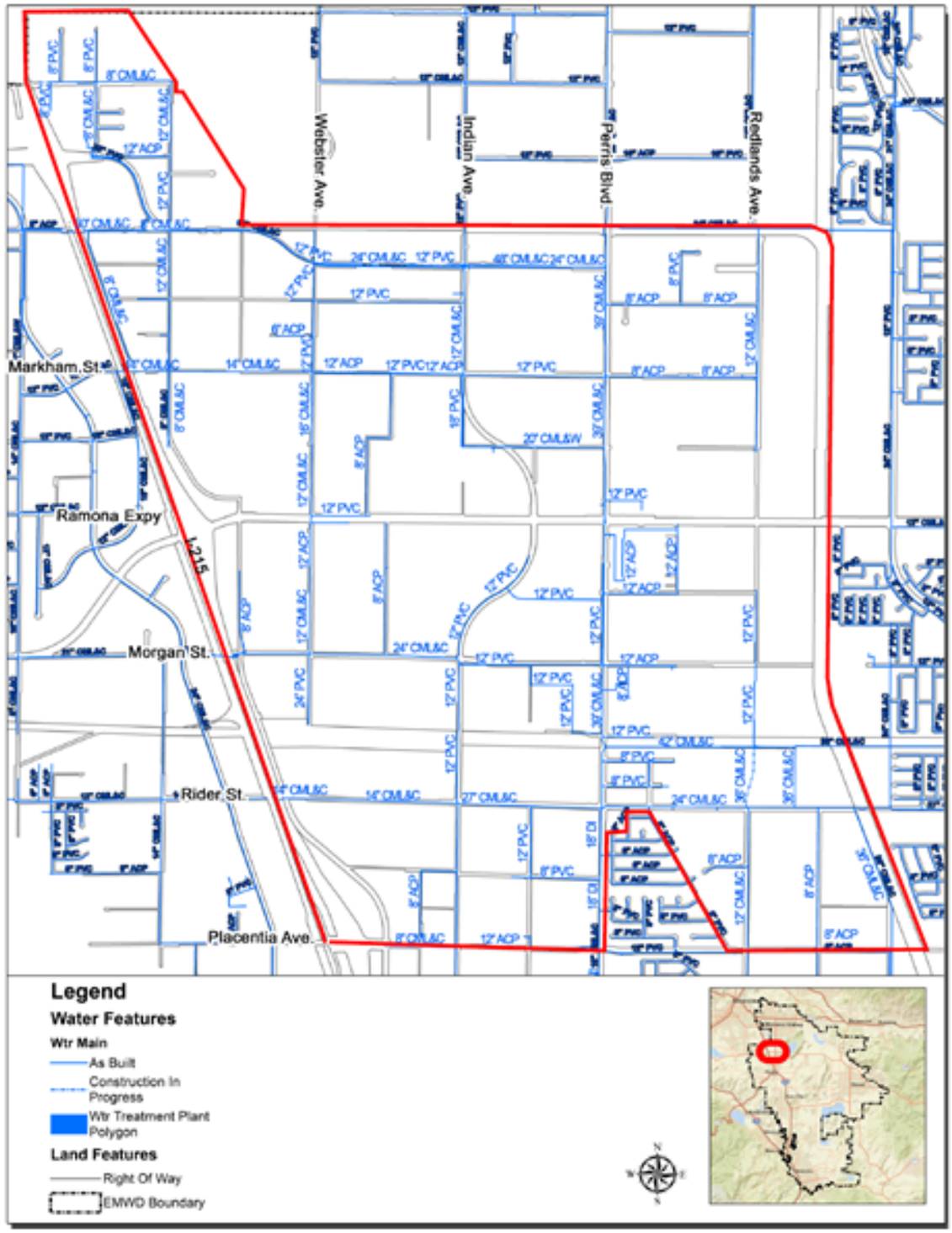


Figure 3.0-8, Existing EMWD Sewer[ad3]

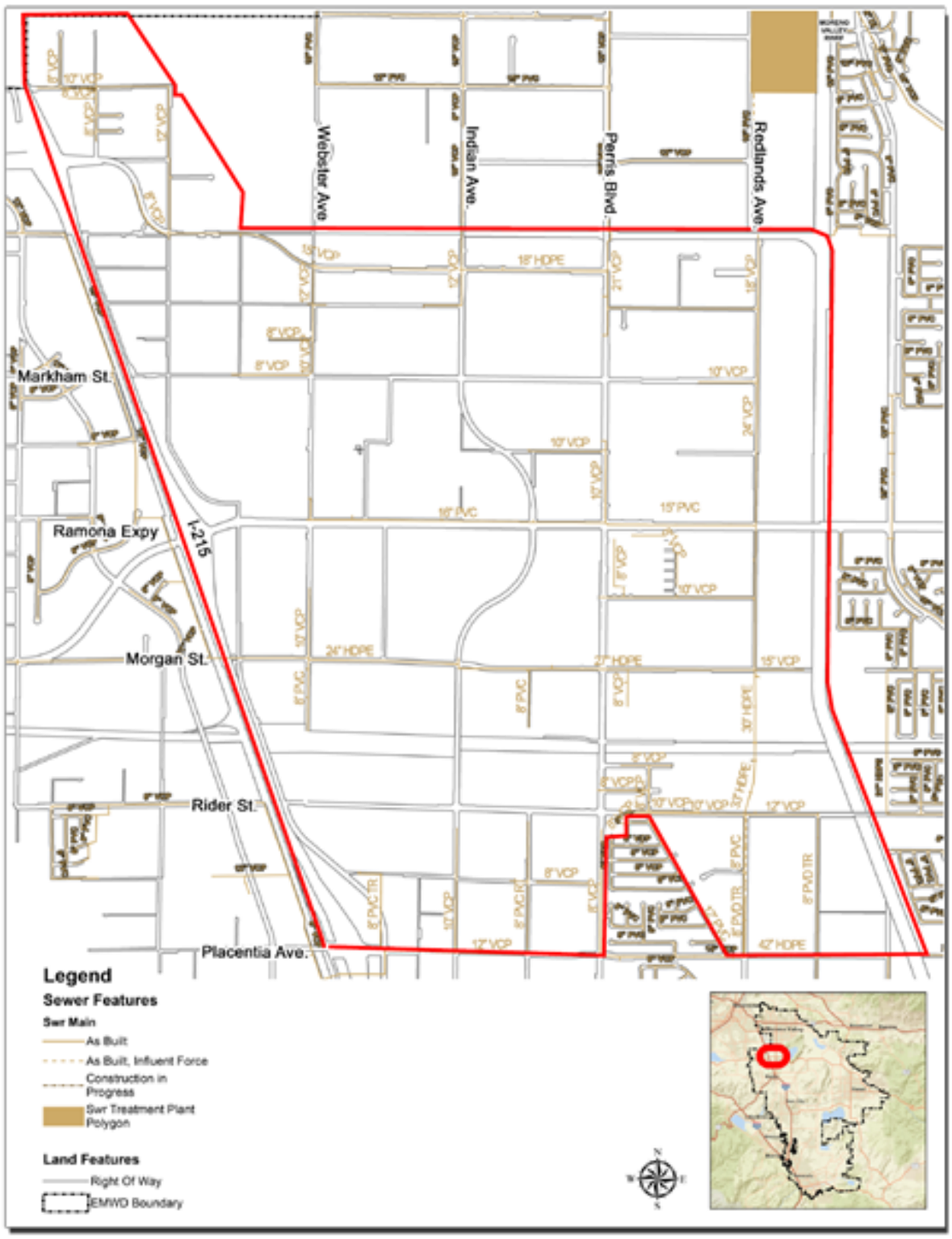


Figure 3.0-9, Existing EMWD Recycled Water[ad4]

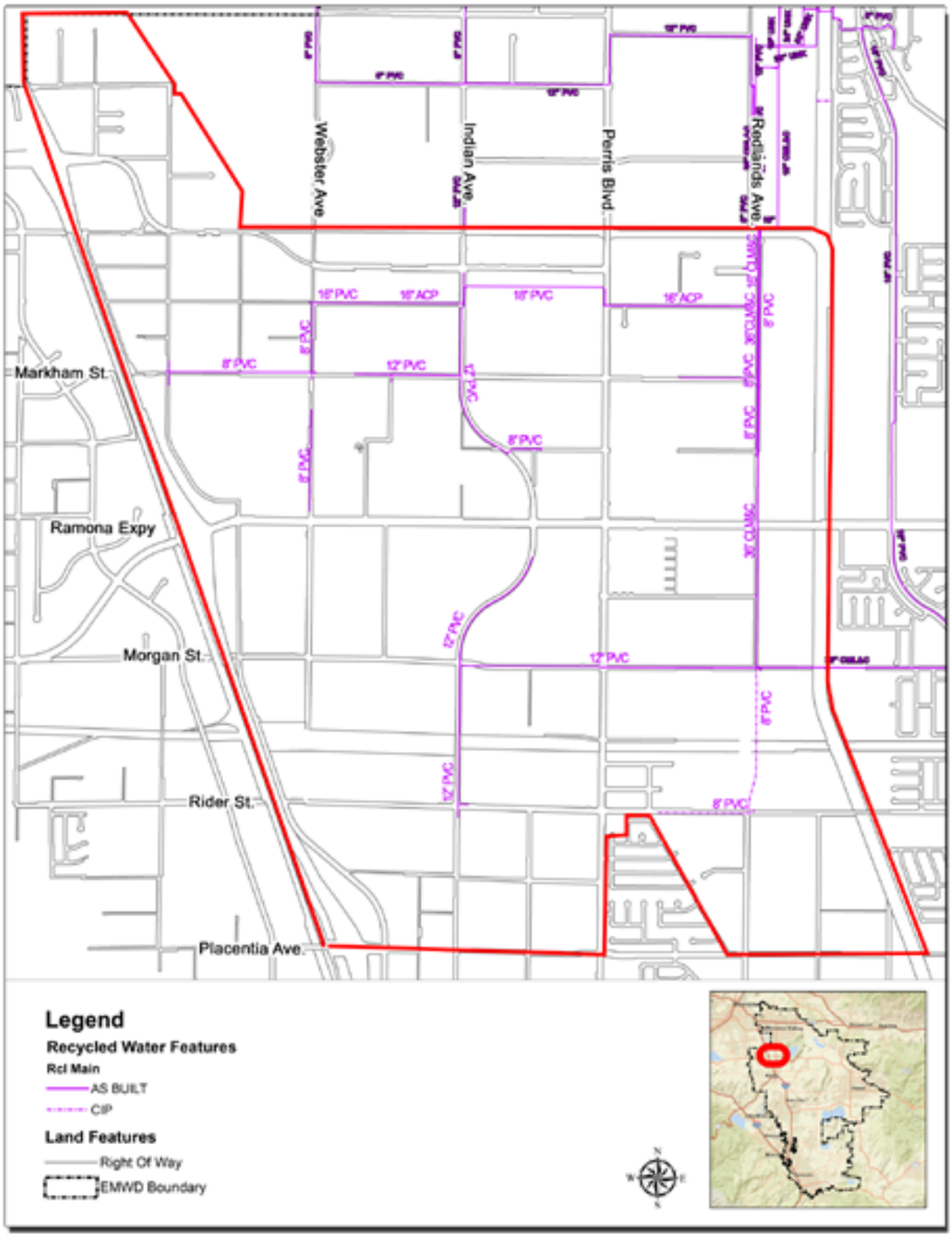
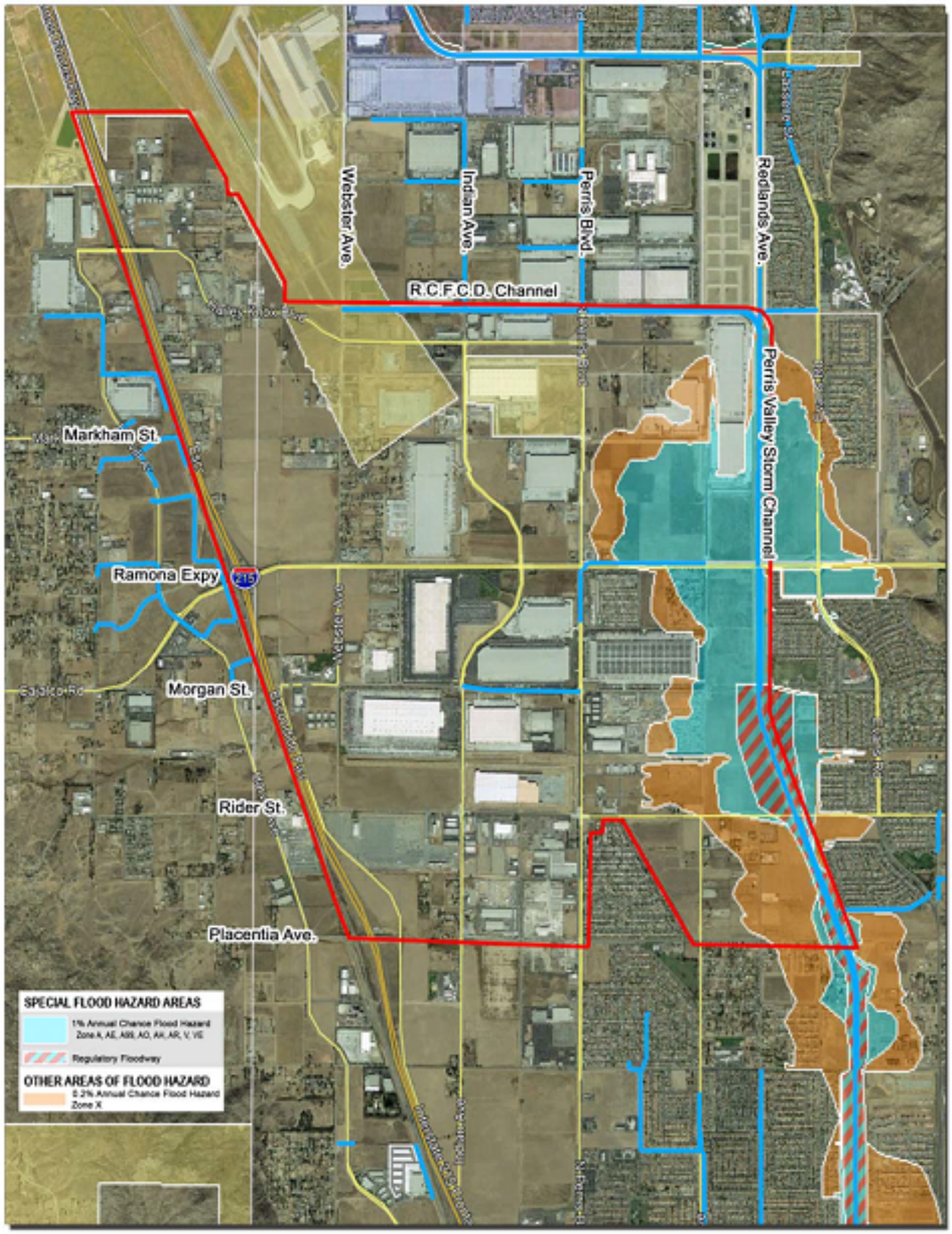


Figure 3.0-10, Existing Floodplain[ads]



3.5 Proposed Infrastructure and Services

Proposed Storm Drain

The existing Riverside County Flood Control and Water Conservation District's (RCFCDWCD) Perris Valley Master Drainage Plan (PVMDP), as ~~previously~~ shown on Figure 3.0-~~11~~16, proposed a series of concrete lined trapezoidal channels to convey run-off from the area. At the time the Master Drainage Plan (MDP) was prepared, the drainage concept as presented was feasible because most of the area was agricultural land and relatively inexpensive. Due to development in the area and the increased land values, open channels are no longer the best option and it has become more economically feasible to place the backbone drainage facilities underground in the existing roadways. Additionally, several other issues make the immediate implementation of the existing PVMDP problematic. The PVMDP is dependent upon the ultimate build-out of the Perris Valley Storm Channel (PVSC) located along the easterly boundary of the specific plan. Currently, two large diameter MWD Colorado River Aqueduct lines cross the PVSC. These lines prohibit the construction of the PVSC to its ultimate depth. Relocation of these MWD facilities is estimated to cost between $25-35 million.

Therefore, an updated Master Drainage Plan will be needed in order to meet the development goals of this Specific Plan. The drainage systems that will be developed in conjunction with the Perris Valley Commerce Center Specific ~~Plan~~ Plan and RCFCDWCD will ~~consist of two basic components: storm drains and detention basins~~be revised to prioritize underground conveyance of storm drain flows. The drainage system will capture surface run-off from properties in the area and convey it into proposed storm drains and detention basins before continuing to the PVSC. ~~The Master Plan basins are designed to dewater within 48 hours after rainfall events, except in the case of an event exceeding five (5) years. T~~The facilities, as shown in Figure 3.0-~~16~~ 16, are ~~modifications to~~the storm drain paths for the existing Perris Valley MDP. The lines are sized per the MDP, however, RCFCDWCD has already been working with developers and on their own to design and size the underground stormdrain facilities. Therefore, the designated sizes may be used for equivalent capacity design.~~:~~

The Perris Valley MDP has multiple lines that impact the Perris Valley Specific Plan, primarily in the west to east flow direction, connecting to the Perris Valley Channel on the east side of the PVCC boundary.

Line ~~D~~ B (From ~~the~~ the northwest corner of the PVCC boundary to the Perris Valley Storm Channel ~~to the upstream end of the facility, approximately 2,000 feet west of Indian Avenue on Nance Street~~along the north side of the PVCC boundary). Line ~~D~~ B is built from Webster Avenue to the Perris Valley Storm Channel and is ~~will consist of~~ a concrete lined sides trapezoidal channel, ~~an underground reinforced concrete box and an underground reinforced concrete pipe.~~ with culvert/bridge crossings of the major road. ~~The proposed slope of the underground portions of this facility is less than the RCFCWCD design standards and as such, will most likely require City maintenance.~~The channel carries up to 3,982 cubic feet per second (cfs). Further extensions westerly will be of a much smaller size per the MPD and exhibit 3.0-16.

Line E (From the ~~Perris Valley Storm Channel~~western edge of the PVCC boundary to the Perris Valley Storm Channel~~proposed Line E Detention Basin~~). Line E will run along Ramona Expressway and continue westerly across the I-215. The MDP identifies the line as a~~consist of a concrete lined~~ trapezoidal channel. There is a portion of the channel built between Perris Boulevard and Redlands Avenue. ~~, an underground reinforced concrete box and an underground reinforced concrete pipe. The proposed slope of a segment of this facility is less than the RCFCWCD design standards and as such, will most likely require City maintenance.~~

Line G (From the western edge of the PVCC boundary to the Perris Valley Storm Channel). Line G will run along Morgan Street and continue westerly across the I-215. The MDP identifies the line as a combination of circular pipe and trapezoidal channel. There is a portion of the channel built between Indian Avenue and Perris Boulevard.

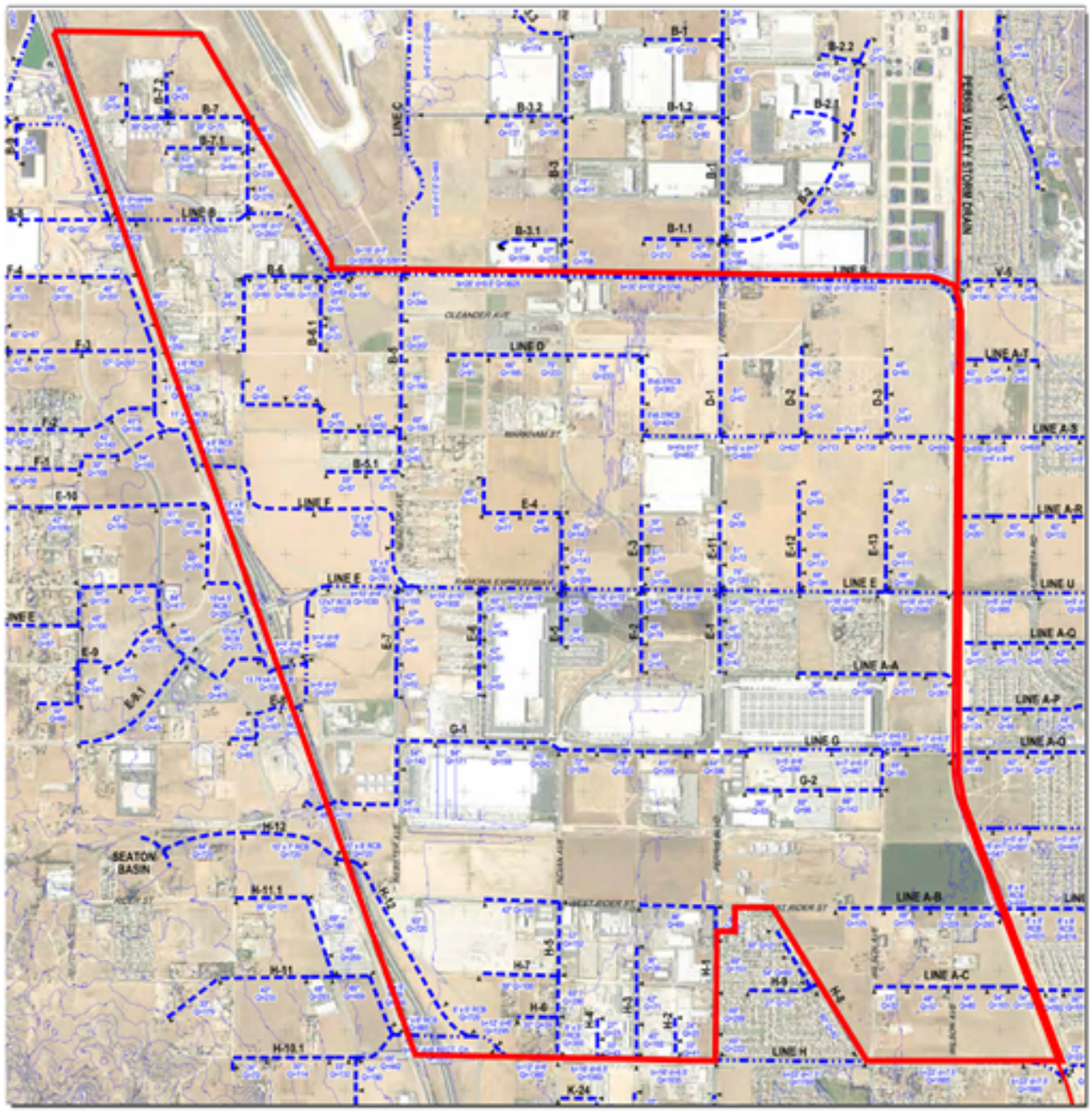
~~**Line E Detention Basin.** This basin(s) will be located in the vicinity of the intersection of the Ramona Expressway and Interstate 215. Line E Detention Basin(s) is a key component to the proposed Line E system. The basin(s) will reduce peak flows and allow the majority of the downstream facility to be constructed in the street right of way. Line E Detention Basin(s) conceptually requires a surface area of approximately 9.5 acres with an approximate depth of 20 feet. The Line E Detention Basin(s) will be designed to handle a 100 year storm event. It is~~

~~anticipated that the Line E Detention Basin(s) may serve as a dual use facility, recreational park and a flood control basin.~~

Line H (From the western edge of the PVCC boundary to the Perris Valley Storm Channel). Line H will run along Placentia Avenue and continue westerly across the I-215. The MDP identifies the line as a trapezoidal channel. None of this planned line has been built, to date.

In addition to the modified facilities discussed above, other adopted Perris Valley MDP facilities in the Perris Valley Commerce Center Specific Plan area will also need to be constructed to accommodate the drainage needs of the area. Figure 3.0-16 shows the adopted and modified drainage facilities that will need to be constructed. These facilities will be required to accommodate developed 100-year storm flows in the project area. It is anticipated that the above-described drainage systems will be constructed in conjunction with future development projects within the Perris Valley Commerce Center Specific Plan area. Once developed, run-off from the project area will be increased. This increased run-off is consistent with the existing Perris Valley MDP. Run-off will be discharged into the PVSC and ultimately into the San Jacinto River.

Figure 3.0-16, Area Drainage Plan Storm Drain Plan (ads)



Proposed Recycled Water

Water demand in the Perris Valley Commerce Center Specific Plan area is transitioning away from agricultural uses to industrial and commercial uses. EMWD is in the process of updating their Recycled Water Master Plan. As shown on Figure 3.0-9, EMWD currently has limited recycled water system facilities within the North Perris area, but has been extending lines when possible,

including via Capital Improvement Project (CIP on the exhibit). There are two main challenges in providing recycled water to the entire Specific Plan area. First, a large portion of water from the Moreno Valley Regional Water Reclamation facility is used for agricultural purposes and second, there is a lack of transmission lines. As projects develop, they will be required to construct meters and pipelines for future connection to recycled waterlines once they become available. Projects within one mile of existing EMWD Recycled Water facilities are potential recycled water candidates. This may involve the extension of pipeline facilities from the existing waterline to the proposed project. For projects not located within one mile or that are not candidates for recycled water, they will continue to use potable water to supply irrigation needs, although they will be required to install on-site recycled waterlines (purple pipe) and an irrigation meter for connection to existing or future recycled facilities.

Proposed Natural Gas

The Gas Company has adequate facilities to provide gas to the Perris Valley Commerce Center Specific Plan area. In the future, there may be regulation stations needed as future growth expands in the area. Regulation stations step-down high-pressure gas mains to medium pressure mains.

Proposed Electric Service

Future development may require SCE to build sub-stations to utilize more of the 115 KV and 33KV circuits. Power comes off the transmission lines/grids at distribution substations where the voltage is stepped-down and carried on smaller distribution lines for customer usage.

Proposed Telecommunications, Television and Internet

There are overhead and underground feeds throughout the Perris Valley Commerce Center Specific Plan area that service its customers. Service providers will also expand and upgrade facilities as future growth requires. Television and Internet providers have the ability to expand facilities as usage dictates.