



CITY OF PERRIS PLANNING COMMISSION AGENDA

January 18, 2017

City Council Chambers
Meeting to convene at 6:00 P.M.
101 North "D" Street
Perris, CA 92570

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners: Shively, Hammond, Weir, Arras, Stuart,
Vice Chair Balderrama, Chairman McCarron

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Shively

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for November 16, 2016

7. PUBLIC HEARING:

A. **Development Plan Review (DPR) 16-00003, Specific Plan Amendment (SPA) 16-05050 & Tentative Parcel Map (TPM) 16-05049 (TPM 37055)** – Development Plan review for a proposal to construct a 380,000 square-foot industrial building on approximately 21.6 acres of vacant land. A Tentative Parcel Map to consolidate 8 lots into one parcel and a Specific Plan Amendment to change the land use designation from Commercial to Light Industrial on 23.1 acres of land is also proposed to facilitate the development, located at the southeast corner of the I-215 Freeway and Harley Knox Blvd. **Applicant:** Jason Krotts, Perris Gateway Investors, LLC (*Continued from December 21, 2016*)

- B. Conditional Use Permit 16-05074** with Letter of Public Convenience or Necessity, and Variance 16-05142 for a 2,940 s.f. 7-Eleven convenience store with off-site beer and wine sales and a fueling station at the northeast corner of Case Road and Ethanac Road, west of the I-215 Freeway, within the Perris Crossing retail center. Applicant: Frank Allen Sipe, Barghausen Consulting Engineers, Inc.

8. BUSINESS/WORKSHOP:

- A. Planning Commissioner Election of Chair and Vice Chair

9. PUBLIC COMMENTS:

Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

12. ADJOURNMENT

Planning Commission Agenda

CITY OF PERRIS
01.18.17

Item

6A

Planning Commission Minutes for November 16, 2016

CITY OF PERRIS

MINUTES:

Date of Meeting: December 7, 2016

06:00 PM

Place of Meeting: City Council Chambers

1. CALL TO ORDER: The Meeting was called to order at 6:00 p.m.
2. ROLL CALL: Commissioners: Arras, Stuart, Shively, Hammond, Weir
Vice Chair Balderrama, Chairman McCarron

Commission Members Present: Commissioner Shively, Commissioner Arras, Vice Chair Balderrama, Chairman McCarron, Commissioner Hammond, Commissioner Weir and Commissioner Stuart.

Staff Members Present: Director of Development Services Miramontes, Senior Engineer Brophy, Contract Planner Phung, Development Services Assistant Muhu, Assistant City Attorney Khuu.

3. INVOCATION:
4. PLEDGE OF ALLEGIANCE: Commissioner Arras
5. PRESENTATION:
6. CONSENT CALENDAR:
 - A. Planning Commission Minutes for November 16, 2016

The Chair called for a motion.

M/S/C: Moved by Commissioner Weir, seconded by Commissioner Shively to Approve the Planning Commission Minutes for November 16, 2016

AYES: Commissioner Arras, Vice Chair Balderrama, Chairman McCarron, Commissioner Hammond, Commissioner Weir, Commissioner Shively, Commissioner Stuart.

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:
 - A. General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093 & Tentative Tract Map 14-00091 (TTM 37038)

– Proposal to subdivide 14.5 acres of vacant land into a 113-unit planned residential development with common open-space amenities and to apply a Planned Development Overlay (PDO) Zone. A General Plan Amendment and Zone change is proposed to change the land use designation from R-6,000 to MFR-14, located at the southwest corner of Orange Avenue and Dunlap Road. Applicant: Robert Furey, Groundwurk Inc.

Chairman McCarron commented that two agency letters were handed to the Commission prior to meeting.

Commissioner Stuart and Commissioner Arras commented that they have visited the site.

Contract Planner Kenneth Phung Presented the item. He concluded his item recommending the Planning Commission Approve Resolution No. 16-30 recommending that the City Council review and adopt the mitigated Negative Declaration 2327, and approve General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093, Tentative Tract Map 14-00091 (TTM 37038), based on the findings and subject to the Conditions of Approval.

Contract Planner Kenneth Phung elaborated on the two letters handed to the commission prior to the meeting.

Commissioner Stuart commented that applicant should provide additional architectural treatment to the garage side elevations.

Applicant Robert Furey gave a brief presentation about the project.

Commissioner Stuart commented that the project should have additional amenities by eliminating two lots and increasing the club house to 2,000 Sq. Ft.

The commission came to an agreement on asking the applicant if he is willing to add additional amenities.

Contract Planner Kenneth Phung commented on the options available for proposed changes to the project.

Applicant Robert Furey commented that he willing to work with staff on additional amenities for the project by eliminating two lots and increasing the club house to 2,000 Sq. Ft.

The Chair called for a motion.

M/S/C: Moved by Commissioner Hammond, seconded by Commissioner Arras to Approve Resolution No. 16-30 recommending that the City Council review and adopt the mitigated Negative Declaration 2327, and approve General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093, Tentative Tract Map 14-00091 (TTM 37038), based on the findings and subject to the Conditions of Approval and the following additional Conditions: 1) The garage side elevations for the Craftsman and Spanish architecture plan shall provide an additional architectural treatment to the second floor to provide additional interest to the elevations; 2) The two northerly lots adjacent to the open space shall be eliminated to increase the open space area and increase the club house to 2,000 Sq. Ft; and 3) A 7-

foot tall perimeter wall height shall be considered along Dunlap Drive for further screening of the tent farming operation across the street.

AYES: Commissioner Arras, Vice Chair Balderrama, Chairman McCarron, Commissioner Hammond, Commissioner Weir, Commissioner Shively, Commissioner Stuart.

NOES:

ABSENT:

ABSTAIN:

- B. Conditional Use Permit 16-05129 – Proposal to permit an outpatient crisis stabilization center serving patients 18 years and older within a 4,046 square foot lease space to be operated by Telecare Corporation under contract by Riverside County Department of Mental Health, located 85 E. Ramona Expressway, Suites 1-3 .Applicant: Roderick Verbeck, RUHS-Mental Health

Contract Planner Kenneth Phung Presented the item. He concluded his item recommending the Planning Commission Adopt Resolution No. 16-29 to approve Conditional Use Permit 16-05129 to permit a voluntary outpatient crisis stabilization center serving 18 and older with average time between four to eight hours, but no longer than 24 hours based on the findings and subject to the Conditions of Approval.

Commissioner Stuart, Commissioner Shively, Commissioner Arras and Commissioner Weir commented that they have visited the site.

Commissioner Weir expressed concerns regarding parking and commented that parking spaces should be designated and marked for the facility.

Commissioner Shively commented that the Condition of Approval regarding landscaping should specify the landscape areas that the applicant is responsible for improving and/or maintaining.

Applicant Dr. Roderick Verbeck gave a brief presentation about the project.

The Commission discussed the possibility of adding a Condition of Approval regarding parking and loitering.

Director of Development Services Clara Miramontes gave a suggestion on a Condition of Approval in response to the Commission's concerns regarding parking.

The Chair called for a motion.

M/S/C: Moved by Commissioner Arras, seconded by Commissioner Weir to Adopt Adopt Resolution No. 16-29 to approve Conditional Use Permit 16-05129 to permit a voluntary outpatient crisis stabilization center based on the findings and subject to the Conditions of Approval and the following additional Conditions: 1) Re-establish existing adjacent landscaping areas at the building storefront consisting of two landscape fingers and a landscape shrubbery planter along the west building frontage. 2) The operator shall be responsible to monitor loitering adjacent to the facility. If loitering becomes a problem, the operator shall provide security enforcement to monitor loitering. 3) A combination of marked parking spaces and signage post shall be provided to ensure designated parking spaces are provided for the operation.

AYES: Commissioner Arras, Vice Chair Balderrama, Chairman McCarron, Commissioner Hammond, Commissioner Weir, Commissioner Shively, Commissioner Stuart.

NOES:

ABSENT:

ABSTAIN:

8. BUSINESS/WORKSHOP:

9. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

There were no public comments

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

The Commission discussed up coming City events.

Chairman McCarron stated that the Christmas parade would be on the 10th, the City holiday dinner would be on the 13th, and the Breakfast with Santa event would be on the 17th, of December.

Chairman McCarron commented that the reorganization of the Planning Commission will occur during the first Planning Commission meeting in January.

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

Director of Development Services Clara Miramontes stated that the next Planning Commission Meeting would be on December 21, 2016.

12. ADJOURNMENT:

The Chair called for a motion.

M/S/C: Moved by Commissioner Arras, seconded by Commissioner Hammond to Adjourn the Planning Commission Meeting at 8.00 p.m. in memory of the 75th Anniversary of Pearl Harbor and all of those that died on that day.

AYES: Commissioner Arras, Vice Chair Balderrama, Chairman McCarron, Commissioner Hammond, Commissioner Weir, Commissioner Shively, Commissioner Stuart.

NOES:

ABSENT:

ABSTAIN:

Planning Commission Agenda

CITY OF PERRIS
01.18.17

Item

7A

Development Plan Review (DPR) 16-00003,
Specific Plan Amendment (SPA) 16-05050 & Tentative
Parcel Map (TPM) 16-05049 (TPM 37055)

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: January 18, 2017

SUBJECT: **Development Plan Review (DPR) 16-00003, Specific Plan Amendment (SPA) 16-05050 & Tentative Parcel Map (TPM) 16-05049 (TPM 37055) –**
Development Plan review for a proposal to construct a 380,000 square-foot industrial building on approximately 21.63 acres of vacant land. A Tentative Parcel Map to consolidate 8 lots into one parcel and a Specific Plan Amendment to change the land use designation from Commercial to Light Industrial on 23.66 acres of land is also proposed to facilitate the development, located at the southeast corner of the I-215 Freeway and Harley Knox Blvd. **Applicant:** Jason Krotts, Perris Gateway Investors, LLC

REQUESTED ACTION: **Approve Resolution No. 16-31** recommending that the City Council review and adopt the Mitigated Negative Declaration 2326, and approve Development Review (DPR) 16-00003, Specific Plan Amendment (SPA) 16-05050 & Tentative Parcel Map (TPM) 16-05049 (TPM 37055), based on the findings and subject to the Conditions of Approval.

CONTACT: Clara Miramontes, Development Services Director 

BACKGROUND/DISCUSSION:

The applicant is proposing to construct a 380,000 square-foot industrial building located at the southeast corner of the I-215 Freeway and Harley Knox Boulevard on approximately 21.63 acres of vacant land consisting of 205,000 square feet of landscaping, 216 passenger vehicle parking stalls, 98 trailer parking stalls, and two detention basins. The warehouse building will include 43 docking bays. The proposal involves a Specific Plan Amendment to change the land use designation from Commercial to Light Industrial to facilitate the development, a Tentative Parcel Map to consolidate the site into one lot and a Development Plan Review to approve the site layout and architecture.

Adjacent to the west boundary of the project site is a 1.5-acre parcel (APN 294-210-042) along to the I-215 Freeway used for RV storage. The applicant is working on acquiring the property and would prefer to include the adjacent 1.5 parcel for this development but the adjacent property owner has not yet agreed to sell the property. As well, inclusion of the 1.5 acre parcel would allow for a more cohesive development along the freeway frontage. If the applicant is able to acquire the adjacent parcel, the project site would then consist of 23.66 gross acres and the site plan would be revised to include a larger building up to 400,000 sq. in size. The initial study and technical studies have been prepared to include the entire 23.66 acres with a building up to 400,000 sq. ft. in size. However, a modification of the site plan and elevations would be required in the future if the size of the building is increased to 400,000 sq.ft. The applicant has provided a site layout showing how a 400,000 sq.ft. building could be accommodated and is attached to the staff report. The Specific Plan Amendment includes the 1.5 acres in order to create a continuous land use designation adjacent to the project area and potential facilitate the acquisition of this land.

As discussed above, the project necessitates changing the underlying land use designation to Light Industrial. The proposed land use change is consistent with (1) Policy V.A of the General Plan to restrict development in areas at risk of damage due to disasters as the site is located within Compatibility Zone B2 of the March Airport Land use Compatibility (ALUC) Plan which prohibits sensitive land uses and limits average intensity to 100 people per acre and (2) with Policy III.A of the General Plan to accommodate diversity in the local economy. Although some retail land uses would be allowed under the current Commercial designation it would be restricted to around 20-percent lot coverage (*i.e. 200,000 sf. building area for the 23 acres site*) and no more

than approximately 10-percent of the overall building square footage can be dedicated for restaurant uses per the average intensity concentration formula of the ALUC plan. In regards to Policy III.A, a Light Industrial operation/land use would be more appropriate as it would allow land uses compatible with what is allowed in Compatibility Zone B2 as the following uses typically allowed in the Commercial zone would be prohibited: children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly, buildings with greater than 3 stories above ground habitable floors, noise-sensitive outdoor nonresidential uses, critical community infrastructure facilities and operations with hazards to flight. Also, the runway/landing strip Clear Zone where no development is allowed is approximately 1,000-feet east of the site.

In addition to March ARB land use compatibility restrictions, the site is currently a vacant property surrounded by industrial related land uses and sporadic non-conforming single-family lots with storage surrounded by industrial land uses. Harley Knox Boulevard is a designated truck route where all truck traffic in north Perris is instructed to access and exit the I-215 Freeway. Harley Knox Boulevard terminates at Redlands Avenue and does not continue to the other side of the Perris Valley Channel. Residential traffic traveling to Evans Road travels via Ramona Expressway. In addition, there is a proposed 2,219,852 sq. ft. industrial project on the March Air Force Base that borders the City of the Perris to the north that intends to utilize Western Way and Harley Knox Boulevard as a secondary truck route which further directs truck traffic to this area. Therefore, in light of the limitations placed on the site as a result of its location within Compatibility Zone B2 of the ALUC plan, being surrounded by industrial land uses and Harley Knox Boulevard being a heavily traveled truck route, an industrial land use designation seems appropriate for the property.

The applicant has worked with staff to provide an architectural style that is modern with enhancements more typical of a business park as the site is on a roadway identified as corridor into the industrial area of the City. The building has intermittent window glazing, scoring panel lines, bronze awnings, recessed accent eyebrow at windows, accent form liner panels, stone cladding, variation in the roof height, articulation in the building footprint, and bronze cornice roofline treatment integrated into the concrete tilt-up design. The design of the building provides symmetry and balance with enhanced treatments at the corners and intermittently along the façade to maintain visual interest..

An Initial Study was prepared for the project in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA). On the basis of this Initial Study, staff concluded that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures. The Initial Study was then made available for public review from September 7, 2016 through October 6, 2016. Comments received on the Draft IS/MND have been addressed in a Final IS/MND. All potential effects of the proposed project have been reduced to less than significant levels with implementation of mitigation measures. Therefore, a final Mitigated Negative Declaration (IS/MND) has been prepared. The project was also reviewed by the Airport Land Use Commission and a finding of consistency was determined. Staff is recommending that the Planning Commission recommend to the City Council approval of this project.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are borne by the applicant.

PREPARED BY: Kenneth Phung, Project Planner
Public Hearing: January 18, 2017

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

CASE NUMBERS: Development Review (DPR) 16-00003, Specific Plan Amendment (SPA) 16-05050 & Tentative Parcel Map (TPM) 16-05049 (TPM 37055) – (aka Perris Gateway Commerce Center)

Date: January 18, 2017

Project Planner: Kenneth Phung

Project Description: Development Plan review for a proposal to construct a 380,000 square-foot industrial building on approximately 21.63 acres of vacant land. A Tentative Parcel Map to consolidate 8 lots into one parcel and a Specific Plan Amendment to change the land use designation from Commercial to Light Industrial on 23.66 acres of land is also proposed to facilitate the development, located at the southeast corner of the I-215 Freeway and Harley Knox Blvd

Location: Southeast corner of the I-215 Freeway and Oleander Avenue.

Assessor's Parcel Numbers: 294-210-008, -034, -035, -037, -038, -042, -044, -046, and -056

Acreage: 21.63 acres for industrial development with option to increase to increase to 23.66 acres

Applicant: Jason Krotts, Principal
Perris Gateway Investors, LLC
4011 MacArthur Blvd, Suite 120
Newport Beach, California, 92660

Environmental Determination: MND 2326; State Clearinghouse No. 2016091012

Related Cases: N/A

ZONING AND LAND USE:

Existing Zoning: PVCC Specific Plan - Commercial

Surrounding Zoning:

<i>Direction</i>	<i>Zoning</i>
North	PVCC Specific Plan – Light Industrial & General Industrial
South	PVCC Specific Plan – Light Industrial
East	PVCC Specific Plan – Commercial & General Industrial
West	Riverside County – Manufacturing Medium

Existing Land Use:

Vacant, undeveloped land

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Industrial uses & vacant land
South	Industrial & non-conforming residential
East	Industrial uses
West	Industrial uses & vacant

PROJECT DESCRIPTION:

The applicant is proposing to construct a 380,000 square-foot high-cube warehouse building located at the southeast corner of the I-215 Freeway and Harley Knox Boulevard on approximately 21.63 acres of vacant land consisting of 205,000 square feet of landscaping, 216 passenger vehicle parking stalls, 98 trailer parking stalls, and two detention basins. The warehouse building will include 43 docking bays. The proposal involves a Specific Plan Amendment to change the land use designation from Commercial to Light Industrial on 23.66 acres to facilitate the development, a Tentative Parcel Map to consolidate the site into one lot and a Development Plan Review to approve the site layout and architecture.

Adjacent to the west boundary of the project site is a 1.5-acre parcel (APN 294-210-042) along to the I-215 Freeway. The applicant is working on acquiring the property and would prefer to include the adjacent 1.5 parcel for this development but the adjacent property owner has not yet agreed to sell the property. As well, inclusion of the 1.5 acre parcel would allow for a more cohesive development along the freeway frontage. If the applicant is able to acquire the adjacent parcel, the project site would then consist of 23.66 gross acres and the site plan would be revised to include a larger building up to 400,000 sq. in size. The initial study and technical studies have been prepared to include the entire 23.66 acres with a building up to 400,000 sq. ft. in size. The purpose of including the additional property and expanding the scope of the CEQA analysis beyond that submitted for entitlement approval is to avoid the need for future environmental review, should the additional property be added to the project site at a later date. However, an application for a modification of the site plan/elevations and a revised parcel would be required in the future if the size of the building is increased to 400,000 sq. ft. The applicant has provided a site layout showing how a 400,000 sq. ft. building could be accommodated and is attached to the staff report. The Specific Plan Amendment includes an adjacent 1.5 acres of land westerly of the project site in order to maintain contiguous land use designation and potential include this land into the development.

ANALYSIS:

Specific Plan Amendment

The General Plan designation for the project site is Perris Valley Commerce Center (PVCC) - Commercial (C). As discussed earlier, the applicant is proposing to change the underlying land use designation to Light Industrial. The Specific Plan Amendment includes the 1.5 acres in order to create a continuous land use designation adjacent to the project area and potentially facilitate the acquisition of this land to include with this development.

The proposed land use change is consistent with (1) Policy V.A of the General Plan to restrict development in areas at risk of damage due to disasters as the site is located within Compatibility Zone B2 of the March Airport Landuse Compatibility (ALUC) Plan which prohibits sensitive land uses and limits average intensity to 100 people per acre and (2) with Policy III.A of the General Plan to accommodate diversity in the local economy. Although some retail land uses would be allowed under the current Commercial designation it would be restricted to around 20-percent lot coverage (*i.e. 200,000 sf. building area for the 23 acres site*) and no more than approximately 10-percent of the overall building square footage can be dedicated for restaurant uses per the average intensity concentration formula of the ALUC plan. In regards to Policy III.A, a Light Industrial operation/landuse would be more appropriate as it would allow land uses compatible with what is allowed in Compatibility Zone B2 as the following uses typically allowed in the Commercial zone would be prohibited: children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly, buildings with greater than 3 stories above ground habitable floors, noise-sensitive outdoor nonresidential uses, critical community infrastructure facilities and operations with hazards to flight. Also, the runway/landing strip Clear Zone where no developments are allowed per ALUC plan is approximately 1,000-feet east the site.

In addition to March ARB land use compatibility restrictions, the site is currently a vacant property surrounded by industrial related land uses or sporadic non-conforming single-family surrounded by industrial land uses. Harley Knox Boulevard is a designated truck route where all truck traffic in north Perris is instructed to access and exit the I-215 Freeway. Harley Knox Boulevard terminates at Redlands Avenue and does not continue to the other side of the Perris Valley Channel. Residential traffic traveling to Evans Road travels via Ramona Expressway. In addition, there is a proposed 2,219,852 sq. ft. industrial project on the March Air Force Base that borders the City of the Perris to the north that intends to utilize Western Way and Harley Knox Boulevard as a secondary truck route which further directs truck traffic to this area. Therefore, in light of the limitations placed on the site as a result of its location within Compatibility Zone B2 of the ALUC plan, being surrounded by industrial land uses and Harley Knox Boulevard being a heavily traveled truck route, an industrial land use designation seems appropriate for the property.

Development Standards

The project site is subject to the Light Industrial (LI) development standards of the PVCC Specific Plan, subject to approval of Specific Plan Amendment by the City Council to change the landuse use from Commercial (C) to Light Industrial (LI). The proposed project complies with all development standards of the Specific Plan for the Light Industrial designation. See table below

for development standards compliance.

PVCC SP Development Standard	Required/Max	Provided	Complies
Lot Coverage	50 % max	38 %	Yes
Floor Area Ratio	0.75 FAR	41 %	Yes
Structure Height	50' feet max	45' feet	Yes
Front Setback (Primary Arterial)	20' feet min	77' feet	Yes
Front Setback (Collector)	15' feet min	221' feet	Yes
Side Setback	None	N/A	Yes
Rear Setback (adjacent to residential)	20' feet min	80' feet	Yes
Rear Setback (adjacent to industrial)	None	N/A	Yes

The minimum required setback for Harley Knox Boulevard (Primary Arterial) and Oleander Avenue (Collector Street) are 20 feet and 15 feet respectively. The proposed site plan depicts a minimum 45-foot setback from the property line to the building fronting Harley Knox Boulevard and a 221-foot setback on Oleander Avenue. No rear and side yard setbacks are required if the building adjoins a non-residential use, but a minimum 20 feet is required if adjacent to a residential use. There is a non-conforming, single-family residence within the NOT-A-PART property along Oleander Avenue, but a minimum 80-foot setback is maintained to exceed the minimum required setback of 20 feet. Therefore, the project meets all setback requirements.

Parking

The project proposes 216 parking spaces for, which exceed the City’s requirement as shown in the table below:

Parking Ratio Required	Parking Breakdown Required	
65,000 Manufacturing @ 1 per 500 sf	130 spaces	
1 st 20K @ 1 per 1,000 sf	20 spaces	
2 nd 20K @ 1 per 2,000 sf	10 spaces	
> 40K + @ 1 per 5,000 sf (275,000 sf)	55 spaces	
TOTAL	215 spaces	
Parking Type Required	Parking Breakdown Required	Spaces Provided
Standard	209 spaces	209 spaces
Handicap	6 spaces	7 spaces
TOTAL	215 spaces	216 spaces

The required handicap spaces are six (6) spaces for total parking spaces between 151 to 300 parking spaces. The parking lot layout has a total of seven (7) handicap spaces, which exceeds the 6 handicap spaces required per the code. Thus, the project is in compliance with handicap parking requirements.

Landscaping/Monumentation

The Code requires landscaping to be provided at a minimum rate of 10% for the entire site. The

conceptual landscape plan shows that a total of 206,000 square feet of landscaping will be provided, or 21.9% of the overall site. Landscaping is proposed around the perimeter building. Larger landscaped areas are provided along the I-215 Freeway, Harley Knox Boulevard and Oleander Avenue. Shade trees will be provided throughout car parking areas at the rate of one tree for every six vehicles, and water quality basins will be fully landscaped to blend with the overall landscape design. Multi-level landscape materials from large trees to ground covers will be utilized to provide an interesting and rich streetscape. Emphasis will be placed on enhanced landscaping at all project entries. In particular the intersection of Harley Knox Boulevard and Western Way is designated a gateway entry into the PVCC Specific Plan. Therefore, special signage monumentation is conditioned to be constructed at the southwest and southeast corner of this entrance in addition to enhanced landscaping.

Fencing and Screening

The project site is conditioned to have a 12 to 14-foot tall decorative screen wall to screen the truck parking area. The wall will return around the interior property lines a minimum of 150 feet. A 9-foot tall screen wall is conditioned to be provided adjacent to a portion of the NOT-A-PART property along Oleander Avenue to screen activity of the proposed truck operation, as it consists of a non-conforming single-family residence. An 8-foot tall tube steel fence with pilaster columns and cap will be spaced every 100 feet for security fencing along the I-215 Freeway, Harley Knox Boulevard and Oleander Avenue. The detention basins will be surrounded by 4-foot tall tube steel fence with pilaster columns every 100 feet. Landscaping will fully screen the tubular steel fencing. The sliding tubular steel gates to the truck courts will have metal mesh to screen visibility into the loading area.

Employee Amenity Area

Buildings over 100,000 square feet are required to have at least one (1) indoor employee amenity and two (2) outdoor employee amenities. The amenity can range from cafeterias to weight rooms. The applicant is proposing to have a shaded, furnished outdoor employee break area and patio adjacent to the proposed office space. A proposed indoor half basketball court will also be provided adjacent to the proposed office space. In addition, a proposed 10 x 50-foot bocce ball court will be located east of the employee break area, north of the truck trailer parking area.

Access and Circulation

The proposed project will include four ingress-egress points. Two ingress egress points (45-foot and 40-foot) will be located along Harley Knox Boulevard and two ingress-egress points (40-foot and 30-foot) will be located along Oleander Avenue. All access points are intended for dual trucks and cars except for the west driveway on Olander Avenue. The primary entrance at Harley Knox Boulevard and Western Way will be signalized due to the high volume of traffic on this street, plus a landscape median will be constructed along the length of the project site on Harley Knox Boulevard to prevent left turns going westbound on the secondary access point on this street. All the driveways will provide access to the front and rear of the building and provide sufficient clearance for emergency vehicles. All truck lanes on-site will have a minimum 30-foot width as required by the Municipal Code, as well as having perimeter access around all the buildings.

The project will also participate in the North Perris Road and Bridge Benefit District (RBBD) fees for design and construction of additional thoroughfares, bridges and related facilities as necessary to meet the projected transportation and traffic needs resulting from the anticipated development in the northern area of Perris. Also, the project is required to make a one-time \$150,000 contribution towards the implementation of the interim and ultimate improvements to the I-215/Ramona Expressway, Placentia/I-215 interchange and other improvements.

Building Elevations/Architectural

The architectural style is modern, with intermittent window glazing, scoring panel lines, bronze awnings, recessed accent eyebrow at windows, accent form liner panels, stone cladding, variation in the roof height, articulation in the building footprint, and bronze cornice roofline treatment integrated into the concrete tilt-up design. The design of the building provides symmetry and balance with enhanced treatments at the corners and intermittently along the façade to maintain visual interest. The proposed color palette for the building is a combination of white, beige, brown with bronze metal cap parapet accent and blue glass. Generally the beige color is provided at the enhanced intermittent vertical treatment area of the building consisting of glass, recessed accent eyebrow at windows, accent form liner panels, stone cladding, and bronze finished cornice tops to provide visual interest to the building. Together, the combination of varying colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc. provide visual interest to the building.

GREEN BUILDING DESIGN

The project shall be constructed to demonstrate that it can qualify for Certified LEED Building status prior to issuance of occupancy permits. At a minimum, the following shall be provided:

- a. All buildings shall be designed to exceed current Title 24 requirements by 20 percent.
- b. The project shall incorporate a water conservation strategy of 30 percent or higher.
- c. The project shall improve the pedestrian network and provide traffic calming measures.

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared for the project in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA). This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of this Initial Study, staff concluded that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, project Conditions of Approval, the zoning code and standard requirements of the City. The Initial Study was then made available for public review from September 7, 2016 through October 6, 2016. Comments received on the Draft IS/MND have been addressed in a Final IS/MND. All potential effects of the proposed project have been reduced to less than significant levels with implementation of mitigation measures. Therefore, a final Mitigated Negative Declaration (IS/MND) has been prepared.

Comment Letters

During the IS/MND review period, twelve (12) comment letters were received from the following agencies and organizations:

1. Blum-Collins LLP 10/03/16
2. Lozeau-Drury LLP 09/30/16
3. Eastern Municipal Water District 09/15/16
4. City of Riverside 10/05/16
5. Santa Ana Regional Water Quality Control Board 10/06/16
6. Inland Empire Biking Alliance 09/14/16
7. March Joint Powers Authority 10/05/16
8. State Clearinghouse 10/04/16
9. Pechanga Band of Luiseno Indians 10/06/16

Responses to comments were sent to the agencies and organizations that provided comments. All comment letters and the City's response to each are included in Appendix I of the Final IS/MND. In the process of responding to the comments, there were revisions to the text of the Draft IS/MND with final changes made to the Final IS/MND. Although some of the comments resulted in clarification, enhancement or revision to the mitigation measures, none of the comments or responses constituted "significant new information" or met any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the Draft IS/MND. The Draft IS/MND and the Final IS/MND have been available for public review at the Development Services public counter, and on the City's website.

AIRPORT LAND USE COMMISSION

During Staff's review, it was determined that the project site is within Airport Influence Area I and as a result is subject to the Riverside County Airport Land Use Commission's review and approval as a Specific Plan Amendment is proposed. Therefore, the project was forwarded to the Airport Land Use Commission (ALUC) for review of consistency with the "Airport Land Use Plan" (ALUP - 1984) and the "March Air Reserve Base Installation Compatible Use Zone Study" (AICUZ - 1998). The ALUP and AICUZ guidelines are to protect flight paths and minimize impacts to residents and employees within the subject area. On May 12, 2016 the ALUC determined the project to be consistent with their plan and made a consistency determination with standard conditions. The applicant agrees to all the conditions recommended by the Airport Land Use Commission.

FINDINGS:

The following findings are recommended to the Planning Commission and City Council for project approval.

Specific Plan Amendment 16-05050

- A. The proposed Specific Plan Amendment will not result in a significant adverse effect on the environment and will not affect public health, safety and welfare.

- B. The Specific Plan Amendment is consistent with and will contribute to achieving the goals and objectives established by the General Plan and Perris Valley Commerce Center Specific Plan to (1) restrict development in areas at risk of damage due to disasters as the site is within Compatibility Zone B2 of the ALUC Plan and (2) to accommodate diversity in the local economy as a light industrial land use is more in line with what is allowed in Compatibility Zone B2.
- C. The Specific Plan Amendment seeks to change the land use designation of approximately 23.66 acres from Commercial to Light Industrial to be consistent with the surrounding industrial land uses or sporadic non-conforming single-family surrounded by industrial development to allow continuity with the ongoing industrial development in the surrounding around area.

Tentative Parcel Map 37055

- A. Tentative Parcel Map 37055 is consistent with the Specific Plan land use designation of Light Industrial, General Industrial and all other applicable Zoning Code standards, as amended; and
- B. Tentative Parcel Map 37055 in compliance with the Subdivision Map Act; and
- C. The site is physically suitable to restructure lot lines and vacate streets to facilitate the industrial development; and
- D. The design of Tentative Parcel Map 37055 and the type of improvements being made are not likely to cause substantial environmental damage, and will not substantially or avoidably injure fish or wildlife or their habitat; and
- E. The design of Tentative Parcel Map 37055 and the type of improvements are unlikely to cause serious public health problems; and
- F. The design of Tentative Parcel Maps 37055 and the type of improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision; and
- G. The discharge of waste from implementation of Tentative Parcel Map 37055 will not result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the California Water Code.

Development Plan Review 16-00003

- A. Development Plan Review 16-00003, is consistent with the underlying Specific Plan land use designations (*i.e. Light Industrial*) and other applicable General Plan policies, including the location, size, design, and intensity of the development and related improvements; and

- B. Development Plan Review 16-00003, including the location, size, design, density and intensity of the development and related improvements, is consistent with the underlying landuse designations of Light Industrial and General Industrial and all other applicable Zoning Code standards, as amended; and
- C. All requirements of the California Environmental Quality Act have been met; and
- D. The site is physically suitable for the location, size, design, density, and intensity of the plotting and architectural design for the type of industrial development; and
- E. Development Plan Review 16-00003, including the location, size, design, density and intensity of the development and related improvements, is consistent with the Sustainable Community Element of the General Plan, in that the Project supports the City's commitment to protecting the environment, improving quality of life, and promoting sustainable development by incorporating certain measures into the design, construction, and maintenance of the buildings and overall project development.
- F. The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of light industrial development proposed with Development Plan Review 16-00003; and
- G. Development Plan Review 16-00003 and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and
- H. The architecture of Development Plan Review 16-00003 is compatible with community standards and protects the character of other City industrial developments; and
- I. The landscaping plan of Development Plan Review ensures visual relief and provides an attractive environment for the public's enjoyment; and
- J. The safeguards necessary to protect the public health, safety and general welfare have been required for Development Plan Review 16-00003.

RECOMMENDATION:

Staff recommends that the Planning Commission:

Approve Resolution No. 16-31 recommending that the City Council review and adopt the Mitigated Negative Declaration 2326, and approve Specific Plan Amendment (SPA) 16-05050, Tentative Parcel Map 16-05049 (TPM 37055) and Development Plan Review 16-00003 based on the findings and subject to the Conditions of Approval.

EXHIBITS:

- Exhibit A - Conditions of Approval & MMRP (Planning, Engineering, Public Works, Fire & Building)
- Exhibit B – Vicinity & Aerial Map
- Exhibit C - Specific Plan Land Use Map – Existing and Proposed
- Exhibit D - Plans
- Exhibit E - Resolution 16-31

Initial Study/MND and Associated Studies on File with the Planning Department and available on line at <http://www.cityofperris.org/city-hall/departments/development/planning.html>

**CITY OF PERRIS
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

CONDITIONS OF APPROVAL

Development Plan Review 16-00003

Specific Plan Amendment 16-05050

Tentative Parcel Map 16-05049 (TPM 37055)

Planning Commission: January 18, 2017

Project: Perris Gateway Commerce Center. Development Plan review for a proposal to construct a 380,000 square-foot industrial building on approximately 21.63 acres of vacant land. A Tentative Parcel Map to consolidate 8 lots into one parcel and a Specific Plan Amendment to change the land use designation from Commercial to Light Industrial on 23.66 acres of land is also proposed to facilitate the development, located at the southeast corner of the I-215 Freeway and Harley Knox Blvd. **Applicant:** Jason Krotts, Perris Gateway Investors, LLC

GENERAL CONDITIONS:

1. **Mitigation Monitoring and Reporting Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) (SCH #2016091012). The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached to reduce potential impacts to aesthetics, air quality, biological resources, cultural resources and noise. The MMRP shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
2. **Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP).
3. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
4. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
5. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the set of plans approved by the Planning Commission on December 21, 2016, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **Approval Period for Development Plan Review 16-00003.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion, or substantial

Exhibit A

utilization. A maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.

7. **Approval Period for Tentative Parcel Maps 16-05049 (TPM 37055).** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the Planning Commission approval, unless an automatic extension is granted by the State of California. The applicant may apply for a maximum of five (5) one-year extensions, to permit additional time to record the final map. A written request for an extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and subsequent extensions) expiration of Tentative Parcel Map approval.
8. **Building Official/Fire Marshal.** The project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Fire Marshal, and a fire access and fire underground plan shall be submitted for approval prior to submittal of construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (as applicable) shall be shown on the final set of construction plans.
9. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
10. **City Engineer.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **December 6, 2016**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
11. **Public Works/Special District.** The project shall adhere to the requirements of the Public Works/Special District Division as indicated in the attached Conditions of Approval dated **November 14, 2016**.
12. **Fire Consultant.** The project shall adhere to the requirements of the Fire Consultant as indicated in the attached Conditions of Approval dated **August 22, 2016**.
13. **Building.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **August 15, 2016**.
14. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning Development Review (DPR) 16-00003, Specific Plan Amendment (SPA) 16-05050 and Tentative Parcel Map (TPM) 16-05049 (TPM 37055). The City shall promptly notify the

- applicant of any claim, action, or proceeding for which indemnification is sought, and shall further cooperate fully in the defense of the action.
15. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison for Savings by Design information (909 357-6509) and the SCE area service planner (951 928-8323) to explore energy conservation benefit options and to complete the required forms prior to commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
 16. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
 17. **Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Any graffiti located on the site shall be removed within 48 hours.
 18. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
 19. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.
 20. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
 21. **Fish and Game Fee.** Within three (3) days of City Council approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder", in the amount of \$ 2,216.25 for payment of State Fish and Game fees and the County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
 22. **Signage.** The project approval does not include signage. All monument signage is required to include the Perris Valley Commerce Center logo (per PVCCSP Chapter 4.2.5). Any proposed wall or monument sign will require a sign application and shall be reviewed and approved by the Planning Division prior of building permit issuance.
 23. **PVCC Specific Plan Gateway Entry Monumentation.** The applicant/developer shall construct the Gateway Entry Monumentation identified in the PVCC Specific Plan located at the southwest and southeast corner of Harley Knox Boulevard and Western Way as it's a designated a corridor to the PVCC Specific Plan.
 24. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. Additional Engineering Department review is required to determine if the proposed

retention basin is adequately sized to meet the minimum 100 year storm event volumes. The following two conditions apply:

- a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
- b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the Retention Basin. The Public Work Department shall review and approve the Final WQMP text, plans and details.

25. **Employee Amenity Area.** The applicant shall provide the following amenities per the plans dated December 21, 2016: 1) A shaded, furnished outdoor employee break area and patio adjacent to the proposed office space; 2) A proposed indoor half basketball court adjacent to the proposed office space; and 3) A proposed 10 x 50-foot bocce ball court located east of the employee break area, north of the truck trailer parking area.
26. **Trash Enclosures.** Trash enclosures are required to be screened with landscaping and a trellis cover.
27. **Certified LEED Building.** The project shall be constructed to demonstrate that it can qualify for Certified LEED Building status prior to issuance of occupancy permits.
28. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
 - c. Construction routes are limited to City of Perris designated truck routes.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
 - f. Project applicants shall provide construction site electrical hook ups for electric

hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

29. **Increase Building Sq. Ft and Site Acreage Scenario.** An application for modification of the site plan/elevations and a revised parcel map would be required in the future if the size of the building is increased to 400,000 sq. ft. along with the lot size.
30. **Precise Grading Plans.** Precise grading plans shall be submitted to the City for review and approval. Grading plans shall be consistent with approved development plans.
31. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
32. **Construction Staging Areas.** The project applicant shall provide evidence to the City that construction staging areas are located at least 446-feet away from any residential properties. In addition, any temporary night time lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.
33. **Final Water Quality Management Plan (FWQMP).** **Final Water Quality Management Plan (FWQMP).** To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement a FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

TENTATIVE PARCEL MAP 16-05049 (TPM 37055) - FINAL MAP RECORDATION

34. **Application.** The Final Map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval, concurrently with the application to the City Engineer. The Final Map application shall include all necessary road dedications, appropriate easements and street vacations.
35. **Map Recordation.** Prior to recordation of the Final Map, the developer shall obtain the following clearances, approvals or actions:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code.

- b. The landowner shall convey an avigation easement to the March Inland Port Airport Authority. Contact the March Joint Powers Authority at (951) 656-7000).
- c. Any other required approval from an outside agency.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

36. **Final Parcel Map Submittal.** Prior to the issuance of the first building permit, the Tentative Parcel Map shall be submitted for Final Map approval and be recorded with the County of Riverside, with proof of recording provided to the City Planning Division and Engineering Division. The Final Map shall conform substantially to the project identified in the EIR.
37. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
 - a. **Project Boundary.** A mixture of 36" box trees and 24" box trees shall be planted along the I-215 Freeway, Harley Knox Boulevard and Oleander Avenue. Street trees shall be planted a maximum of 30-feet on-center. Where tubular steel fencing is used, solid landscape screening is required in addition to mature trees.
 - b. **Water Quality Basins and Large Swales.** Tiered landscaping with mature trees (24" to 36" box) shall be planted in these areas, including berms.
 - c. **Accent Landscaping.** Large trees (24" to 36" box) shall be included in the landscape design at all driveway entrances to the project site
 - d. **Parking Areas.** A minimum of 30 percent of trees shall be 36 inch box or larger. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
 - e. **Landscape Berms.** Screen walls along I-215 Freeway, Harley Knox Boulevard and Oleander Avenue frontage shall include a minimum 6-foot high 2:1 sloped landscape berm to visually reduce the screen wall height to eight feet or less.
 - f. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) should be used for driveway entrances and pedestrian pathways.
 - g. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - h. **Water Conservation.** Rain sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - i. **Maintenance.** Required landscaping shall be maintained in a viable growth condition.
 - j. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall completed and signed by the designer/auditor responsible for the project, and submitted to the project planner.

The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.

38. **Screen Walls and Fencing.** Decorative walls shall be used to screen views into the truck courts from the public right-of-way (Harley Knox Boulevard and Oleander Avenue) and adjacent uses. Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The following shall apply:
- a. **Walls Screening Truck Loading Area.** The truck loading area shall be screened by a 14 foot tall wall with landscaped berm, incorporating pilasters every 100 linear feet and include a decorative cap and return around the interior property line a minimum of 150-feet, subject to the review and approval of the Planning Division.
 - b. **Wall around NOT-A-PART Property.** A 9-foot tall screen wall shall be provided adjacent to a portion of the NOT-A-PART property along Oleander Avenue to screen activity of the proposed truck operation, as it consists of a non-conforming single-family residence.
 - c. **Security Fencing.** An 8-foot tall tube steel fence with pilaster columns and cap will be spaced every 100 feet for security fencing along the I-215 Freeway, Harley Knox Boulevard and Oleander Avenue.
 - d. **Fencing For Detention Basin.** The detention basins shall be screened by a 4-foot tall tube steel fence with pilaster columns spaced every 100-feet apart.
 - e. **Gates.** Any tubular steel gates in public view shall have high quality view-obscuring material, subject to Planning review and approval.
 - f. **Graffiti.** All walls shall be treated with a graffiti-resistant coat.
 - g. **Knox boxes** are required for all gates, and shall be approved by the Fire Marshal and issued by the Building Division.
39. **Site Lighting Plan.** A site lighting plan shall be approved that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance. The lighting plan shall include photometrics, fixture details and light standard elevations. High efficiency fixtures with full-cut off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lot and pedestrian areas for safety and security.
40. **March Air Reserve Base.** As required by the Perris Valley Commerce Center Specific Plan, the following measures shall be implemented to address the project's location within Airport Influence Area I:
- a. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 - b. The following uses/activities are not included in the proposed project and shall be prohibited at the site:
 - i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope

- indicator.
- ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - iii) Any use which would generate excessive smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)
 - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - v) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
- c. Prior to issuance of building permits, the landowner shall have conveyed an aviation easement to the March Inland Port Airport Authority.
 - d. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers and tenants of the building.
 - e. The proposed detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basins shall not include trees that produce seeds, fruits, or berries.
 - f. The project has been evaluated as a proposal for the establishment of an industrial warehouse with not more than 33,000 square feet of office area in any five acre. The City of Perris shall require additional review by the Airport Landuse Commission prior to the establishment of any of the following uses in this structure.

Auction rooms, auditoriums, bowling alleys, call centers, conference rooms larger than 1,500 square feet in area, classrooms, courtrooms, dance floors, dormitories, drinking establishments, exercise rooms, exhibit rooms, health care facilities, gymnasiums, locker rooms, lounges, restaurants, retail sales, skating rinks, stages, swimming pools, and all other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.

- g. Noise attention measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL
- h. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gate, etc.
- i. Prior to issuance of building permits, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service.

41. **Construction Plans.** All Planning Division, Public Works/Special District Department and Engineering Department Conditions of Approval, proposed employee amenities, LEED requirements that are included with the Mitigation Monitoring and Reporting Plan shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).

42. **Fees.** The developer shall pay the following fees according to the timeline noted:

Prior to the issuance of building permits, the applicant shall pay:

- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
- b. Multiple Species Habitat Conservation Plan fees currently in effect;
- c. Current statutory school fees to all appropriate school districts;
- d. Any outstanding liens and development processing fees owed to the City;

Prior to issuance of the Certificate of Occupancy, the applicant shall pay:

- e. Appropriate City Development Impact Fees in effect at the time of development; and
- f. Appropriate Transportation Uniform Mitigation Fees (TUMF) in effect at the time of development, or

43. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:

- a. Landscape Maintenance District No. 1;
- b. Flood Control Maintenance District No. 1;
- c. Maintenance District No. 84-1;
- d. North Perris Road and Bridge Benefit District; and
- e. Future Fire Protection Community Facilities District.

f. North Perris Community Facilities Assessment District;

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

44. **Bicycle Lanes.** Appropriate Striping for Class II Bicycle Lanes shall be provided on Harley Knox Boulevard according to the Trails Master Plan subject to the approval of the Planning Division and the City Engineer's office.
45. **Bike Racks.** Bike racks shall be installed in the parking lot in compliance with City of Perris standards.
46. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of Approval have been met.
47. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping and automatic irrigation installed and in good condition.



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1271

December 7, 2016

DPR 16-00003, SPA 16-05050 (Tent. PM 37055)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road dedication in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

1. This project is located within the limits of the Perris Valley area drainage plan for which drainage fees have been adopted. Drainage fees shall be paid to the City of Perris prior to issuance of a permit. Fees are subject to change and shall be in the amount adopted at the time of issuance of the permit.
2. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.
3. The incremental increase in runoff between developed and undeveloped stage (100-year) and the nuisance runoff shall be retained within onsite private detention basins and drained to existing underground drainage facilities.

DEPARTMENT OF ENGINEERING
170 WILKERSON AVE., SUITE D, PERRIS, CA 92570-2200
TEL.: (951) 943-6504 - FAX: (951) 943-8416

EXHIBIT - A

The project shall also comply with conditions stated in RCFC letter dated October 25, 2016.

4. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff in compliance with WQMP Standards.
5. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts. The developer shall maintain all on and offsite landscaping with exception of median improvements which will be included in landscape maintenance. The proposed streetlights and existing and new signals at Harley Knox Boulevard with Patterson and the new signal at Western Way shall be maintained by City and partial cost paid for by the property owners through annexation to lighting and landscaping districts. The owner(s) shall also pay their share of maintenance of existing underground RCB drainage facilities from point of connection to Lateral "B" as determined by City Engineer.
6. Prior to approval of any plans by City Engineer, a comprehensive video of existing RCB Box from the proposed connection point and up to the discharge point at Lateral "B" shall be submitted to City Engineer for review. The box shall be cleaned and free from debris as part of this project and so noted on the improvement plans.
7. The development is proposing the use onsite pumps to drain to existing box culvert. The project is required to install emergency pumps at each basin and insure no runoff escape from this site in the event of pump failure.
8. Existing power poles within the project site or along the project boundary (under 65kv), shall be removed and cables undergrounded.
9. Streetlights shall be installed along perimeter streets adjacent to this site as approved by City Engineer per Riverside County and Southern California Edison standards.
10. This project is located within EMWD's water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.
11. The applicant shall submit to City Engineer and Flood Control the following for his review:
 - a. Street Improvement Plans
 - b. Signing, Striping, and Signal Plans
 - c. Onsite Grading Plans, SWPPP, and Erosion Control Plan
 - d. Water and Sewer Plans
 - e. Drainage Plans, Hydrology and Hydraulic Reports
 - f. Streetlight Plan

g. Final WQMP

The project's design shall be in compliance with EMWD and Riverside County Standards and coordinated with approved plans for adjacent developments.

12. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
13. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans. Catch basins shall be installed at all existing and new intersections and driveways adjacent to the site to eliminate nuisance runoff.
14. 6' concrete sidewalk, handicap ramps, and driveways shall be installed pursuant to Riverside County and ADA standards and as approved by Planning Department. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with the ADA requirements.
15. All onsite drainage runoff shall be collected via onsite underground facilities and conveyed to acceptable outlet.
16. This and other similar projects will significantly impact the transportation infrastructure within the City of Perris and adjacent communities. For this reason, the following transportation related improvements are required to mitigate the initial and the ongoing impact to the transportation facilities.
17. Harley Knox Boulevard from Patterson Avenue to I-215 shall be improved on both sides with minimum of 3 lanes in each direction, 14' landscape median, bike lanes and dedicated right and left turn pockets at all driveways and intersections.
18. Traffic index of 11 shall be used for any work on Harley Knox Boulevard and 9 for all other roads. Existing pavement if used shall meet this criteria as determined by City Engineer.
19. The intersections of Harley Knox with Western Way & Patterson shall be improved to ultimate (all legs) and at minimum shall include a minimum of one left, dedicated right, and thru lanes on Patterson & Western Way.
20. Concrete intersection shall be installed per City standards at intersection of Harley Knox with Western Way to accommodate truck movements.
21. New traffic signals shall be installed at intersection of Harley Knox Boulevard with Western Way.

22. Minimum of one RTA stop and City/RTA standard shelter shall be provided along Harley Knox, if approved by the City Engineer and RTA.
23. Truck access to this site shall be limited from I-215 interchange at Harley Knox Boulevard to Western Way.
24. Street improvement plans shall include class II/III bike lane in accordance with the Perris Trails Master Plan, subject to the approval of the City.
25. Prior to issuance of occupancy permit, the applicant shall pay the City \$150,000 for their contribution towards implementation of interim and ultimate improvements to I-215/Ramona Expressway, Placentia/I-215 interchange, and other major improvements. This one time contribution is above and beyond RBBB and other City fees and is not reimbursable.
26. Prior to issuance of any permit, the parcel map shall be submitted to City Engineer for review and approval. The map is intended for financing purpose and as such only right of way dedications per above conditions; access restrictions and monumentation is required prior to its recordation.
27. All work within State right-of-way requires their review and approval.
28. Oleander Avenue from easterly terminus to Wade Avenue shall be improved with minimum of 40' new paving, curb, gutter, and sidewalk located 22' north of centerline within dedicated right-of-way.

Oleander Avenue connector shall be improved with 6' wide sidewalk and to provide for one dedicated left turn lane and one dedicated right in and right out. Sight distance at this location may require additional improvements and shall be determined during plan check as recommended by applicant's Traffic Engineer.
29. Intersection of Oleander Avenue and Wade Avenue shall be improved to provide for a turn around, stop signs, and other signage as determined by City.
30. Right-of-way acquisition. All right-of-way property area necessary for construction of the street and traffic improvements including any utility and construction easements, not under Applicant's ownership shall be acquired by the Applicant, at Applicant's sole cost. If Applicant is unsuccessful in negotiating any right-of-way acquisition with third party owners after a 30 day period, then City

shall conduct the necessary analysis to determine in its sole discretion whether to attempt to acquire the right-of-way by exercise of its power of eminent domain; provided, however, that nothing herein shall be deemed a prejudgment or commitment with respect to condemnation.

31. Reimbursement of costs. Applicant and City shall cooperate to ensure that Applicant receives, to the greatest extent practicable, reimbursement for all of Applicant's eligible costs of constructing all of the street and traffic improvements. Reimbursement agreement or some similar agreement between Applicant and the City and/or establishment of a RBBB community facilities district or other assessment district that will fund the costs of such construction. Notwithstanding the forgoing, City shall have no obligation to reimburse or credit Applicant from any source of City funding other than under the local Development Impact Fee program as adopted by the City. Other sources of reimbursement future developers who benefit from the improvements constructed by the Applicant, and/or participants in a community facilities or assessment district created to fund such improvements and other improvements in the vicinity of Applicant's project.

Habib Motlagh

Habib Motlagh
City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration

NPDES

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: November 14, 2016

To: Kenneth Phung, Project Planner

From: Michael Morales, CIP Manager 

Subject: **DPR 16-00003 SPA 16-05050 TPM 16-05049– Conditions of Approval**
Proposal to construct a 380,000 sf industrial building, with associated Tentative Parcel Map, on 22.75 acres; and a proposed Specific Plan Amendment changing land use from Commercial (C) to Light Industrial (LI). Project is at the southwest corner of Harley Knox Boulevard and the I-215 Freeway, within the Perris Valley Commerce Center (PVCC) Specific Plan

1. **Dedication and Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **West Oleander Street**–Provide offer of dedication as needed to provide for full half width Street, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 10' public parkway from back of curb.
 - **Harley Knox Blvd.**-Provide offer of dedication as needed to provide for full half width (64') Street, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from back of curb.
 - **I-215 Cal-Trans Slope Fronting Harley Knox Boulevard** -Obtain a License Agreement/ Encroachment Permit, in favor of the City, for the first +-110 feet of sloped area of Cal-Trans right-of-way at the I-215 off-ramp for landscape improvements to the corner-cut back. The landscape improvements shall continue east bound along the Cal-Trans right-of-way gradually decreasing from +-110' to +- 40', to provide for landscape improvements fronting the project. The area will be maintained by the LMD.
 - **Harley Knox Blvd. Entrance (new Signalized Intersection)(S/E Corner of Intersection)** Per Section 4.2.9.2 of the PVCCSP developments within "Major Roadway Visual Zone," and Per Section 6.2.2 and 5.0-4 developments located at Community Entries must provide a visually enhanced corner cut-back area and "Entry Monumentation for the Perris Valley Commerce Center." See Section 5.2.1 for roadway standards and guidelines for arterials. The developer shall provide a visually enhanced landscape design within a corner cut back area and Gateway Entry Monument and provide an offer of dedication to the City of Perris within the visually enhanced corner cut-back area. The enhanced corner cut-back shall comply with Figure 5.0-5b and be contained within a minimum 30' area from back of curb. Provide space for one (1) entry monument only at this S/E corner within the City's new dedicated right-of-way
 - **Harley Knox Blvd Landscape Median**- Provide a 14' wide raised landscape median fronting the project extending to West Oleander Road.
 - **Intersection of Harley Knox Blvd and West Oleander Road (NW & SW Corners)**- Per Section 4.2.9.2 of the PVCCSP Developments within "Major Roadway Visual Zone" a visually enhanced corner cut-back area is to be provided at certain roadways. See section 5.2.1 for roadway standards and guidelines for secondary arterials. The developer shall provide a visually enhanced landscape design within a corner cut

EXHIBIT - A

back area and provide an offer of dedication to the City of Perris within the visually enhanced corner cut-back area. The enhanced corner cut-back shall comply with Figure 5.0-5b and be contained within a minimum 30' area from back of curb.

- **Intersection of Harley Knox Blvd and Patterson Road (S/W Corner)**-(If signalized intersection upgrades are required, per the City Engineer), Per Section 4.2.9.2 of the PVCCSP Developments within "Major Roadway Visual Zone" a visually enhanced corner cut-back area is to be provided at certain roadways. See section 5.2.1 for roadway standards and guidelines for secondary arterials. The developer shall provide a visually enhanced landscape design within a corner cut back area and provide an offer of dedication to the City of Perris within the visually enhanced corner cut-back area. The enhanced corner cut-back shall comply with Figure 5.0-5b and be contained within a minimum 30' area from back of curb.
2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Off-site Landscape Plan DPR 16-00003" and shall be mutually exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
 - **West Oleander Street** –Tree Primary: Platnus-Acerfolia-London Plane Tree; Secondary (accent tree): Lagestromia-Indian Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the North along Harley Knox Blvd., including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker and hardscape such as creek bed round stone.
 - **Harley Knox Blvd.**- Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterials, and figure 6.0-4 of the PVCCSP.
 - **I-215 Cal-Trans Slope Fronting Harley Knox Boulevard**- Use an acceptable planting palette complimentary to the Harley Knox streetscape, consisting of slope stabilization planting made of drought tolerant shrubs and various ground cover, but hydroseeding shall not be allowed.
 - **Harley Knox Blvd. Entrance (new Signalized Intersection)(S/E Corner of Intersection)**- Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterials, and figure 6.0-4, and 6.2.1 of the PVCCSP. Per section 5.0-4, developments located at Community Entries must

provide a visually enhanced corner cut-back area and "Entry Monumentation for the Perris Valley Commerce Center." See Section 6.0-12 for Gateway Entry Monument and Figure 6.0-15 for design guidelines. Entry Monument Design, shown in Figure 6.0-12 shall be constructed to the Specifications and Construction Details found in the City of Perris Gateway Entry Construction Plans, to be provided by the City of Perris.

- **Harley Knox Blvd Landscape Median-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterials, and figure 6.0-4 of the PVCCSP.
 - **Intersection of Harley Knox Blvd and West Oleander Road (NW & S/W Corners-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterials, and figure 6.0-4 of the PVCCSP.
 - **Intersection of Harley Knox Blvd and Patterson Road (SW Corner)-** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterials, and figure 6.0-4 of the PVCCSP.
- b. **Irrigation** –A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Calsense or equal).
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation

components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments of site improvements, including Bus Stops at Mass Transit Routes, Decorative Traffic Signal Signage, and lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
- a. **Traffic Signal Signage-**If traffic signals are required, decorative signal signage shall meet the type, style, color and durability requirements of the City Engineer's Office.
 - b. **Bus Stops-** If a Bus Stop along a mass transit route is required, a covered shelter and trash receptacle shall be required and the stop furnishings shall meet the type, style, color and durability requirements of the City Engineer's Office.
 - c. **Bicycle Path-** Frontage along A Street has been identified in the Parks Trails Master Plan as a Class II Bike Path. If a Bike Path is required, by the City Engineer's Office, the lane and striping configuration shall meet the type, style, color and durability requirements of the City Engineer's Office.
 - d. **Street Lighting-**If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - e. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Shepherd and Staats, the City's Special Districts Consulting Firm at (760) 639-0124. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Roxanne E. Shepherd Shepherd & Staats, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.
7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
- **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.

- **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
- **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
- **Consent and Waiver for Maintenance District No. 84-1** -In addition to New street lighting proposed by the project, the project shall pay its proportional fair share of maintenance for existing traffic signals, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** -New off-site parkway landscape and medians proposed by the project
 - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project
- Original notarized document(s) to be sent to:
Roxanne Shepherd
Shepherd & Staats Incorporated
2370 Edgehill Road
Vista, CA 92084

- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.



Dennis Grubb and Associates, LLC
Assisting Cities Build Safe Communities

Fire Department Development Review Comments

August 22, 2016

City of Perris
Attn: Kenneth Phung
135 N. D Street
Perris, CA 92570-2200

Subject: Development Review for Perris Gateway Commerce Center; DPR 16-0003

As requested a review of the subject property was completed. Please apply the following conditions:

1. Prior to the issuance of a building permit, a fire department access plan shall be submitted to the city for review and approval. The fire department access plan shall comply with the requirements specified in the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5. If a temporary access road is needed during construction it shall be identify in the fire department access plan.
2. Prior to issuance of a building permit the design shall demonstrate that exterior access doors provided around the perimeter and shall be spaced no farther apart than 100 lineal feet measure center of door to center of door.
3. A fire department access road complying with the California Fire Code Chapter 5 and approved plans shall be installed prior to building construction.
4. All required fire hydrants shall be installed and operational prior to building construction.
5. All required fire hydrants shall be readily visible. A clear space of not less than 3-feet shall be maintained.

Respectfully,

Dennis Grubb, CFPE

12523 Limonite Ave., Ste 440-102, Mira Loma, CA 91752
(951) 218-5482 * fax (951)681-6860

EXHIBIT - A

SRC DEVELOPMENT PLAN REVIEW 16-00003,
SPA 16-05050 & TPM 37055 BUILDING

3rd REVIEW

COMMENTS

-
1. Must Comply with the Latest Adopted Version of the California Fire Code 2013 Edition
 2. Must Have Proper Fire Access to the Building facility.
 3. Must Comply with the Latest Adopted Version of the California Building Code 2013 Edition
 4. Must Comply with the Latest Adopted Version of the California Electrical Code 2013 Edition
 5. Must Comply with the Latest Adopted Version of the California Mechanical Code 2013 Edition
 6. Must Comply with the Latest Adopted Version of the California Plumbing Code 2013 Edition
 7. Must Comply with the State of California Title 24 Energy Regulations
 8. Must Comply with the State of California Title 24 Access Regulations.
 9. *FYI - You will be required as a part of the building and fire plan review process to provide a complete building square footage analysis and set back analysis for the project, and to identify all the existing and proposed parcel lines that surround the project.*

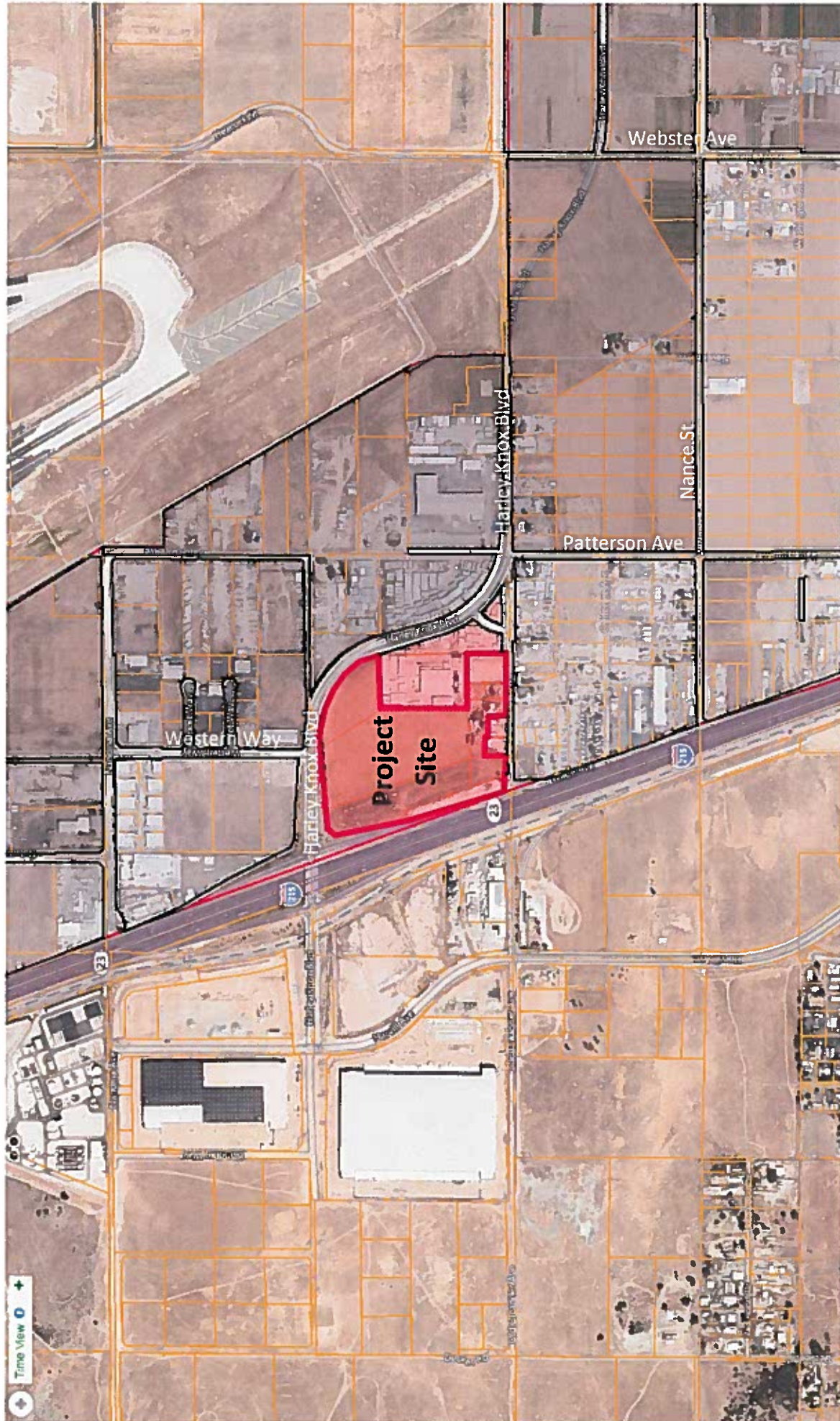
PLANNER – KENNETH PHUNG

David J. Martinez/Interim Building & Fire Official

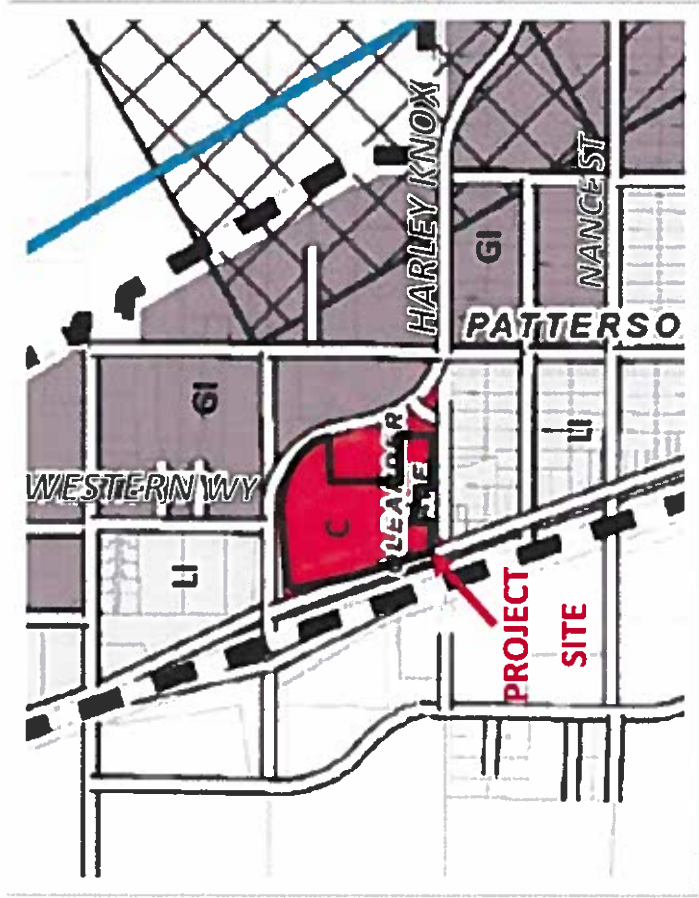
Date: 8-15-16

EXHIBIT - A

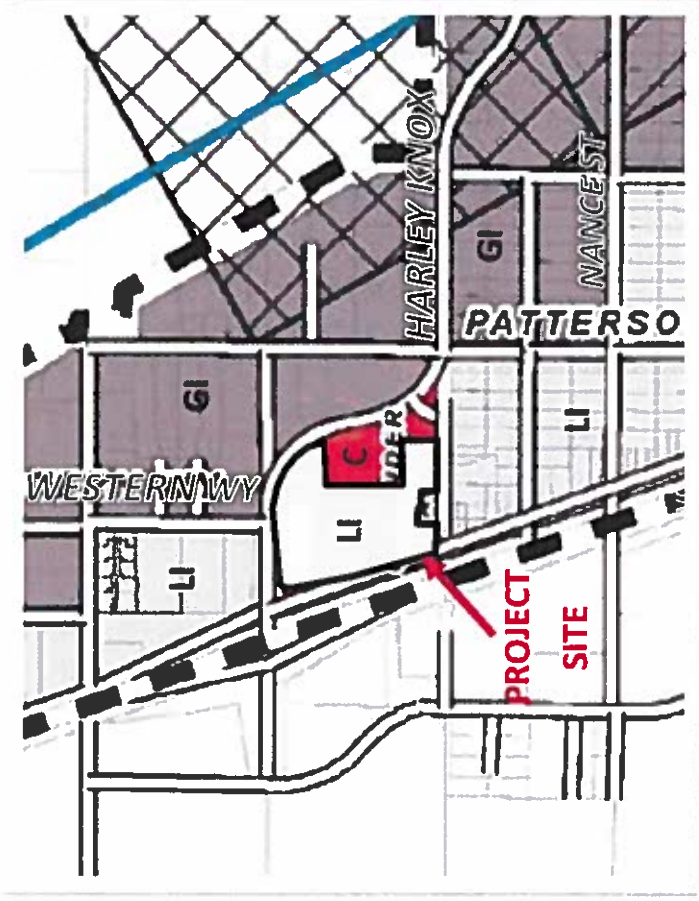
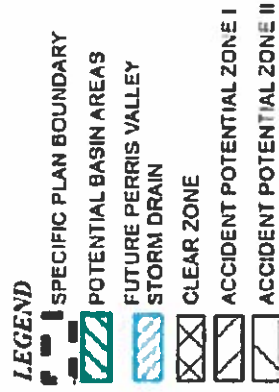
Vicinity & Aerial Map



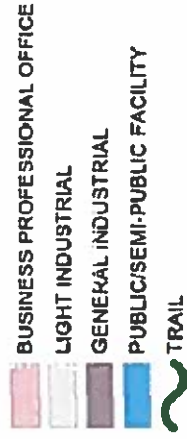
Specific Plan Landuse Map – Existing and Proposed



EXISTING LANDUSE



PROPOSED LANDUSE CHANGE



PROJECT DATA

PROJECT NO. 15-001
 SHEET NO. A1-1
 DATE 10/15/15
 PROJECT NAME PERISS GATEWAY COMMERCE CENTER
 CLIENT PERISS GATEWAY INVESTORS, LLC
 ADDRESS 1500 MARLEY KNOX BLVD, SUITE 100
 HOUSTON, TX 77057
 PROJECT TYPE OFFICE BUILDING
 DESIGN PHASE SCHEMATIC DESIGN
 DESIGNER RGA ARCHITECTS, P.C.
 REGISTERED ARCHITECTS
 1500 MARLEY KNOX BLVD, SUITE 100
 HOUSTON, TX 77057
 PHONE 281.444.4444
 FAX 281.444.4444
 WWW.RGAARCHITECTS.COM

ASSESSMENT PARCEL NUMBERS

1500 MARLEY KNOX BLVD, SUITE 100
 1500 MARLEY KNOX BLVD, SUITE 100
 1500 MARLEY KNOX BLVD, SUITE 100
 1500 MARLEY KNOX BLVD, SUITE 100
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LAND USE ZONING

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PROJECT DESCRIPTION

PERISS GATEWAY COMMERCE CENTER
 1500 MARLEY KNOX BLVD, SUITE 100
 HOUSTON, TX 77057
 PROJECT TYPE OFFICE BUILDING
 DESIGN PHASE SCHEMATIC DESIGN
 DESIGNER RGA ARCHITECTS, P.C.
 REGISTERED ARCHITECTS
 1500 MARLEY KNOX BLVD, SUITE 100
 HOUSTON, TX 77057
 PHONE 281.444.4444
 FAX 281.444.4444
 WWW.RGAARCHITECTS.COM

LEGAL DESCRIPTION

1500 MARLEY KNOX BLVD, SUITE 100
 HOUSTON, TX 77057
 PROJECT TYPE OFFICE BUILDING
 DESIGN PHASE SCHEMATIC DESIGN
 DESIGNER RGA ARCHITECTS, P.C.
 REGISTERED ARCHITECTS
 1500 MARLEY KNOX BLVD, SUITE 100
 HOUSTON, TX 77057
 PHONE 281.444.4444
 FAX 281.444.4444
 WWW.RGAARCHITECTS.COM

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICABLE AGENCIES.
 5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICABLE OWNERS.
 6. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICABLE AGENCIES.
 7. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICABLE OWNERS.
 8. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICABLE AGENCIES.
 9. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICABLE OWNERS.
 10. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICABLE AGENCIES.

APP. CONT.

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICABLE AGENCIES.
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 10. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICABLE AGENCIES.

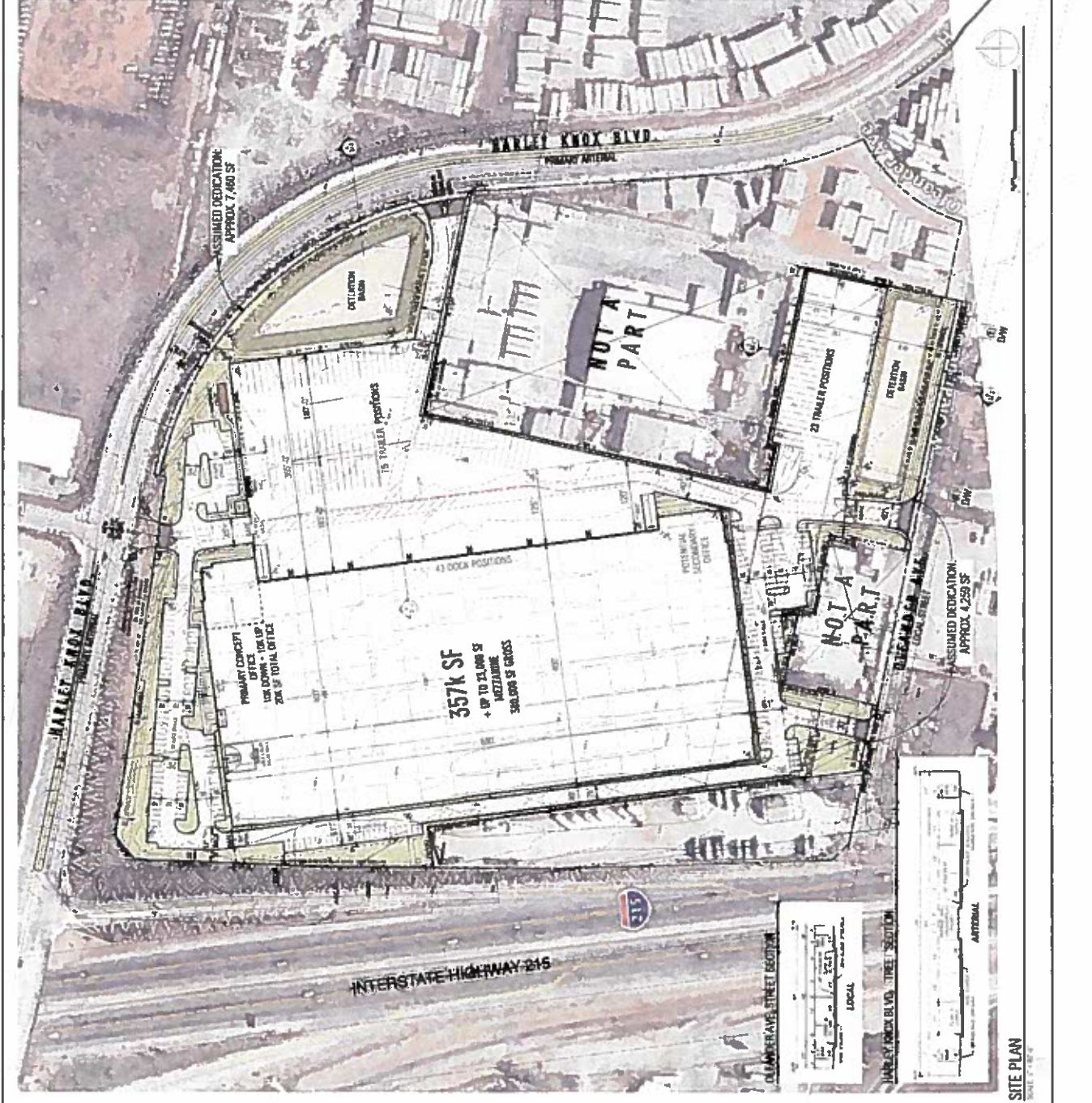


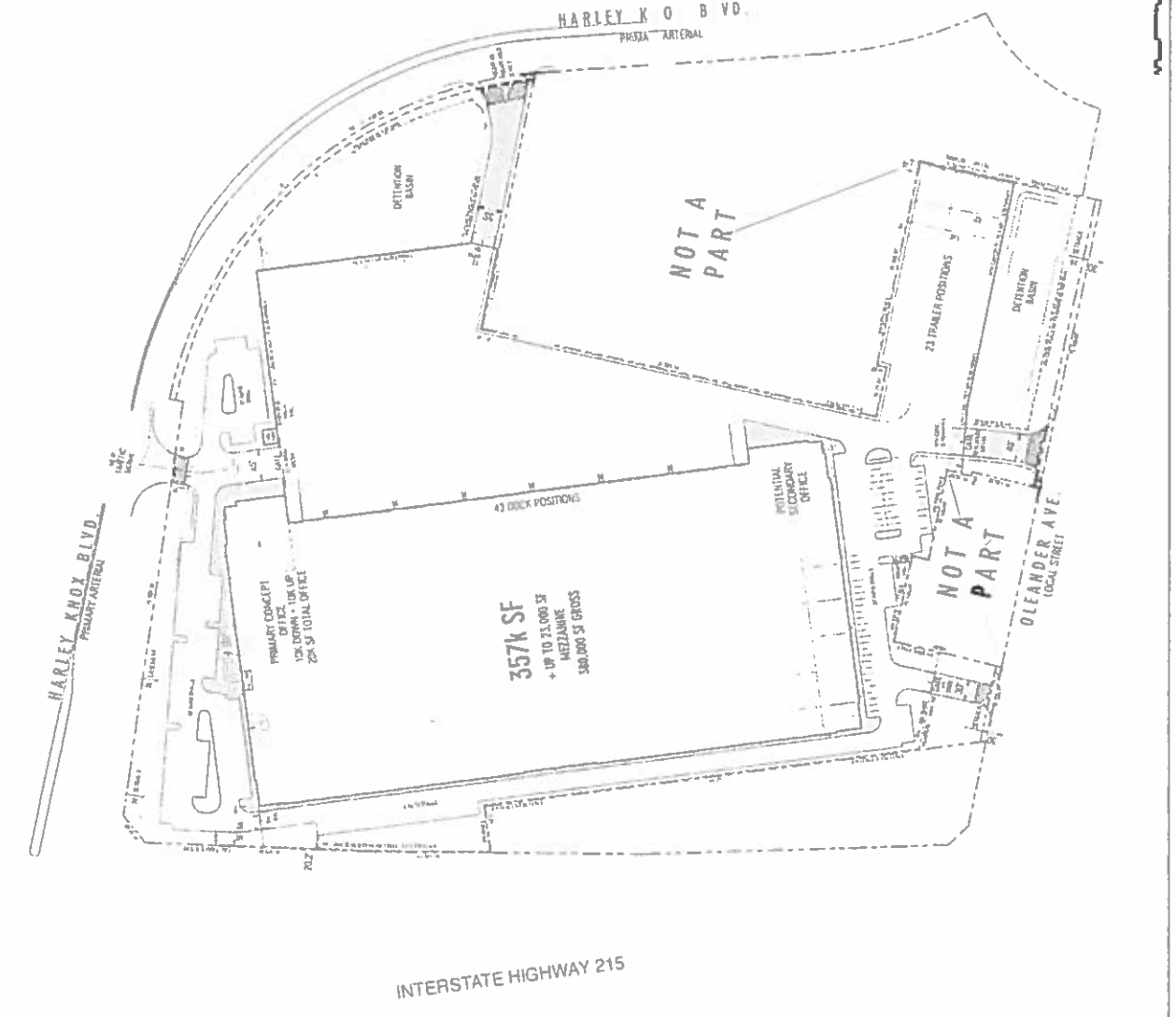
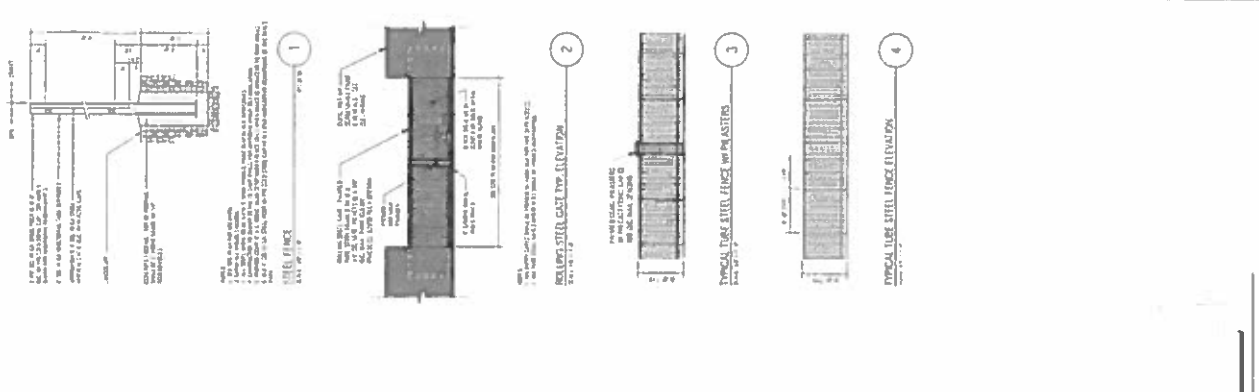
Exhibit D

**PEERS GATEWAY
 COMMERCE CENTER**

OLEANDER &
 HARLEY BOULEVARD
 PEERES, CA

DRAWN BY
 PEERS GATEWAY INVESTORS, LLC
 1400 WILSON AVENUE, SUITE 110
 PEERES, CALIFORNIA 94557
 TEL: 925.841.1100
 FAX: 925.841.1101
 WWW.PGICORPORATION.COM

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	08/11/11	JMS
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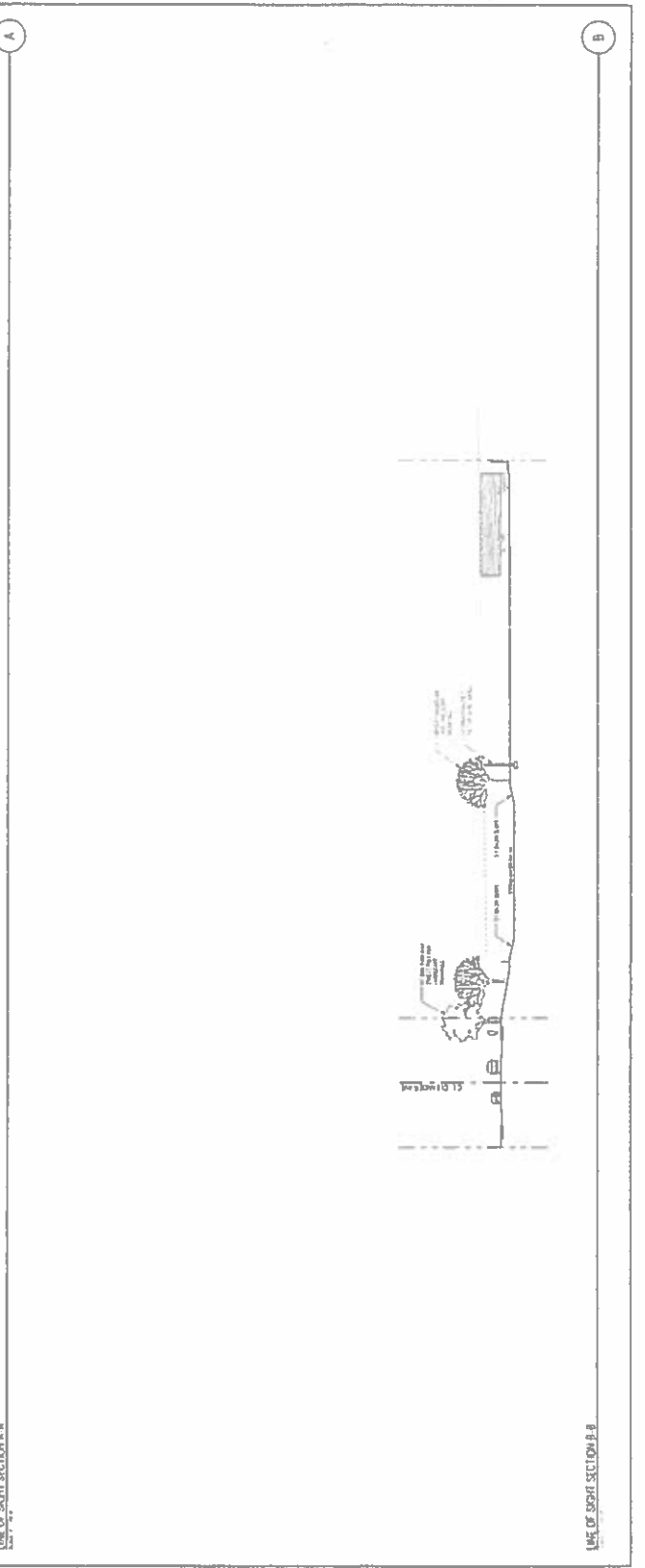
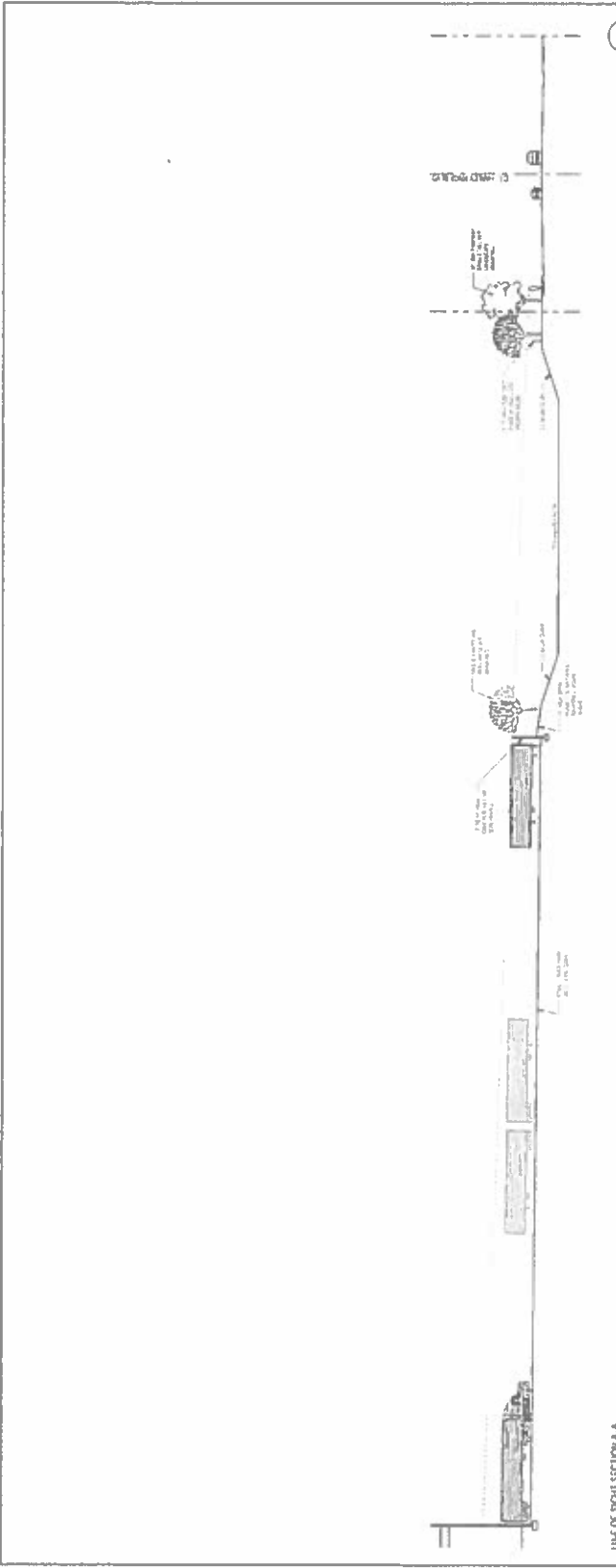


**PERRIS GATEWAY
 COMMERCE CENTER**

DELAWARE
 10000 RIVERCHASE DRIVE
 RICHMOND, VA 23234

OWNER
PERRIS GATEWAY INVESTORS, LLC
 10000 RIVERCHASE DRIVE, SUITE 100
 RICHMOND, VA 23234
 TEL: 804.746.1000
 FAX: 804.746.1001
 WWW.RGAGROUP.COM

NO.	DESCRIPTION	DATE	BY
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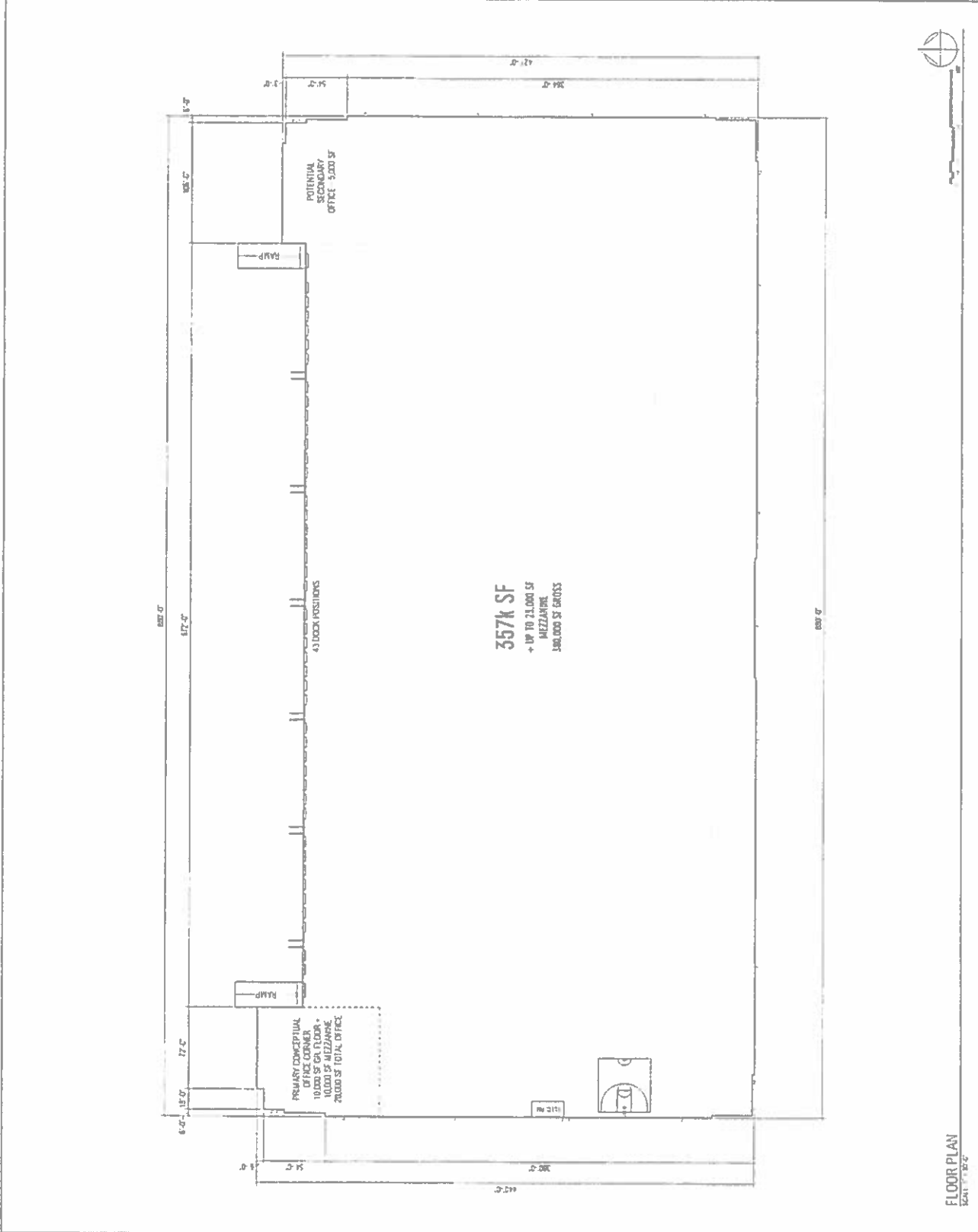




PERIS GATEWAY CENTER
 CLANDER B
 MARKET PARK
 FLORENCE, SC

Overall
 PERIS GATEWAY INVESTMENTS, LLC
 1100 S. UNIVERSITY BLVD. SUITE 100
 FLORENCE, SC 29502
 (803) 781-1234
 (803) 781-1234
 (803) 781-1234

NO.	DESCRIPTION	DATE	BY
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FLOOR PLAN
 SCALE 1/8" = 1'-0"

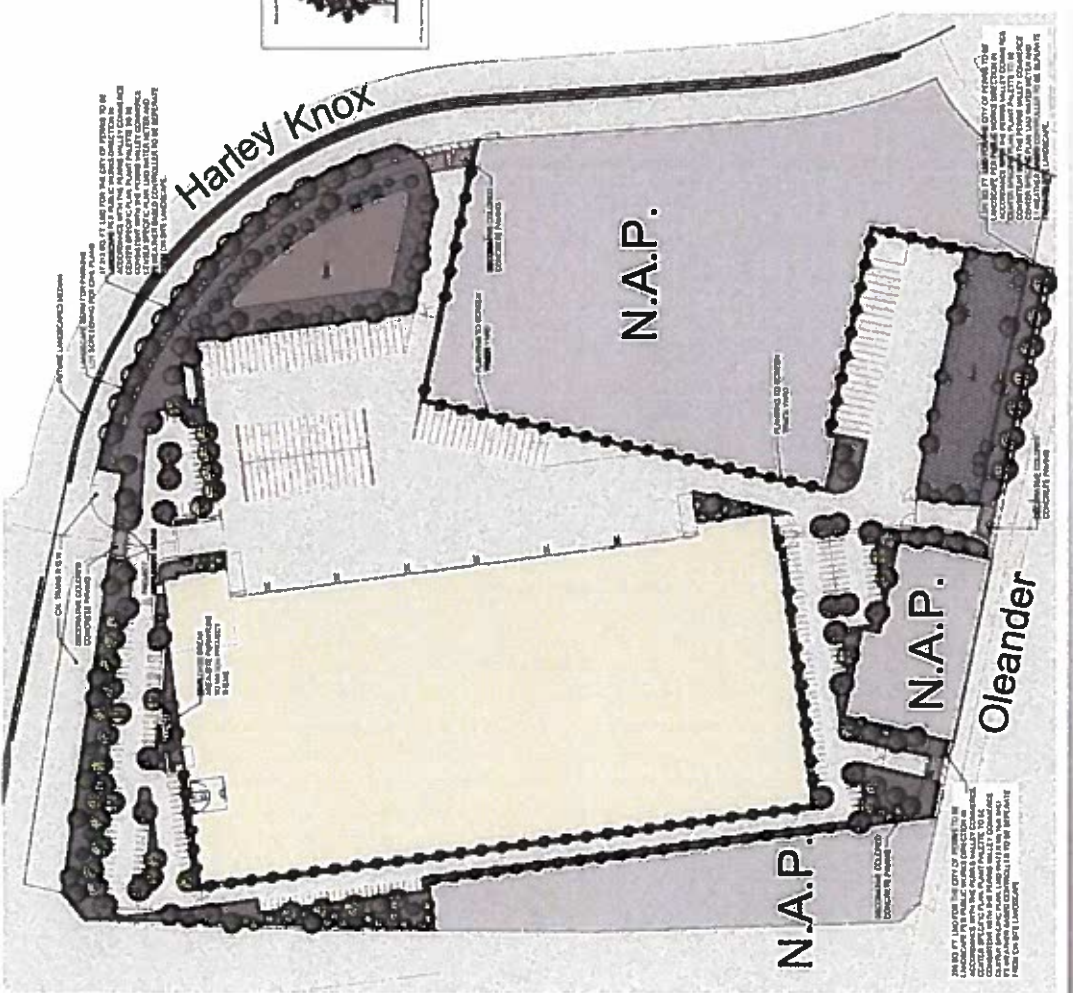
Plant Name	Symbol	Quantity	Notes
...

NOTES:

- 1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED BY THE OWNER.
- 2. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST IRRIGATION SCHEDULE FOR THE AREA.
- 3. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST PEST MANAGEMENT PLAN FOR THE AREA.
- 4. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST WILDFIRE PREVENTION PLAN FOR THE AREA.
- 5. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EROSION CONTROL PLAN FOR THE AREA.
- 6. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST TRAFFIC CALMING PLAN FOR THE AREA.
- 7. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST LIGHT POLLUTION MANAGEMENT PLAN FOR THE AREA.
- 8. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST AIR QUALITY MANAGEMENT PLAN FOR THE AREA.
- 9. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST SOUND BARRIER MANAGEMENT PLAN FOR THE AREA.
- 10. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST VISUAL QUALITY MANAGEMENT PLAN FOR THE AREA.



HUNTER LANDSCAPE
 711 PINE AVE. STREET
 PALMDALE, CA 93550
 314.966.2400
 662.714.9664



Harley Knox

I-215 Freeway

Oleander

Peris Gateway Commerce Center

Peris, California



CITY OF PERRIS PERRIS GATEWAY COMMERCE CENTER TENTATIVE PARCEL MAP 37055

PLANNING
CITY OF PERRIS
PLANNING DEPARTMENT
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

ARCHITECT
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

ENGINEER
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

PROPERTY OWNER
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

TOWNSHIP
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

APPLICANT
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

PROJECT
PERRIS GATEWAY COMMERCE CENTER
TENTATIVE PARCEL MAP 37055

LAND USE ZONING
CITY OF PERRIS
PLANNING DEPARTMENT
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

UTILITY COMPANIES
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

LEGAL DESCRIPTION
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

ACREAGE
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

LAND USE ZONING
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

NOTES
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

SCALE
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

DATE
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

BY
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

FOR
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

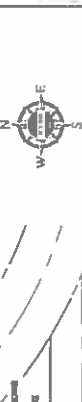
APPROVED
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

DATE
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
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BY
MAYNARD AND ASSOCIATES
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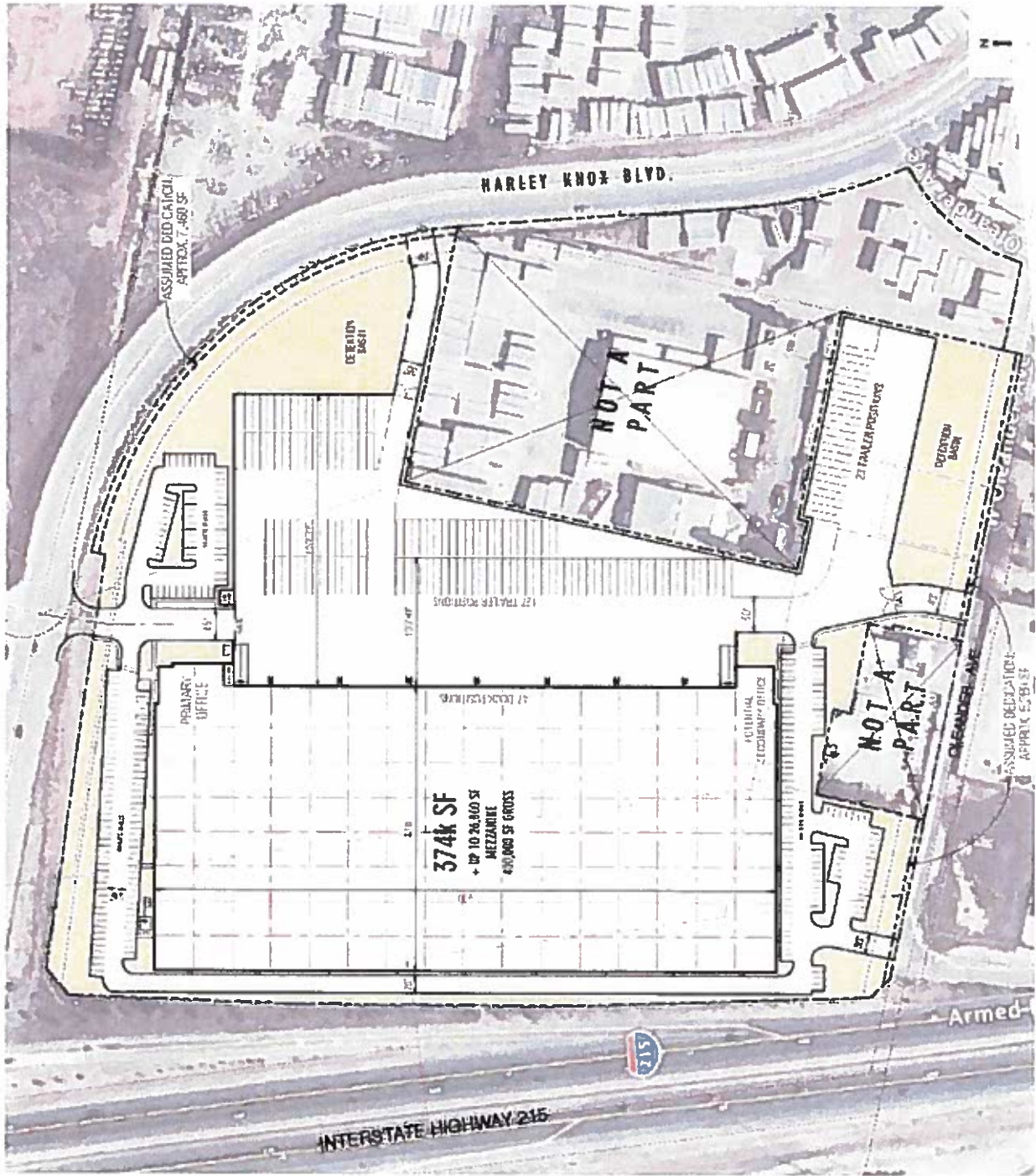
FOR
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222

APPROVED
MAYNARD AND ASSOCIATES
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222



CITY OF PERRIS
TENTATIVE PARCEL MAP 37055
PERRIS GATEWAY COMMERCE CENTER

WEBB
ENGINEERS AND ARCHITECTS
1000 W. CALDWELL AVE.
PERRIS, CA 92506
PHONE: 951-251-2222



Alternative 400,000 Sq. Ft. Building Site Plan

RESOLUTION NO. 16-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THE CITY COUNCIL REVIEW AND ADOPT MITIGATED NEGATIVE DECLARATION 2326 AND APPROVE DEVELOPMENT PLAN REVIEW 16-00003, SPECIFIC PLAN AMENDMENT 16-05050 AND TENTATIVE PARCEL MAP 16-05049 (TTM 37055) TO CONSTRUCT A 380,000 SQUARE-FOOT INDUSTRIAL BUILDING ON APPROXIMATELY 21.63 ACRES OF VACANT LAND, A TENTATIVE PARCEL MAP TO CONSOLIDATE 8 LOTS INTO ONE PARCEL AND A SPECIFIC PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL TO LIGHT INDUSTRIAL ON 23.66 ACRES OF LAND TO FACILITATE THE DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF THE I-215 FREEWAY AND HARLEY KNOX BOULEVARD.

WHEREAS, the City of Perris received applications for Development Review (DPR) 16-00003, Specific Plan Amendment (SPA) 16-05050 & Tentative Parcel Map (TPM) 16-05049 (TPM 37055) to construct a 380,000 square-foot industrial building on approximately 21.63 acres of vacant land, a Tentative Parcel Map to consolidate 8 lots into one parcel and a Specific Plan Amendment to change the land use designation from Commercial to Light Industrial on 23.66 acres of land to facilitate the development, located at the southeast corner of the I-215 Freeway and Harley Knox Blvd; and

WHEREAS, the properties proposed for the Specific Plan Amendment are more particularly described as Area Parcel Number 294-210-008, -034, -035, -037, -038, -042, -044, -046, and -056.

WHEREAS, the proposed Specific Plan Amendment 16-05050 will not conflict with the goals, policies, and implementation measures set forth in the General Plan and Zoning Ordinance; and

WHEREAS, the proposed Development Plan Review 16-00003 and Tentative Tract Map 16-05049 (aka TTM 37055) are consistent with (1) Policy V.A of the General Plan to restrict development in areas at risk of damage due to disasters as the site is located within Compatibility Zone B2 of the March Airport Landuse Compatibility (ALUC) Plan which prohibits sensitive land uses and limits average intensity to 100 people per acre and (2) with Policy III.A of the General Plan to accommodate diversity in the local economy; and

WHEREAS, the proposed project is located in the March Air Reserve Base Compatibility Zone B2, and is subject to the Airport Land Use Commission

EXHIBIT E

(ALUC) review because all Specific Plan Amendment required ALUC review consistency determination; and

WHEREAS, the proposed project was reviewed and heard by the ALUC Board on May 12, 2016 and was deemed consistent with their plan subject to standard conditions which will be incorporated as part of the project approval; and

WHEREAS, between September 7, 2016 and October 6, 2016, the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) was made available for public review and comment during a state-mandated 30-day public review period; and

WHEREAS, on December 9, 2016, the Final IS/MND was distributed to those agencies and persons that commented in writing on the Draft IS/MND; and

WHEREAS, the proposed Development Review (DPR) 16-00003, Specific Plan Amendment (SPA) 16-05050 & Tentative Parcel Map (TPM) 16-05049 (TPM 37055) have been duly noticed; and

WHEREAS, prior to the Planning Commission hearing on December 21, 2016 for Development Review (DPR) 16-00003, Specific Plan Amendment (SPA) 16-05050 & Tentative Parcel Map (TPM) 16-05049 (TPM 37055) the meeting was continued without a quorum to January 18, 2017 pursuant to Government Code 54955 with notice of adjournment and continuance; and,

WHEREAS, on January 18, 2017, the Planning Commission conducted a public hearing on Development Review (DPR) 16-00003, Specific Plan Amendment (SPA) 16-05050 & Tentative Parcel Map (TPM) 16-05049 (TPM 37055) and considered public testimony and materials in the staff reports and accompanying document and exhibits; and,

WHEREAS, all interested persons were given full opportunity to be heard and to present evidence.

WHEREAS, the City has complied with the California Environmental Quality Act; and,

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

Section 1. The above recitals are all true and correct.

Section 2. The Planning Commission has determined that although the proposed project could have a significant effect on the environment, there would not be an adverse effect by this project because revisions in the project have been made by or agreed to by the project proponent, and a Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Section 3. Based upon the information contained within the staff report and accompanying attachments, with respect to the proposed Development Plan Review, Specific Plan Amendment and Tentative Parcel Map, the Planning Commission hereby finds:

Specific Plan Amendment 16-05050

- A. The proposed Specific Plan Amendment will not result in a significant adverse effect on the environment and will not affect public health, safety and welfare.
- B. The Specific Plan Amendment is consistent with and will contribute to achieving the goals and objectives established by the General Plan and Perris Valley Commerce Center Specific Plan to (1) restrict development in areas at risk of damage due to disasters as the site is within Compatibility Zone B2 of the ALUC Plan and (2) to accommodate diversity in the local economy as a light industrial landuse is more line with what is allowed in Compatibility Zone B2.
- C. The Specific Plan Amendment seeks to change the land use designation of approximately 23.66 acres from Commercial to Light Industrial to be consistent with the surrounding industrial land uses or sporadic non-conforming single-family surrounded by industrial development to allow continuity with the ongoing industrial development in the surrounding around area.

Tentative Parcel Map 37055

- A. Tentative Parcel Map 37055 is consistent with the Specific Plan landuse designation of Light Industrial, General Industrial and all other applicable Zoning Code standards, as amended; and
- B. Tentative Parcel Map 37055 in compliance with the Subdivision Map Act; and
- C. The site is physically suitable to restructure lot lines and vacate streets to facilitate the industrial development; and
- D. The design of Tentative Parcel Map 37055 and the type of improvements being made are not likely to cause substantial environmental damage, and will not substantially or avoidably injure fish or wildlife or their habitat; and
- E. The design of Tentative Parcel Map 37055 and the type of improvements are unlikely to cause serious public health problems; and
- F. The design of Tentative Parcel Maps 37055 and the type of improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision; and

- G. The discharge of waste from implementation of Tentative Parcel Map 37055 will not result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the California Water Code.

Development Plan Review 16-00003

- A. Development Plan Review 16-00003, is consistent with the underlying Specific Plan land use designations (*i.e. Light Industrial*) and other applicable General Plan policies, including the location, size, design, and intensity of the development and related improvements; and
- B. Development Plan Review 16-00003, including the location, size, design, density and intensity of the development and related improvements, is consistent with the underlying landuse designations of Light Industrial and General Industrial and all other applicable Zoning Code standards, as amended; and
- C. All requirements of the California Environmental Quality Act have been met; and
- D. The site is physically suitable for the location, size, design, density, and intensity of the plotting and architectural design for the type of industrial development; and
- E. Development Plan Review 16-00003, including the location, size, design, density and intensity of the development and related improvements, is consistent with the Sustainable Community Element of the General Plan, in that the Project supports the City's commitment to protecting the environment, improving quality of life, and promoting sustainable development by incorporating certain measures into the design, construction, and maintenance of the buildings and overall project development.
- F. The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of light industrial development proposed with Development Plan Review 16-00003; and
- G. Development Plan Review 16-00003 and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and
- H. The architecture of Development Plan Review 16-00003 is compatible with community standards and protects the character of other City industrial developments; and
- I. The landscaping plan of Development Plan Review ensures visual relief and provides an attractive environment for the public's enjoyment; and

- J. The safeguards necessary to protect the public health, safety and general welfare have been required for Development Plan Review 16-00003.

Section 7. For the foregoing reasons the Planning Commission recommends that the City Council review and adopt the Mitigated Negative Declaration 2326, and approve Development Review (DPR) 16-00003, Specific Plan Amendment (SPA) 16-05050 & Tentative Parcel Map (TPM) 16-05049 (TPM 37055) to construct a 380,000 square-foot industrial building on approximately 21.63 acres of vacant land, a Tentative Parcel Map to consolidate 8 lots into one parcel and a Specific Plan Amendment to change the land use designation from Commercial to Light Industrial on 23.66 acres of land to facilitate the development, located at the southeast corner of the I-215 Freeway and Harley Knox Blvd, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval and Mitigation Monitoring Program (Exhibit A).

Section 8. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 9. The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 18th day of January 2017.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Clara Miramontes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 16-31 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 18th day of January 2017, and that it was so adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Secretary, Planning Commission

Planning Commission Agenda

CITY OF PERRIS
01.18.17

Item

7B


Conditional Use Permit 16-05074

**PLANNING COMMISSION
AGENDA SUBMITTAL**

Meeting Date: January 18, 2017

SUBJECT: **Conditional Use Permit 16-05074 with Letter of Public Convenience or Necessity, and Variance 16-05142** for a 2,940 s.f. 7-Eleven convenience store with off-site beer and wine sales and a fueling station at the northeast corner of Case Road and Ethanac Road, west of the I-215 Freeway, within the Perris Crossing retail center. Applicant: Frank Allen Sipe, Barghausen Consulting Engineers, Inc.

REQUESTED ACTION: **Adopt Resolution No. 17-01** approving Conditional Use Permit 16-05074 with a Letter of Public Convenience or Necessity for development of a 7-Eleven store with alcohol sales and a fueling station, and Variance 16-05142 to allow more than one liquor-selling convenience store in a retail center, based on the findings and subject to the Conditions of Approval.

CONTACT: Clara Miramontes, Director of Development Services 

BACKGROUND/DISCUSSION:

The applicant is requesting a Conditional Use Permit to develop a 2,940 square foot 7-Eleven convenience store with a 12-pump fueling station. The gas station will have a 3,096 square foot canopy and two underground fuel tanks. The site is a 1.16 acre portion of a vacant 3.26 acre discontinuous parcel between Case Road and Ethanac Road, west of the I-215 Freeway, and included in the Perris Crossing center. The off-site sale of beer and wine is proposed, and a Letter of Public Necessity or Convenience (PCN) is required due to the concentration of alcohol sellers within the census tract.

Variance 16-05142 would allow alcohol sales within the retail center by a second convenience store where the Zoning Code has a limit of one. The proposed 7-Eleven will be a 24-hour convenience store featuring fresh foods and bakery items in addition to the usual grocery and convenience store items. Beer and wine sales will be limited to less than 1.5% of the sales floor area, and is offered for the convenience of its patrons already in the store purchasing gasoline, groceries and general merchandise.

The Letter of Public Convenience and Necessity (PCN) is necessary due to the number of alcohol licenses within the project's census tract. According to the State Department of Alcohol Beverage Control (ABC), two off-site alcohol licenses are allowed and three currently exist. Two of the licenses in the census tract are for minimart/gas stations within one half mile of the proposed 7-Eleven, and the third is for Winco Foods, a supermarket in Perris Crossing. To approve the sale of alcoholic beverages in an area of "undue concentration," the City is required to make findings in support of the proposed project to demonstrate that it is in the public interest. These findings are included in the project resolution.

As conditioned and discussed in detail in the staff report, staff is supportive of this project. Perris Police Department responded in writing on December 29, 2016 that they had no objection to the proposed use, and their only concern was the potential for traffic conflict at the driveway on Case Road. This was also a concern of staff and the City Engineer, who required a revised traffic report and recommendations to address these concerns. The project Conditions of Approval (No. 16) require the applicant to use a smaller gas delivery truck (approximately 46 feet in length) to prevent impacts to traffic flow on Case Road.

The project is Categorically Exempt pursuant to CEQA Article 15332 Class 32 for infill development within city limits on less than five acres of land in compliance with applicable general plan policies and zoning requirements, and with no habitat value for biological resources.

A public hearing notice was mailed to adjacent property owners within 300' feet of the subject site. To date, staff has not received any comments from the public.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are borne by the applicant.

Prepared by: Diane Sbardellati, Associate Planner

City Attorney: N/A

Finance Director: N/A

Public Hearing: January 18, 2017

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

PROJECT REPORT

CASE NUMBERS: Conditional Use Permit 16-05074 and Letter of Public Convenience and Necessity (PCN); Variance 16-05142

Date: January 18, 2017 - Planning Commission

Project Planner: Diane Sbardellati, Associate Planner

Project Description: Proposal to develop a 2,940 square foot 7-Eleven convenience store with a 3,096 square foot canopy over a 12-pump fueling station. The site is a 1.16 acre portion of a 3.26 acre vacant discontinuous parcel between Case Road and Ethanac Road, west of the I-215 Freeway, and part of Phase 2 of the Perris Crossing Center. The off-site sale of beer and wine is proposed, and a Letter of Public Necessity or Convenience (PCN) is required due to an overconcentration of alcohol sellers in the census tract. Variance 16-05142 would allow alcohol sales by a second convenience store in a shopping center where there is a limit of one per the Zoning Code.

Location: Northeast corner of Case Road and Ethanac Road, west of the I-215 Freeway

Assessor's Parcel Number: 327-470-044

Applicant: Frank Allen Sipe, Barghausen Consulting Engineers, Inc.
3883 Ruffin Road, Suite B
San Diego, CA 92123

Owner: Robert M. Cahan, Cahan Perris LLC

Environmental Determination: Categorically Exempt pursuant to CEQA Article 15332 (Class 32) for infill development.

Related Cases: Development Plan Review 04-0621, Tentative Parcel Map 35762 (07-09-0024), Landscape Plan Check 06-0010, Sign Program 05-031321, ADPR 07-0101

EXISTING ZONING AND LAND USE:

Existing Zoning: Community Commercial

Surrounding Zoning: Community Commercial

Existing Land Use: Vacant, undeveloped land

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Vacant parcel/commercial center
South	Vacant land across Ethanac Road
East	I-215 Freeway
West	Commercial center

PROJECT ANALYSIS:

PROJECT BACKGROUND

Development Plan Review 04-0621 was approved by Planning Commission June 15, 2005 for the development of a 650,500 square foot commercial center in three phases on approximately 68.5 acres of vacant land. The location is north of Ethanac Road and west of the Interstate 215 Freeway, with frontage on Case Road. The center includes Winco Foods and Home Depot as anchor stores, with a variety of retail shops, service uses, and restaurants.

Phase 2 of the Perris Crossing development includes a discontinuous, irregularly-shaped vacant 3.27 acre parcel across Case Road, bordered by Ethanac Blvd to the south, the I-215 to the east and Case Road to the west and north. In 2008, City Council approved the division of this parcel into three lots and the Planning Division subsequently approved Administrative Development Plan Review 07-0101 for a 7,000 square foot multi-tenant retail store on the 1.16 acre center lot, which was never built. The proposed 7-Eleven store and fueling station will be located on the center lot.

PROJECT DESCRIPTION

Conditional Use Permit 16-05074 and Variance 16-05142 propose development of a new 2,940 square foot 7-Eleven store and fueling station on the center 1.16 acre lot of a discontinuous 3.27 acre parcel. The 7-Eleven will be a 24-hour convenience store featuring fresh food and bakery items in addition to the usual grocery and convenience store items. Beer and wine sales will be limited to less than 1.5% of the sales floor area.

The project site is zoned Community Commercial and part of the Perris Crossing retail center, but not geographically within the Green Valley Specific Plan. The project is subject to the development standards for the Community Commercial (CC) Zone. The proposed use as a convenience store and fueling station is permitted in the Community Commercial zone, and a CUP is required for the fueling station use and sale of alcohol.

A Letter of Public Necessity and Convenience is also needed for the project because the census tract is fully concentrated with three off-sale ABC licenses. The State Department of Alcohol Beverage Control (ABC) has authorized three off-sale licenses for the census tract, and these are held by two existing minimarts/gas stations and Winco Foods, a grocery store, in the Perris

Crossing center. The Planning Commission may allow additional alcohol sales if they find the proposed project serves the public convenience or necessity. Variance 16-05142 would allow alcohol sales within the retail center by a second convenience store, where the Zoning Code places a limit of one.

PLANNING ISSUES:

Development Standards

The proposed use as a convenience store and fueling station meets all development standards for the Community Commercial Zone, conforming to the criteria set forth in Chapter 19.38 of the Zoning Code. Lot coverage on the 1.16 acre lot is approximately 17%, well below the maximum of 50%; landscape coverage is over 28%, which exceeds the development standard of 15%; and there is no required side yard setback. The building orientation is to the east, not facing either Ethanac Road or Case Road. There is a 46 foot setback from Ethanac Road and a 70 foot setback from Case Road. There is also no requirement for a rear yard setback, and the building (set at an angle) ranges from 8.75 feet to 23 feet from the rear lot line. The building is approximately 18 feet in height at the tallest point, well under the maximum height of 45 feet. The 3,096 square foot fueling canopy is also well within setback boundaries.

Site Design

The proposed 7-Eleven and fueling station will have on-site improvements to include parking, site lighting, landscaping and a trash enclosure. The retail store faces east towards the 215 freeway, not Case Road, due to the fueling station component. Staff supports the current site design, which features architecturally-enhanced building elevations on all sides. Landscaping is provided along Case Road, with an onsite landscape strip 13 feet wide in front of parking stalls, extending to the west side of the entry driveway, where it increases to a landscape planter approximately 46 feet wide. The monument sign will be placed in this location. Two other large areas of landscaping are provided on site, one along the short lot-dividing central driveway from Case Road, and the other area is the large slope area between the site and Ethanac Road. A retaining wall is needed on the south side of the site, where the ground slopes up to Ethanac Road. The grade west to east is slightly raised, so the slope area is wider at the east end of the parcel. The trash enclosure is located on the south side of the store and will not be visible from Case Road.

Traffic Issues, Access and Circulation

The project is located between Case Road and Ethanac Road, west of the southbound off-ramp of the I-215 Freeway. The subject lot sits several feet lower than Ethanac Road, which is identified as an Expressway by the General Plan Circulation Element. Case Road is a Secondary Arterial. The subject site will share a centrally located driveway on Case Road with the two adjacent undeveloped parcels.

The Traffic Study approved for the Perris Crossing center in 2005 provided recommended Conditions of Approval for the 625,000 square foot center by phase. The applicant provided an update to this traffic study dated September 16, 2016, to address 1) a CalTrans letter dated March

14, 2015; 2) review the turning radius at Case Road for gas delivery trucks; and 3) to review the consistency of the project with City of Perris Conditions of Approval from June 2008.

The traffic study update compares the trip generation of the proposed 7-Eleven to the prior anticipated trips based on 14,000 square feet of retail/restaurant uses and was anticipated to generate 4,363 daily trips, with 453 AM peak hour vehicle trips, and 318 PM peak vehicle trips. The proposed 7-Eleven project is estimated to generate 1,953 daily trips. This leaves 2,410 daily trips for the two future fast-food restaurant sites or other retail uses. Overall, the 7-Eleven proposal would generate 245 fewer daily trips, 61 fewer AM peak hour vehicle trips and 15 fewer PM peak hour vehicle trips, thereby resulting in less traffic impacts for the project than previously anticipated by the original approval.

The City Engineer's Conditions of Approval and mitigation measures for traffic safety were found to be in place and operational. Additional street lights on Case Road may be required by the City Engineer. Regarding the proposed gas truck turning movements from Case Road, these were found to potentially interfere with vehicles exiting the project driveway. Therefore, the applicant has agreed to use smaller gas trucks, which meet the turn radius requirements, and this is a project Condition of Approval.

Onsite, the drive aisles surrounding the proposed 7-Eleven and fueling station are 26 feet. A reciprocal access agreement will be required for the project, to include the entire discontinuous parcel.

Parking

The total amount of required parking for the 7-Eleven was determined by Zoning Code Section 19.69, Parking and Loading Standards, for General Retail Trades. The ratio calls for one parking stall for each 250 square feet. Based on the 2,940 square foot project, a total of 12 parking spaces are required. The site plan indicates 18 parking stalls, including two disabled-access stalls. These stalls are 18 feet long instead of the standard 19 feet. This has been allowed because the parking is adjacent to either landscaping or concrete walkways of sufficient width to permit overhang by one foot.

Architecture

In 2005, the approved architecture for the Perris Crossing development was modern with an emphasis on horizontal lines, rich colors, and wood or metal trellis features accenting roofs and entries. The proposed 7-Eleven will use the neutral tones of the Perris Crossing color palette: Antique Bisque, Nutria, and Shell White. These colors and architectural features, including the white cornice molding, will be similar to the Bank of America directly across Case Road. In addition, the 7-Eleven will have smooth stucco walls and Cedar Ledge stone trim, as used throughout the Perris Crossing center.

The roofline features tower elements on the front (east) and north elevations of the building, with projecting columns and trellis treatments around the balance of the building. The roofline and tower elements have cornice moldings, and ledge stone veneer is used for all columns and the building wainscot. Ledge stone is also used on the exterior of the attached 337 square foot equipment enclosure, which is similar to the 7-Eleven on East 4th Street. The recessed storefront will be

enhanced by a dark green Sunbrella fabric canopy, as will the north elevation facing Case Road. Trellises with vines will be provided on the north, south and west elevations to enhance the façade.

Landscaping

The conceptual landscaping for the site has been reviewed, and with the following Conditions of Approval, will be consistent with the provisions of Chapter 19.70 of the Municipal Code:

1. **On-Site Trees.** A second variety of tree shall be added to the plant palette in addition to the crepe myrtle. The street trees shall also be of a different variety (see Public Works Conditions).
2. **Parking Area Landscaping.** As required by the development standards for the Perris Municipal Code, a minimum of 15% of the parking area shall be landscaped, with one tree provided for every six (6) parking stalls. At each end of parking stalls, an 8" wide minimum island shall be provided with two 24" box trees installed in each parking island. Add two 24-inch box trees at the south side of the parking area in front of the store, and one additional at the north. Also add one 24-inch box tree on the north side of the one-way drive aisle into the site to match the opposite side.
3. **Trash Enclosure.** The trash enclosure shall have screening landscape to include vines on three sides.
4. **Decorative Paving.** Decorative paving shall be provided at the entrance to the site from Case Road similar to that of the main Perris Crossing center. In addition, decorative walkway paving shall be provided from the Case Road right of way.
5. **Slope Planting.** Slopes that are 3:1 or steeper and/or 4 feet or higher, shall plant as follows:
 - a. Slopes require one approved tree for every 400 square feet, with 70% of trees 15 gallon-sized, and 30% being 5 gallon-sized. Trees shall be placed in informal groupings, and be a mix of deciduous and evergreen.
 - b. Shrubs are to be placed with like species grouped in informal patterns according to hydrozones. Shrubs shall be provided at the rate of one 5-gallon ornamental shrubs for every 75 square feet, and 1 gallon perennial flower/ornamental shrub for every 60 square feet.
 - c. In addition to shrub materials, an approved groundcover shall be installed using rooted cuttings or 1-gallon plants.
 - d. Water-wise plants materials shall be used for slope plantings.
 - e. For slopes 5'-0" in height or greater, an approved erosion control fabric shall be installed before landscape materials are installed.
6. **Street Trees.** Case Road and Ethanac Road require 24-inch box street trees placed no farther than 30 inches on center (see Public Works Conditions).

PRELIMINARY WATER QUALITY MANAGEMENT PLAN (WQMP)

A Master Water Quality Management Plan (WQMP 04-0621) was approved for the Perris Crossing commercial center as a whole, however the subject discontinuous parcel was not included and requires a separate WQMP. A Preliminary WQMP has been approved for this project, and an Amended WQMP will be required for the two adjacent vacant parcels when development is proposed there in the future.

VARIANCE FOR RELIEF FROM MINIMART ALCOHOL SALES STORE LIMIT

The Zoning Code waives the distance requirement for minimarts within a shopping center, however a variance is needed for another requirement (Section 19.65.030D.2), which prohibits the location of a second minimart in a shopping center. Consequently, 7-Eleven has requested a variance from the Zoning Code requirement. Staff has considered the request and supports the variance for the reasons listed in the Findings section.

LETTER OF PUBLIC CONVENIENCE AND NECESSITY (PCN)

The applicant is requesting a letter of Public Convenience and Necessity (PCN) to permit the sale of alcoholic beverages (Type 20 ABC Beer and Wine License) for off-site consumption at the proposed 7-Eleven store at Perris Crossing. A Letter of Public Convenience and Necessity (PCN) is necessary due to the proposed use creating an over-concentration of alcohol licenses within the project's census tract. Findings in support of the PCN follow, and are also found in the attached Resolution.

According to the State Department of Alcohol Beverage Control (ABC), three off-site alcohol licenses are allowed and three already exist. These are the existing Circle K convenience store and gas station within Perris Crossing, located west of the main entrance from Ethanac Road, and the other is a gas station and minimart at 1500 Patricia Lane, south of Ethanac Road. Winco Foods is the third holder of an alcohol sales license. The proposed 7-Eleven would be the fourth off-sale license and the second convenience store to sell beer and wine. To be approved, the City is required to make findings in support of the proposed project to demonstrate that it is in the public interest ("Public Convenience") to approve the use.

The 7-Eleven proposes to sell beer and wine for the convenience of its patrons who already will be in the store for groceries and general merchandise, and purchasing gasoline. Although the Winco Foods is across Case Road in the main shopping center, for quick trips and when gasoline is being purchased, some patrons will find the 7-Eleven location more convenient. Staff supports the applicant's request for a letter of Public Convenience and Necessity (PCN) to permit the sale of alcoholic beverages (Type 20 ABC Beer and Wine License) for off-site consumption.

PUBLIC/AGENCY COMMENTS

This proposal was presented to the Perris Police Department for comment by Planning staff for their review and comment. Sgt. David Douglas responded in writing on December 28, 2016 stating the location was appropriate for the use and the only concern was the vehicle entrance from Case Road. As previously discussed in this report, Planning staff has addressed this issue through the recommendations of the traffic report by requiring the applicant to use a smaller gas

delivery truck that can meet the turning radius. In addition, a public hearing notice was mailed to various agencies and adjacent property owners within 300' feet of the subject site. To date, staff has not received any comments from the public.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt pursuant to CEQA Article 15332 Class 32 for infill development within city limits on less than five acres of land in compliance with applicable general plan policies and zoning requirements, and with no habitat value for biological resources.

MANDATORY FINDINGS FOR PROJECT APPROVAL

A. Findings Required to Grant a Conditional Use Permit for a Fueling Center and the Sale of Alcohol:

- 1. The proposed location of the conditional use is in accord with the objectives of this Title and the purposes of the zone in which the site is located.*

The zoning and General Plan designation of the site are Community Commercial. This zone permits retail uses including convenience stores and fueling stations, which currently are existing uses within the Perris Crossing retail center. As conditioned, the project meets or exceeds the objectives of the Community Commercial land use designation, and the standards for development within the Perris Crossing Center.

- 2. The proposed plan is consistent with the City's General Plan and conforms to all Specific Plans, zoning standards, applicable subdivision requirements, and other ordinances and resolutions of the City.*

The proposed project conforms to the goals of the General Plan and Zoning Code by complying with the developments standards of the Community Commercial Zone and the Perris Crossing retail center, and providing superior site design and building architecture. The project is consistent with General Plan Policy III.A by providing new commercial shopping and employment opportunities within the City. Two development standards not met have been addressed by the proposed variance.

- 3. The proposed location of the Conditional Use Permit and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

As conditioned, the proposed 7-Eleven will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City. The store would be the second convenience store with alcohol sales in the Perris Crossing center, where the Zoning Code allows one such use, and a variance has been requested. 7-Eleven has state-of-the art training for employees, security measures, and controls on the sale of alcohol and cigarettes, beyond the City's requirements. The Perris Police Department stated their chief concern was traffic on Case

Road, and the City Engineer has addressed those concerns by requiring an updated traffic Study which determined that existing traffic improvements are adequate, and that the applicant shall use a small-sized gas truck for deliveries to prevent blocking Case Road with wide turns. The applicant has agreed to the proposed Conditions of Approval. On this basis, approval of the Variance is recommended.

4. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

As conditioned, the proposed architecture meets or exceeds the design standards for the Community Commercial Zone and the Perris Crossing retail center. 7-Eleven proposes an architecturally enhanced building with ledgestone veneer, decorative cornices on the roofline of the building and the fueling station canopy, and decorative lighting and landscape trellises on the building. The building colors conform to the color palette of the Perris Crossing center with shades of brown and beige, and a forest green fabric canopy above the entrance.

5. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

Good quality landscaping is provided throughout the site, including street trees along Case Road and Ethanac Road. Multi-layered landscaping including flowering trees, shrubs and groundcover will be provided in large landscape areas along Case Road and the drive aisle into the site. In addition, the slope from the south side of the site up to Ethanac Road will be fully landscaped with trees, shrubs and groundcover. More than 20% of the site will be landscaped.

B. Additional Findings Required per PMC Section 19.65.040 to Grant a Conditional Use Permit for the Sale of Alcoholic Beverages

1. *The location or the use shall not result in adverse impacts on park facilities, school facilities, existing religious land uses and/or existing residential land uses.*

The proposed 7-Eleven will be located in an existing retail center and the Zoning Code exempts minimarts in shopping centers from all distance requirements. Nonetheless, the proposed 7-Eleven convenience store is more than 1,000 feet away from any park, church, or school, with no close by residential uses at this time.

2. *The traffic increases associated with the use will not result in potential hazards to existing pedestrian and/or vehicular traffic.*

The proposed use of one lot of this parcel as a retail store was anticipated and analyzed by the City's General Plan and was previously approved for development under ADPR 07-0101 for a larger (7,000 square foot) multi-tenant retail store. The required revised Traffic Study prepared for the project found the City Engineer's Conditions of Approval and mitigation measures for traffic safety to be in place and operational. Additional street lights on Case Road may be required by the City Engineer. The proposed gas truck

turning movements from Case Road were found to potentially interfere with vehicles exiting the project driveway, and therefore, the applicant is conditioned to use smaller gas trucks to meet the radius turn requirements.

3. *The establishment shall not constitute an enforcement problem to the City Police Department.*

7-Eleven stores have implemented an alcohol sales training program which is required for all cashiers and managers. The training program focuses on recognizing and preventing any sales of alcohol that may be detrimental to the public welfare (i.e., sale to minors and intoxicated persons) and other aspects of customer service, personnel management, facility maintenance and operations, and workplace safety. Also, all 7-Eleven Stores have an around-the-clock, closed circuit digital video recorder system, audio recording, and high-resolution monitoring in clear view of store customers and at the back of the store. Alcohol will not be located near an exit area, thereby discouraging theft. In addition, Section 19.65.030.F of the Zoning Code, Alcoholic Beverage Sales Regulations, contains "Standards for Service Stations" and 7-Eleven has indicated their willingness to comply fully with these regulations.

The proposal was presented to the Perris Police Department for comment by Planning staff on December 19, 2016 and a reply was received from Sgt. David Douglas on December 28, 2016. He stated the site was appropriate, and the department's chief concern was traffic on Case Road, which the City Engineer has addressed through a revised Traffic Study and project Conditions of Approval.

4. *The development conforms to all applicable provisions of this Code.*

The proposed project conforms to or exceeds all applicable provisions of this Code with the exception of the proposed Variance relating to distance from other alcohol vendors, and the number of mini-marts selling alcohol in one center. In addition, the applicant has requested the necessary Letter of Public Convenience and Necessity (PCN) for an ABC Type 20 License for Off-Site Consumption. See the Findings below regarding the PCN.

C. Findings Required to Grant Variance 16-05142 allowing a Second Minimart with Alcohol Sales in a Retail Center:

1. *There are unique physical circumstances applicable to the subject land, including size, shape, topography, location and surroundings.*

The 7-Eleven proposes to develop vacant land that is a detriment to the Perris Crossing center that includes a Winco Foods with general sales of alcohol (Type 21 License), and a Circle K selling beer and wine with a Type 20 License. The 7-Eleven site is separated from the main retail center by Case Road and a raised center median, which prevents direct access to the main shopping center from the site. As the Letter of Public Convenience and Necessity (PCN) states, it is a convenience to the public to offer the sale of beer and wine from this location, in addition to general merchandise, fresh foods, and gasoline that 7-Eleven offers.

-
- 2. The strict application of zoning standards deprives the property of the right to use the land in a manner enjoyed by other conforming property in the vicinity under identical zoning standards.*

The strict application of the zoning standard requiring only one minimart with alcohol sales in a retail center deprives the property owner of the right to use the land in the same manner as other conforming properties in the vicinity under identical zoning standards. The two convenience stores are in different areas of the Perris Crossing center, and on different sides of Case Road, and will provide convenience to customers based on their location.

- 3. The granting of the variance and any appropriate conditions of approval shall not constitute a grant of special privileges which other conforming property properties in the vicinity do not enjoy under identical zoning standards.*

The proposed Variance is balanced or offset by superior architecture and site design, and highly restrictive Conditions of Approval regarding the sales of alcoholic beverages. Other similar applications would be subject to the same level of scrutiny and conditions of approval, therefore approval of the project would not constitute a grant of special privileges.

- 4. As conditioned, the granting of the variance will not adversely affect the objectives, policies, and programs contained in the City's General Plan.*

The proposed project conforms to the goals of the General Plan and the Conditions of Approval for the Perris Crossing center by designing an attractive new retail building to encourage pedestrian and vehicular activity, and providing superior site design and building architecture. The project also is consistent with General Plan Policy III.A by providing new commercial shopping and employment opportunities within the City.

D. Findings Required to Determine the Appropriateness of a Letter of Public Convenience and Necessity (PCN) for an ABC Type 20 License for Off-Site Consumption:

Based upon the information contained within the staff report and accompanying attachments, the Planning Commission is recommended to find the proposal to be in the interest of Public Convenience or Necessity based on the findings below:

- 1. The sale of alcohol at this Convenience Store will be a public convenience.*

Two alcohol licenses in the census tract are within less than one half mile of the proposed 7-Eleven. One is the afore-mentioned Circle K, and the other is the general alcohol license held by Winco Foods in the Perris Crossing center. The 7-Eleven proposes to sell beer and wine for the convenience of its patrons that are already be in the store for groceries and general merchandise, and purchasing gasoline. As a "Neighborhood Market" 7-Eleven will provide an additional source of fresh foods that the other small retailers do not. For quick trips and when a gasoline purchase is necessary, the public may find 7-Eleven more convenient.

2. ***The approval of a new license for the off-sale of beer and wine is an ancillary use to a general merchandise store and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses.***

Less than 1.5% of the retail area is devoted exclusively for the sale of beer and wine. The sale of beer and wine is an ancillary use to the sale of general merchandise and groceries and no residential properties, schools, parks, or churches are near the project site.

3. ***The approval of the sale of beer and wine at the 7-Eleven at Perris Crossing will not result in an adverse impact on public health, safety, or welfare.***

The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a grocery/retail store within minimal area allocated to beer and wine sales. This proposal was routed to the Perris Police Department for review and comments. Staff received a response on December 29, 2016 stating their concerns about traffic issues on Case Road, which have been addressed by a revised Traffic Study and the project Conditions of Approval. In addition, a public hearing notice was mailed to adjacent property owners within 300' feet of the subject site, and to date, no comments have been received from the public.

RECOMMENDATION

Staff recommends that the Planning Commission:

Adopt Resolution No. 17-01 approving Conditional Use Permit 16-05074 with a Letter of Public Convenience or Necessity, and Variance 16-05142 for development of a 7-Eleven store with alcohol sales and a fueling station, and approving a variance to allow a second seller of alcoholic beverages in a retail center, based on the findings and subject to the Conditions of Approval.

Attachments: Exhibit A – Conditions of Approval (Planning, Public Works, and City Engineer)
Exhibit B – Vicinity Map
Exhibit C – Aerial Map of Site and Surrounding Land Uses
Exhibit D – General Plan/Zoning
Exhibit E – Reduced Plan Set
Exhibit F – ABC Census Tract Licenses
Exhibit G – Resolution

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

CONDITIONS OF APPROVAL

Conditional Use Permit No. 16-05074 & Variance 16-05142

January 18, 2017

PROJECT: 1) Conditional Use Permit and Letter of Public Necessity and Convenience (PCN) to develop a 2,940 square foot 7-Eleven convenience store and a six-island/12 pump fueling station with canopy and allow the sale of beer and wine in a fully concentrated census tract; and 2) a Variance to allow the sale of beer and wine from a second convenience store in the shopping center. Applicant: Frank Allen Sipe, Barghausen Consulting Engineers, Inc.

General Requirements:

1. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
2. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the January 18, 2017 Planning Commission meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
3. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it becomes null and void. By use is meant the beginning of substantial construction pursuant to this approval within the three (3) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
4. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Planning Division and Engineering Department Conditions of Approval shall be reproduced in full on construction drawings and grading plans, located immediately following the cover sheet of such plans. The applicant shall annotate each Condition on the construction plans to indicate the manner by which each condition has been satisfied (i.e., sheet and detail numbers).
5. **City Engineer's Conditions.** The project shall comply with all requirements of the City Engineer's Conditions of Approval dated December 23, 2016.
6. **Public Works Administration Conditions.** The project shall comply with all Conditions of Approval by the Public Works Department dated December 27, 2016.

Exhibit A

7. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner (951) 928-8323 to complete the required forms prior to commencement of construction.
8. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building where exposed to public view. Interior downspouts are required.
9. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment.
10. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets, as appropriate, and/or painted to match the building to which they are affixed.
11. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
12. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
13. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
14. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning CUP 16-05074 & Variance 16-05142. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
15. **Construction Practices.** To reduce potential air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City.
 - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be

designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

- c. Construction routes are limited to City of Perris designated truck routes.
- d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this includes wetting down such areas late morning and after work is completed for the day, and whenever wind exceeds 15 mph.
- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
- f. Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hookups at construction sites are not practical or prohibitively expensive.

Project-Specific Requirements:

16. **Gas Truck Deliveries.** For traffic safety on Case Road, the applicant shall use smaller gas trucks (WM-40, as shown on the approved site plan, not to exceed 46 feet in length) to meet radius turn requirements, as described in the project traffic report.
17. **Healy Equipment.** This equipment shall be fully screened.
18. **Reciprocal Access Agreement/Easement.** A reciprocal access easement shall be recorded for all lots comprising the subject discontinuous parcel. All future buyers and lessees shall comply with all provisions of the Reciprocal Access Agreement regarding the responsibility to maintain all onsite and right of way landscaping, parking and loading areas, signage, water quality facilities and devices, and other common area facilities.
19. **Parking.** The site plan indicates 18 parking stalls, including two disabled-access stalls. Stalls are permitted at 18 feet long instead of the standard 19 feet per the Zoning Code because the parking is adjacent to either landscaping or concrete walkways of sufficient width to permit overhang by one foot.
20. **Retaining Wall.** The retaining wall shall be constructed of decorative masonry units and have a decorative cap.
21. **Signs.** This approval does not include signage, which shall conform to the Perris Crossing Sign Program. All signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
22. **State, County and City Ordinances.** All tenants shall maintain compliance with all State, County and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license, and specific requirements for food service or

food preparation uses regarding the appropriate means for grease and trash disposal.

23. **ABC License.** The owner/applicant shall obtain an alcohol license from the California Department of Alcohol and Beverage Control (ABC) prior to the sale of alcohol beverages. Sale of alcoholic beverages is limited to beer and wine only.
24. **Standards for Service Stations and Minimarts** (per Perris Municipal Code Section 19.65.030.F). The project shall comply with the following:
 - a. The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, driving with open containers and the penalties associated with the violation of each of these laws. This educational requirement may be met by posting prominent signs, decals and/or brochures at points of purchase.
 - b. No displays of beer, wine or other alcoholic beverages shall be located within 5 feet of any building entrance or checkout counter.
 - c. Cold beer or wine shall be sold from or displayed in the main, permanently affixed electrical cooler only.
 - d. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands, and no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of the buildings or within the window areas.
 - e. No sale of alcoholic beverages shall be made from a drive-through window.
 - f. Conditional use permits shall be required consistent with Chapter 19.61, **CONDITIONAL USE PERMITS**.
25. **Additional Requirements.** The following shall apply at all times:
 - a. The licensee shall regularly police the area under its control to prevent the loitering of persons about the premises.
 - b. The licensee shall post signs in the area under its control with regard to prohibiting open containers and loitering at the location.
 - c. Digital security cameras shall be installed to monitor the interior and exterior parking areas of the business. Surveillance footage shall be maintained for a minimum of 30 days.
26. **Disclosures.** The applicant shall be aware of the following project impacts associated with development in Perris Crossing and disclose the following information to prospective buyers and lessees prior to their lease or purchase of the land:
 - **Dam Inundation Area.** The site of the Perris Crossing commercial center is within a dam inundation area and as such, is subject to flooding in the event of a dam failure.
 - **Avigation Easement.** An avigation easement shall be recorded in favor of the Perris Valley Airport.
 - **Perris Valley Regional Water Reclamation Facility.** The applicant shall provide notice to prospective lessees and buyers of real property that the area waste treatment plant, Perris Valley Regional Water Reclamation Facility (PVRWRF), is located at 1301 Watson Road, north of the project site, and may

potentially create objectionable odors.

Prior to Building Permit Issuance:

27. **Building Elevations.** Building elevations shall be revised on the building plans as follows, subject to Planning staff review and approval:
 - a. The proposed forest green fabric canopy at the entrance shall be obtained from a proven manufacturer such as Sunbrella, with a guarantee against sun damage and fading for a minimum of seven years.
 - b. A wall trellis consisting of a steel/metal frame with multiple panes shall be provided between columns on the north, east and west elevations.
 - c. A cornice similar to the retail building shall be added to the gas canopy.
 - d. The ledgestone trim on the gas canopy supports shall be raised to the height of the gas dispensers.
 - e. The store light fixtures shall be added to both sides of the entrance (on ledgestone).
 - f. The equipment enclosure shall be faced with ledgestone to match the building.

28. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.

29. **Water Quality Management Plan (WQMP).** The applicant shall submit a final WQMP substantially in conformance with the approved Preliminary WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, and vegetative swales. The Public Works Department shall review and approve the final WQMP plans and details.

30. **Landscaping Plans.** Prior issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan, except as required below:
 - a. **On-Site Trees.** A second variety of tree shall be added to the plant palette in addition to the crepe myrtle.

 - b. **Street Trees.** Case Road and Ethanac Road require 24-inch box street trees placed no farther than 30 inches on center (see Public Works Conditions).

 - c. **Parking Area Landscaping.** As required by the Zoning Code, a minimum of 15% of the parking area shall be landscaped, with one tree provided for every six (6) parking stalls. At each end of parking stalls, an 8" wide minimum island shall be provided with two 24" box trees installed in each parking island. Add two 24-

inch box trees at the south side of the parking area in front of the store, and one additional at the north. Also add one 24-inch box tree on the north side of the one-way drive aisle into the site to match the opposite side.

- d. **Trellises.** All trellises (3) shall have an irrigated planter area at their base and be planted with one to two 5-gallon flowering vines, depending on species.
 - e. **Trash Enclosure.** The trash enclosure shall have screening landscape to include vines on three sides.
 - f. **Decorative Paving.** Decorative paving shall be provided at the entrance to the site from Case Road similar to that of the main Perris Crossing center. In addition, decorative walkway paving shall be provided from the Case Road right of way.
 - g. **Slope Planting.** Onsite slopes shall be planted as follows:
 - i. Slopes require one approved tree for every 400 square feet, with 70% of trees 15 gallon-sized, and 30% being 5 gallon-sized. Trees shall be placed in informal groupings, and be a mix of deciduous and evergreen.
 - ii. Shrubs are to be placed with like species grouped in informal patterns according to hydrozones. Shrubs shall be provided at the rate of one 5-gallon ornamental shrubs for every 75 square feet, and 1 gallon perennial flower/ornamental shrub for every 60 square feet.
 - iii. In addition to shrub materials, an approved groundcover shall be installed using rooted cuttings or 1-gallon plants.
 - iv. Water-wise plants materials shall be used for slope plantings.
 - v. For slopes 5'-0" in height or greater, an approved erosion control fabric shall be installed before landscape materials are installed.
 - h. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation, including the detention basin.
 - i. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
31. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.
32. **Fees.** Prior to the issuance of building permits, the developer shall pay the following fees:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre
 - b. Development Impact Fees
 - c. Multiple Species Habitat Conservation Plan fees

- d. Statutory school fees in effect to all appropriate school districts
- f. TUMF fees
- g. District drainage fees

Prior to Issuance of Occupancy Permits:

- 33. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. See Public Works Conditions of Approval.
- 34. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

End of Conditions



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-625

December 23, 2016

CUP 16-05074 – 7-Eleven Store @ Perris Crossing

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road dedication in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

1. This project is located within the limits of the Homeland / Romoland drainage plan for which drainage fees have been adopted. Drainage fees shall be paid to the City of Perris prior to issuance of a permit. Fees are subject to change and shall be in the amount adopted at the time of issuance of the permit.
2. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.
3. The incremental increase in runoff between developed and undeveloped stage (100-year) and the nuisance runoff shall be retained within onsite private detention basins and connected to existing underground drainage facility.
4. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff in compliance with WQMP Standards.

5. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts. The developer shall maintain all on and offsite landscaping with exception of median improvements which will be included in landscape maintenance and the applicant shall pay its fair share. The existing and new streetlights and existing signal at Case Road with Ethanac Road shall be maintained by City and 15% of the cost of signal and existing lights paid for by the property owners through annexation to lighting and landscaping districts.

The project is proposing to connect to existing City maintained drainage facilities, the applicant shall pay its fair share of maintenance of all downstream facilities including the basin, pump, and underground pipes by annexation to Flood Control District.

6. Existing power poles within the project site or along the project boundary (under 65kv), if any, shall be removed and cables undergrounded. All other utility poles, if any, shall be removed and utilities undergrounded.
7. This project is located within EMWD water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.
8. The applicant shall submit to City Engineer the following for his review:
 - a. Street Improvement Plans
 - b. Signing & Striping Plans
 - c. Onsite Grading Plans, SWPPP, and Erosion Control Plan
 - d. Onsite and Offsite Water and Sewer Plans
 - e. Drainage Plans, Hydrology and Hydraulic Reports
 - f. Streetlight Plan
 - g. Final WQMP (for reference)

The project's design shall be in compliance with EMWD and Riverside County Standards and coordinated with approved plans for adjacent developments.

9. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
10. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans.
11. All onsite drainage runoff shall be collected via onsite underground facilities and to existing drainage facilities.

12. Any work within City right-of-way requires issuance of a permit.
13. Additional streetlights along Case Road may be required as determined by City Engineer.

Habib Motlagh

Habib Motlagh
City Engineer

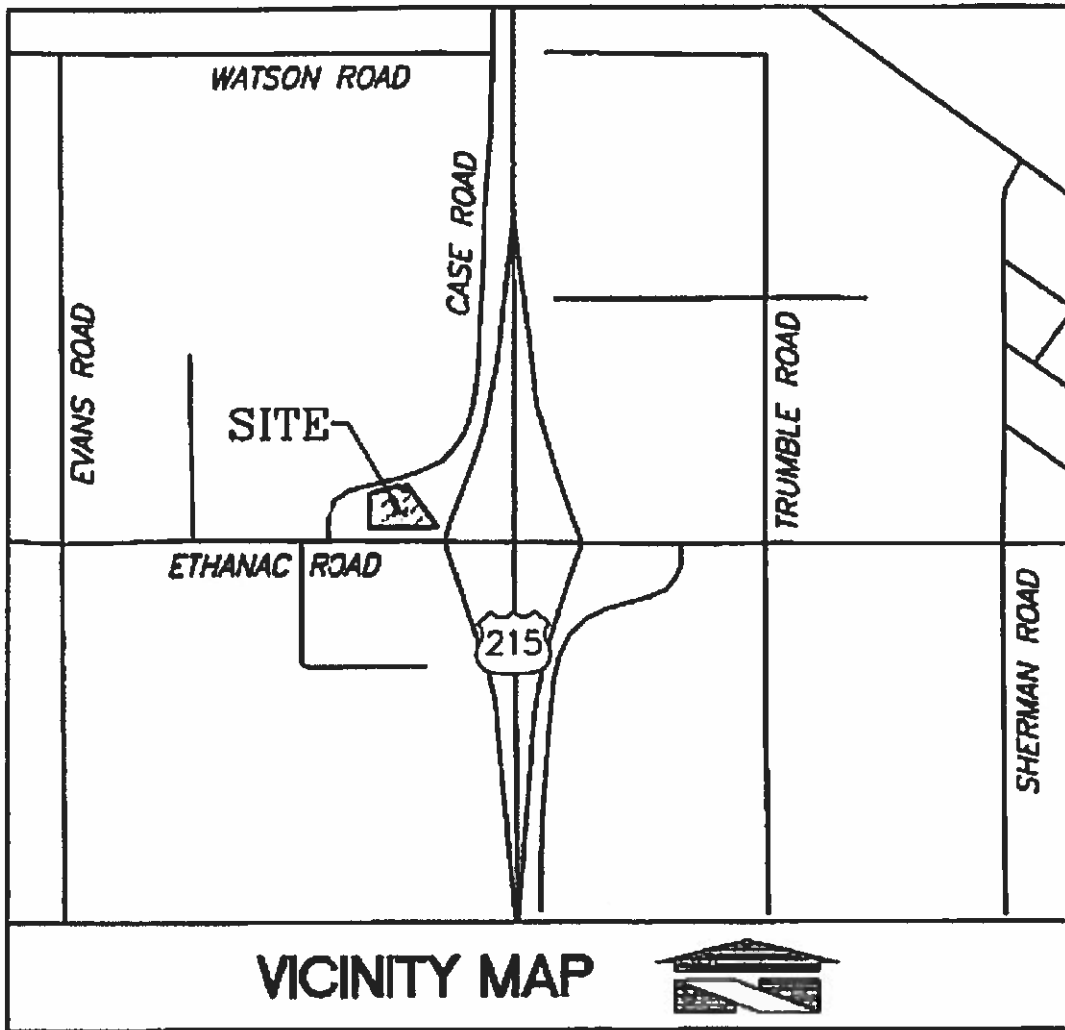


EXHIBIT B – VICINITY MAP

CUP 16-05074, PCN, & VARIANCE 16-05142
7-Eleven at Perris Crossing with Type 20 ABC
License for off sale of beer and wine



EXHIBIT C – AERIAL VIEW/LAND USE

CUP 16-05074, PCN, & VARIANCE 16-05142
7-Eleven at Perris Crossing with Type 20 ABC
License for off sale of beer and wine

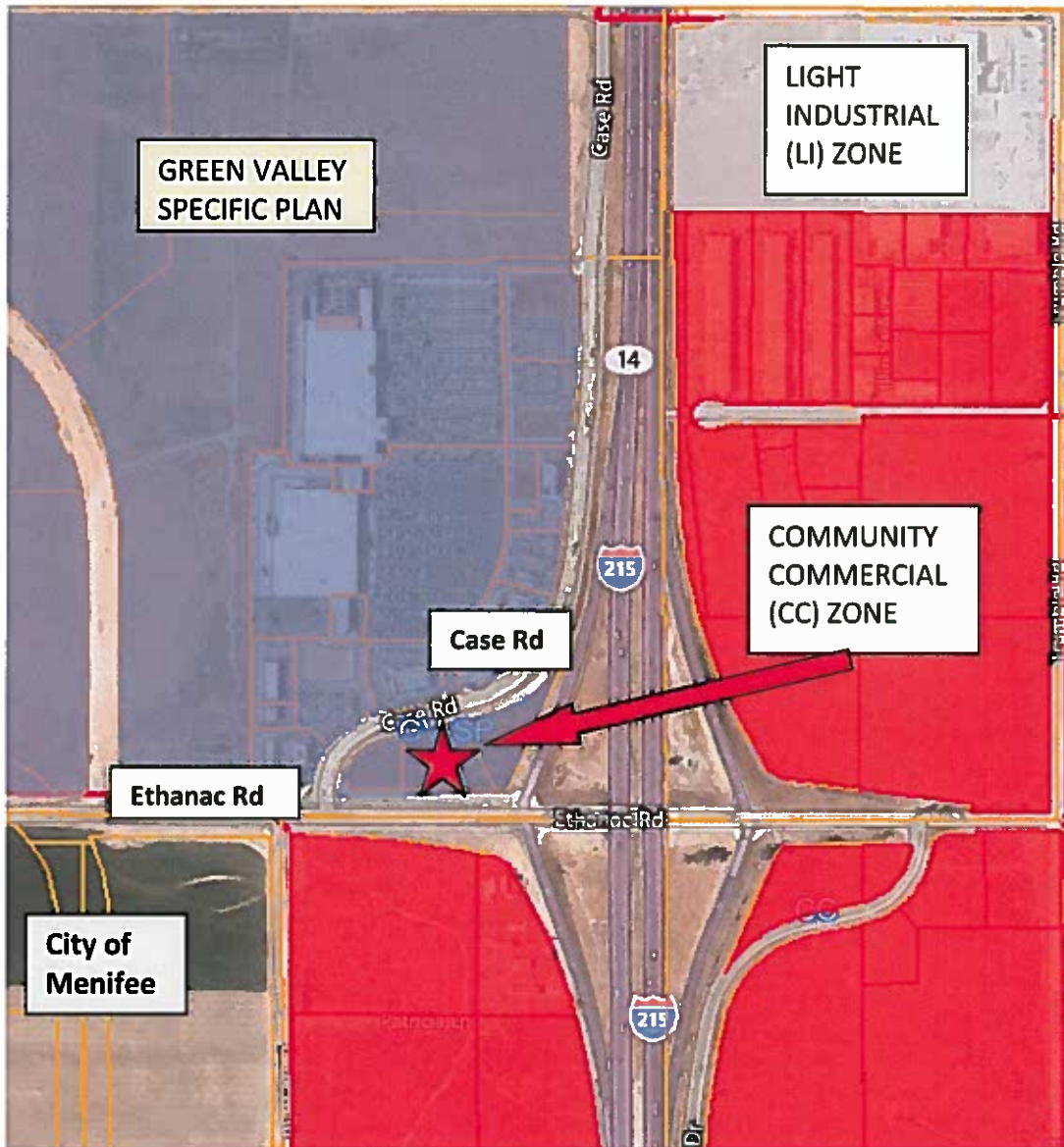
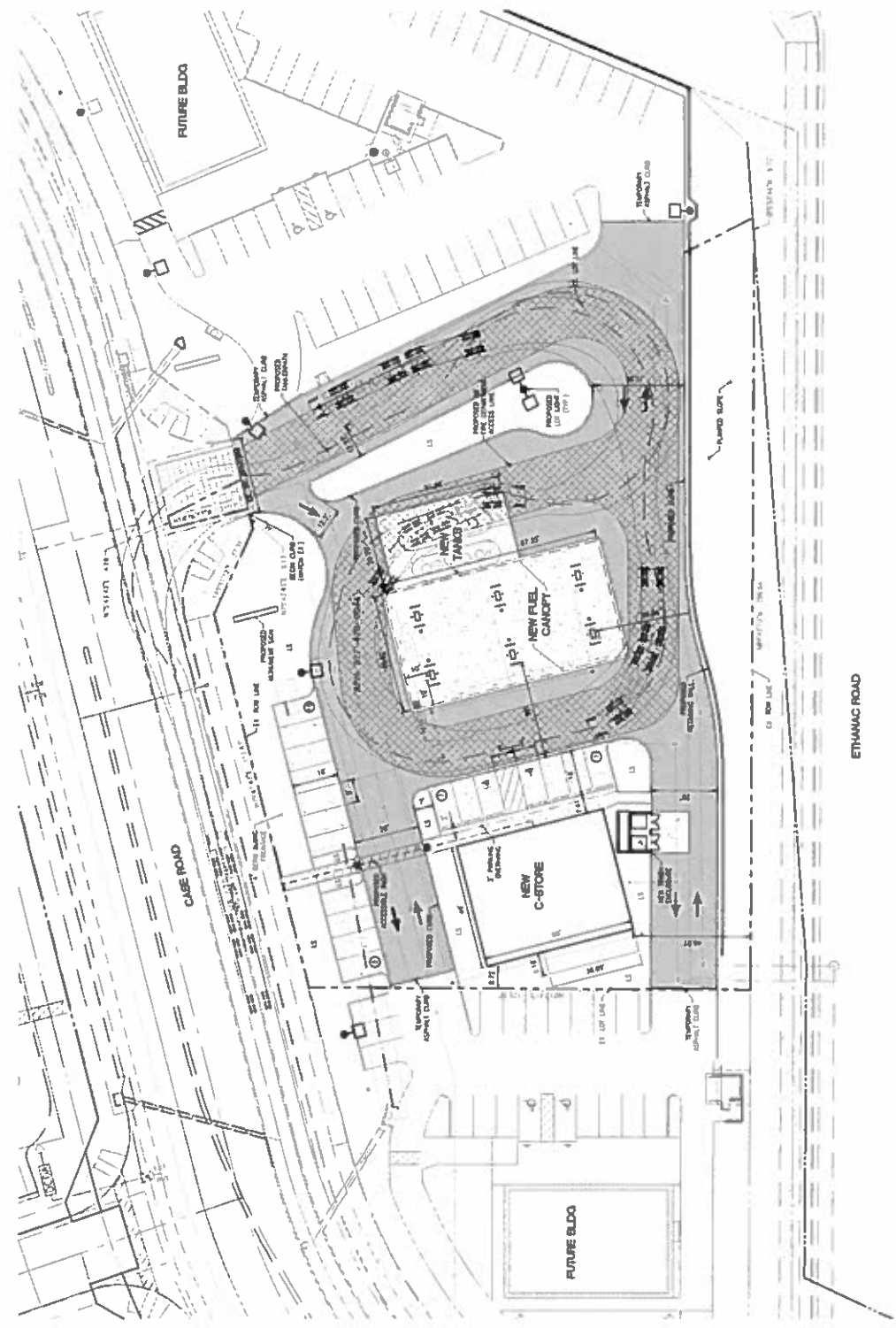
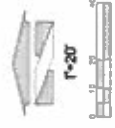


EXHIBIT D – GENERAL PLAN & ZONING

CUP 16-05074, PCN, & VARIANCE 16-05142
7-Eleven at Perris Crossing with Type 21 ABC
License for off sale of beer and wine

PROPOSED 7-11 • ETHANAC ROAD AND CASE ROAD
PRELIMINARY SITE PLAN



PROJECT INFORMATION

PROJECT DESCRIPTION: PROPOSED 7-11 STORE AND C-STORE AND UNDERGROUND GASLAK TANKAGE LINES
 PROJECT ADDRESS: 18215 22ND AVENUE SOUTH, PERMS, CA
 PROJECT AREA: 10,000 SQ FT
 BUILDING AREA: 10,000 SQ FT
 ZONING: COMM-1
 UTILITIES: GAS, ELECTRIC, WATER, SEWER

UTILITY PROVIDERS

WATER: METRO WATER SERVICE, 1000 SHAW BLVD, SAN DIEGO, CA 92161
 ELECTRIC: SOUTHERN CALIFORNIA Edison, 1000 SHAW BLVD, SAN DIEGO, CA 92161
 GAS: SOUTHERN CALIFORNIA GAS, 1000 SHAW BLVD, SAN DIEGO, CA 92161
 TELEPHONE: SBC COMMUNICATIONS, 1000 SHAW BLVD, SAN DIEGO, CA 92161
 CABLE: COMCAST, 1000 SHAW BLVD, SAN DIEGO, CA 92161

SOURCE OF PLAN

THIS SITE PLAN AND PRELIMINARY ENGINEERING WAS PROVIDED BY THE CLIENT AND IS SUBJECT TO THE CLIENT'S DESIGN AND ACCESS ENGINEERING PLAN.

PRELIMINARY SITE PLAN
 ETHANAC AND CASE
 7-11 • 1036743
 PERMS, CA



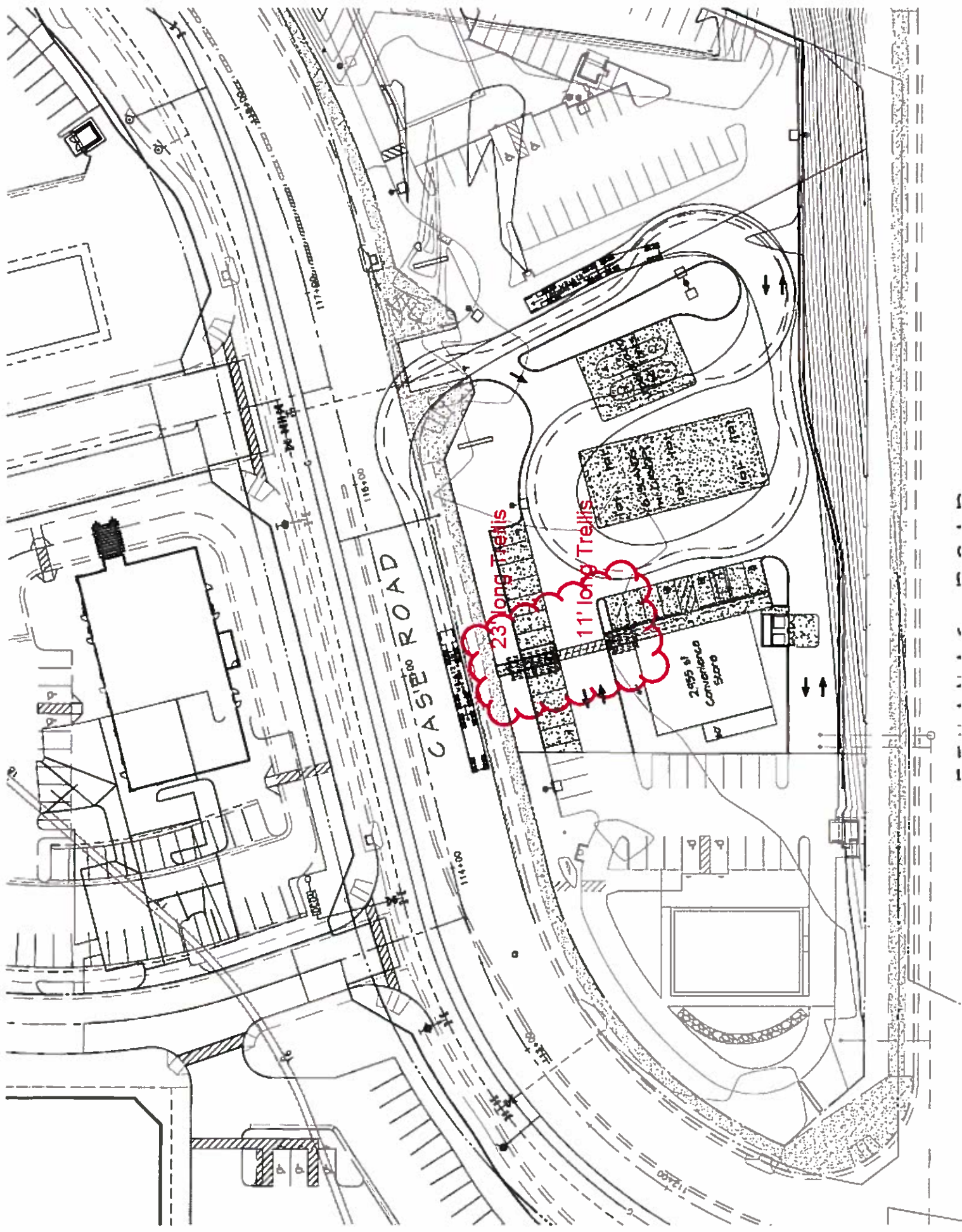
7-ELEVEN, INC.
 ONE AVENUE PLAZA, 1723 SOUTH ST
 DALLAS, TX 75271
 7-ELEVEN San Diego
 8771 Charming Mesa Blvd
 SAN DIEGO, CA 92124

Sheet	17614
Date	08/11/03
Author	WJG
Checker	WJG
Appr'd	WJG
Scale	AS SHOWN

18215 22ND AVENUE SOUTH
 PERMS, CA 92052
 (619) 251-8222
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BARGHAUSEN
 CIVIL ENGINEERING, LAND PLANNING
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 18215 22ND AVENUE SOUTH
 PERMS, CA 92052
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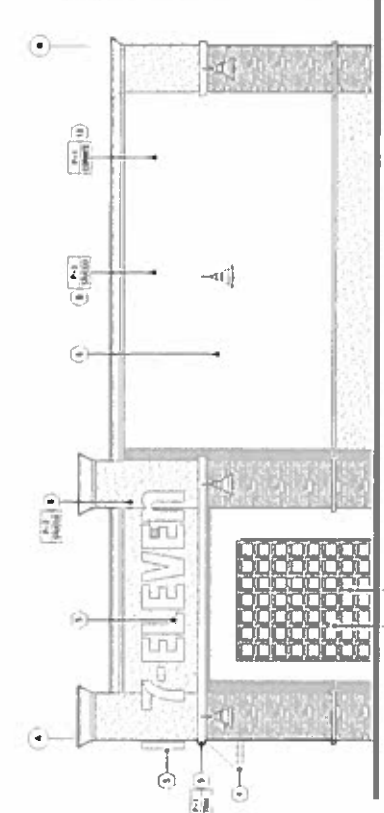


CUP SUBMITTAL
 STORE # 1888743

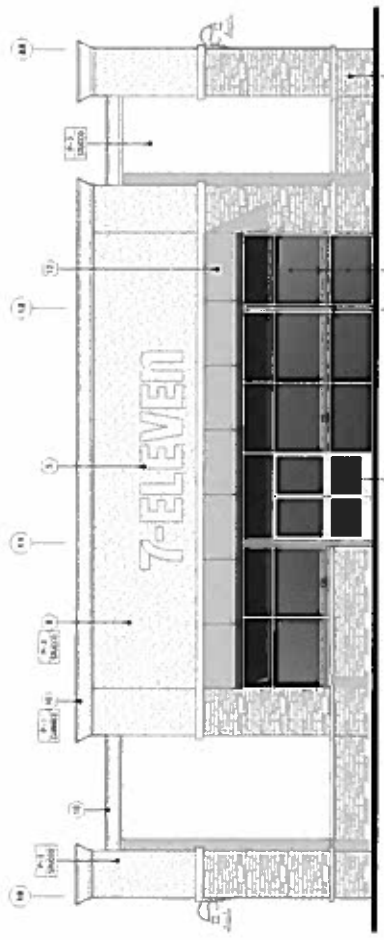
CASE & ETHANAC
 PENNING, CA

DATE	1/18/16
BY	WJ
PROJECT NO.	17816
DESCRIPTION	EXTERIOR ELEVATIONS

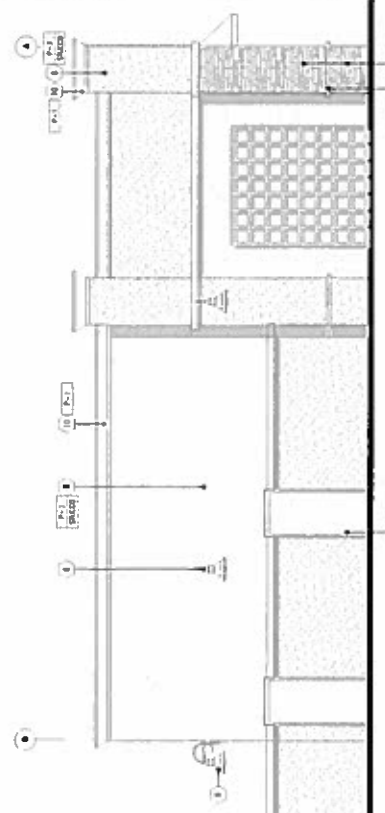
A2



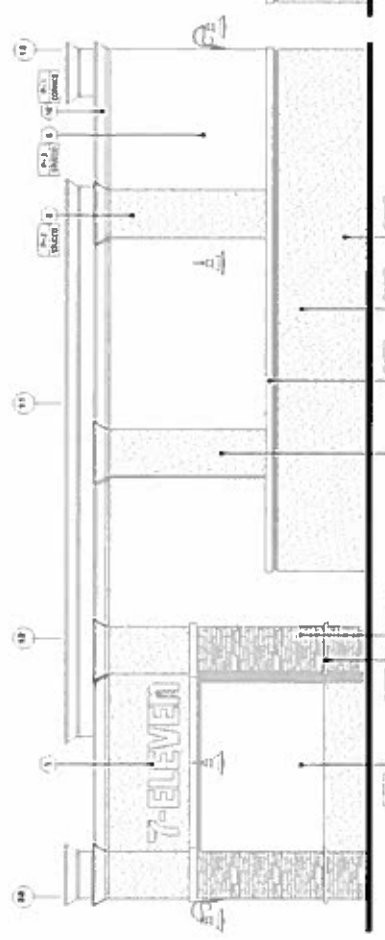
2 NORTH ELEVATION - FACING CASE ROAD



1 EAST ELEVATION - FRONT - FACING INTERSTATE 215



4 SOUTH ELEVATION - FACING ETHANAC ROAD



3 WEST ELEVATION - REAR

- MATERIAL LEGEND**
- [Symbol] EXPOSED CONCRETE FURTER
 - [Symbol] EXPOSED INTERIOR CONCRETE FURTER FRESH
 - [Symbol] EXPOSED INTERIOR CONCRETE FURTER FINISH
 - [Symbol] EXPOSED ALUMINUM
 - [Symbol] EXPOSED BRICK
 - [Symbol] EXPOSED GLASS
 - [Symbol] EXPOSED STONE

- COLOR LEGEND**
- [Symbol] 101 - 101.00 - 101.00 - 101.00
 - [Symbol] 102 - 102.00 - 102.00 - 102.00
 - [Symbol] 103 - 103.00 - 103.00 - 103.00

- KEYED NOTES**
- 1 ALUMINUM FINISH AND STRUCTURAL STEEL
 - 2 1/2" THICK POLYURETHANE INSULATION
 - 3 CONCRETE CUR
 - 4 FINISH
 - 5 EXPOSED CONCRETE SURFACE EXPOSED ALL SIDES
 - 6 ALL EXPOSED LBS FINISH
 - 7 1/4" GROUT - FILL TO MATCH EXPOSED SURFACE



BAGHAUSEN CONSULTING, INC.
 1801 NORTH ROAD SUITE 8
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 (817) 335-1100 FAX
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 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025



7-ELEVEN, INC.
 ONE ARTS PLAZA, 1722 SOUTH ST
 DALLAS, TX 75211
 7-11 # 1038743
 CASE RD & ETHANAC RD
 PERM, CA

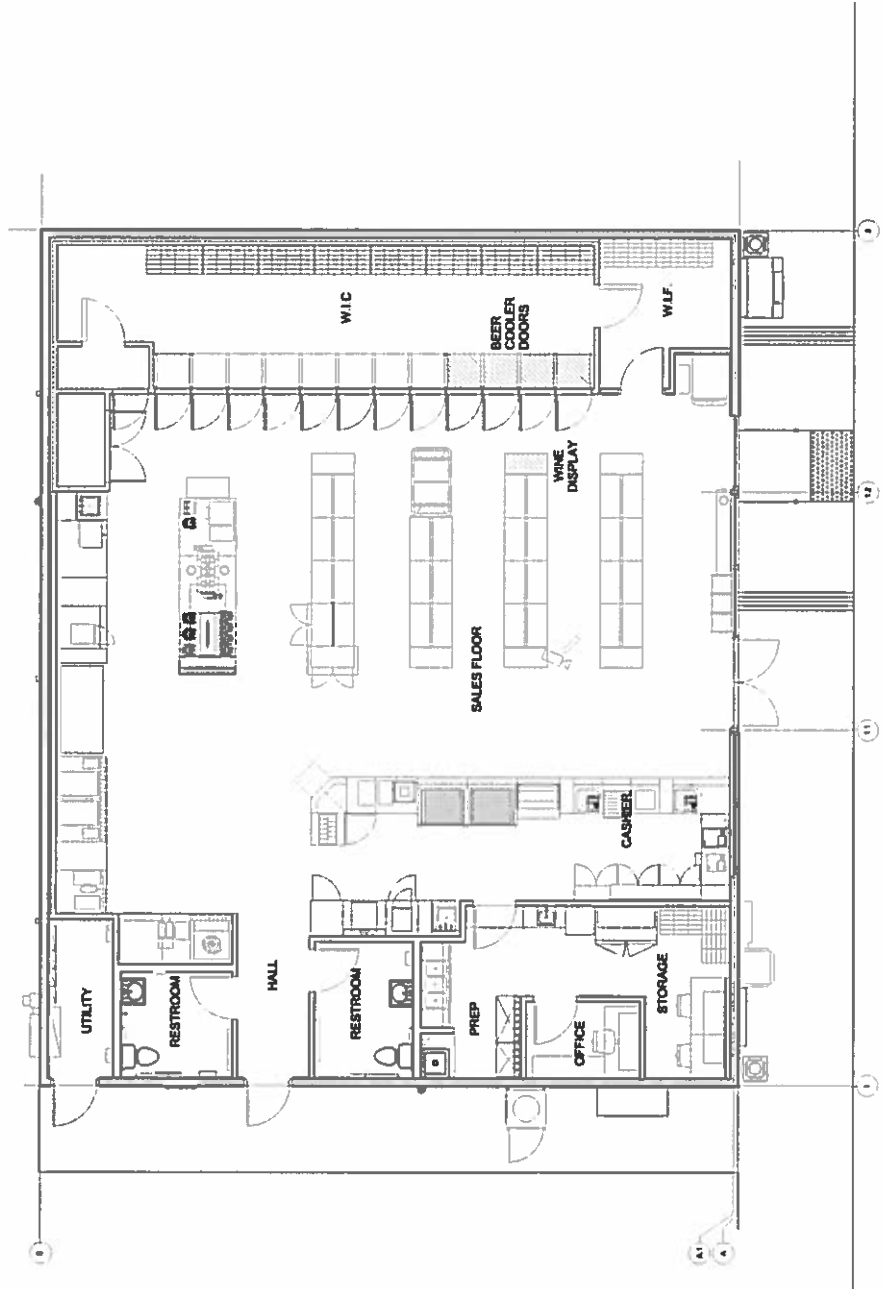


CJIP SUBMITTAL STORE # 100743

PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
DATE	
CJIP NUMBER	17814
PROJECT NAME	

FLOOR PLANS

A1



FLOOR PLAN
 10/1/2024



EXHIBIT F – ABC LICENSES IN VICINITY

CUP 16-05074, PCN, & VARIANCE 16-05142
7-Eleven at Perris Crossing with Type 20 ABC
License for off sale of beer and wine

RESOLUTION NUMBER 17-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 16-05074, A LETTER OF PUBLIC CONVENIENCE OR NECESSITY, AND VARIANCE 16-05142 TO DEVELOP A 2,940 SQUARE FOOT CONVENIENCE STORE WITH FUELING STATION WITH THE SALE OF BEER AND WINE AT THE PERRIS CROSSING CENTER LOCATED BETWEEN CASE ROAD AND ETHANAC ROAD, WEST OF THE I-215 FREEWAY, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, on March 24, 2016, the applicant Frank Allen Sipe filed Conditional Use Permit and Variance applications; and

WHEREAS, the proposed location of the use is in accordance with the objectives of the Zoning Ordinance and the purpose of the Community Commercial (CC) zoning district; and

WHEREAS, the proposed project is consistent with the City's General Plan and conforms to all zoning standards and other Ordinances and Resolutions of the City; and

WHEREAS, this Conditional Use Permit has been duly noticed; and

WHEREAS, a public hearing was held on January 18, 2017, at which time all interested persons were given full opportunity to be heard and to present evidence; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

Section 1. The above recitals are all true and correct.

Section 2. The Planning Commission hereby determines that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines pursuant to Article 19, Section 15301 for infill development within city limits on less than five acres of land in compliance with applicable general plan policies and zoning requirements, and with no habitat value for biological resources.

Section 3. Based on the information contained in the staff report, and supporting exhibits and plans for Conditional Use Permit 16-05074 and Variance 16-05142, the Planning Commission hereby finds, as follows:

A. Findings Required to Grant a Conditional Use Permit for a Fueling Center and the Sale of Alcohol:

- 1. The proposed location of the conditional use is in accord with the objectives of this Title and the purposes of the zone in which the site is located.**

Exhibit G

The zoning and General Plan designation of the site are Community Commercial. This zone permits retail uses including convenience stores and fueling stations, which currently are existing uses within the Perris Crossing retail center. As conditioned, the project meets or exceeds the objectives of the Community Commercial land use designation, and the standards for development within the Perris Crossing Center.

- 2. The proposed plan is consistent with the City's General Plan and conforms to all Specific Plans, zoning standards, applicable subdivision requirements, and other ordinances and resolutions of the City.***

The proposed project conforms to the goals of the General Plan and Zoning Code by complying with the developments standards of the Community Commercial Zone and the Perris Crossing retail center, and providing superior site design and building architecture. The project is consistent with General Plan Policy III.A by providing new commercial shopping and employment opportunities within the City. Two development standards not met have been addressed by the proposed variance.

- 3. The proposed location of the Conditional Use Permit and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.***

As conditioned, the proposed 7-Eleven will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City. The store would be the second convenience store with alcohol sales in the Perris Crossing center, where the Zoning Code allows one such use, and a variance has been requested. 7-Eleven has state-of-the art training for employees, security measures, and controls on the sale of alcohol and cigarettes, beyond the City's requirements. The Perris Police Department stated the use was appropriate, and their chief concern was traffic on Case Road. The City Engineer has addressed those concerns by requiring an updated traffic Study which determined that existing traffic improvements are adequate, and that the applicant shall use a small-sized gas truck for deliveries to prevent blocking Case Road with wide turns. The applicant has agreed to the proposed Conditions of Approval.

- 4. The architecture proposed is compatible with community standards and protects the character of adjacent development.***

As conditioned, the proposed architecture meets or exceeds the design standards for the Community Commercial Zone and the Perris Crossing retail center. 7-Eleven proposes an architecturally enhanced building with ledgerstone veneer, decorative cornices on the roofline of the building and the fueling station canopy, and decorative lighting and landscape trellises on the building. The building colors conform to the color palette of the Perris Crossing center with shades of brown and beige, and a forest green fabric canopy above the entrance and the elevation facing Case Road.

- 5. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.***

Good quality landscaping is provided throughout the site, including street trees along Case Road and Ethanac Road. Multi-layered landscaping including flowering trees, shrubs and groundcover will be provided in large landscape areas along Case Road and the drive aisle into the site. In addition, the slope from the south side of the site up to Ethanac Road will be fully landscaped with trees, shrubs and groundcover. More than 20% of the site will be landscaped.

B. Additional Findings Required per PMC Section 19.65.040 to Grant a Conditional Use Permit for the Sale of Alcoholic Beverages

- 1. The location or the use shall not result in adverse impacts on park facilities, school facilities, existing religious land uses and/or existing residential land uses.*

The proposed 7-Eleven will be located in an existing retail center and the Zoning Code exempts minimarts in shopping centers from all distance requirements. Nonetheless, the proposed 7-Eleven convenience store is more than 1,000 feet away from any park, church, or school, and there no close residential uses at this time.

- 2. The traffic increases associated with the use will not result in potential hazards to existing pedestrian and/or vehicular traffic.*

The proposed use of one lot of this parcel as a retail store was anticipated and analyzed by the City's General Plan and was previously approved for development under ADPR 07-0101 for a larger (7,000 square foot) multi-tenant retail store. The required revised Traffic Study prepared for the project found the City Engineer's Conditions of Approval and mitigation measures for traffic safety to be in place and operational. Additional street lights on Case Road may be required by the City Engineer. The proposed gas truck turning movements from Case Road were found to potentially interfere with vehicles exiting the project driveway, and therefore, the applicant is conditioned to use smaller gas trucks to meet the radius turn requirements.

- 3. The establishment shall not constitute an enforcement problem to the City Police Department.*

7-Eleven stores have implemented an alcohol sales training program which is required for all cashiers and managers. The training program focuses on recognizing and preventing any sales of alcohol that may be detrimental to the public welfare (i.e., sale to minors and intoxicated persons) and other aspects of customer service, personnel management, facility maintenance and operations, and workplace safety. Also, all 7-Eleven Stores have an around-the-clock, closed circuit digital video recorder system, audio recording, and high-resolution monitoring in clear view of store customers and at the back of the store. Alcohol will not be located near an exit area, thereby discouraging theft. In addition, Section 19.65.030.F of the Zoning Code, Alcoholic Beverage Sales Regulations, contains "Standards for Service Stations" and 7-Eleven has indicated their willingness to comply fully with these regulations.

The proposal was presented to the Perris Police Department for comment by Planning staff on December 19, 2016 and a reply was received from Sgt. David Douglas on December 28, 2016. He stated the site was appropriate, and the department's chief concern was traffic on Case Road, which the City Engineer has addressed through a revised Traffic Study and project Conditions of Approval.

4. *The development conforms to all applicable provisions of this Code.*

The proposed project conforms to or exceeds all applicable provisions of this Code with the exception of the proposed Variance relating to distance from other alcohol vendors, and the number of mini-marts selling alcohol in one center. In addition, the applicant has requested the necessary Letter of Public Convenience and Necessity (PCN) for an ABC Type 20 License for Off-Site Consumption. See the Findings below regarding the PCN.

C. Findings Required to Grant Variance 16-05142 allowing a Second Minimart with Alcohol Sales in a Retail Center:

1. *There are unique physical circumstances applicable to the subject land, including size, shape, topography, location and surroundings.*

The 7-Eleven proposes to develop vacant land that is a detriment to the Perris Crossing center that includes a Winco Foods with general sales of alcohol (Type 21 License), and a Circle K selling beer and wine with a Type 20 License. The 7-Eleven site is separated from the main retail center by Case Road and a raised center median, which prevents direct access to the main shopping center from the site. As the Letter of Public Convenience and Necessity (PCN) states, it is a convenience to the public to offer the sale of beer and wine from this location, in addition to general merchandise, fresh foods, and gasoline that 7-Eleven offers.

2. *The strict application of zoning standards deprives the property of the right to use the land in a manner enjoyed by other conforming property in the vicinity under identical zoning standards.*

The strict application of the zoning standard requiring only one minimart with alcohol sales in a retail center deprives the property owner of the right to use the land in the same manner as other conforming properties in the vicinity under identical zoning standards. The two convenience stores will be in different areas of the Perris Crossing center, on opposite sides of Case Road, and will provide convenience to customers based on their location. As a national brand, 7-Eleven would be at a disadvantage to other minimart/gas stations in the area if not afforded the same opportunity to sell goods and services to the public.

3. *The granting of the variance and any appropriate conditions of approval shall not constitute a grant of special privileges which other conforming property properties in the vicinity do not enjoy under identical zoning standards.*

The proposed Variance is balanced or offset by superior architecture and site design, and highly restrictive Conditions of Approval regarding the sales of alcoholic beverages.

Other similar applications would be subject to the same level of scrutiny and conditions of approval, therefore approval of the project would not constitute a grant of special privileges.

- 4. As conditioned, the granting of the variance will not adversely affect the objectives, policies, and programs contained in the City's General Plan.***

The proposed project conforms to the goals of the General Plan and the Conditions of Approval for the Perris Crossing center by designing an attractive new retail building to encourage pedestrian and vehicular activity, and providing superior site design and building architecture. The project also is consistent with General Plan Policy III.A by providing new commercial shopping and employment opportunities within the City.

D. Findings Required to Determine the Appropriateness of a Letter of Public Convenience and Necessity (PCN) for an ABC Type 20 License for Off-Site Consumption:

Based upon the information contained within the staff report and accompanying attachments, the Planning Commission is recommended to find the proposal to be in the interest of Public Convenience or Necessity based on the findings below:

- 1. The sale of alcohol at this Convenience Store will be a public convenience.***

Two alcohol licenses in the census tract are within less than one half mile of the proposed 7-Eleven. One is the afore-mentioned Circle K, and the other is the general alcohol license held by Winco Foods in the Perris Crossing center. The 7-Eleven proposes to sell beer and wine for the convenience of its patrons that are already be in the store for groceries and general merchandise, and purchasing gasoline. As a "Neighborhood Market" 7-Eleven will provide an additional source of fresh foods that the other small retailers do not. For quick trips and when a gasoline purchase is necessary, the public may find 7-Eleven more convenient.

- 2. The approval of a new license for the off-sale of beer and wine is an ancillary use to a general merchandise store and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses.***

Less than 1.5% of store area is devoted exclusively for the sale of beer and wine. The sale of beer and wine is an ancillary use to the sale of general merchandise and groceries and no residential properties, schools, parks, or churches are near the project site.

- 3. The approval of the sale of beer and wine at the 7-Eleven at Perris Crossing will not result in an adverse impact on public health, safety, or welfare.***

The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a grocery/retail store within minimal area allocated to beer and wine sales. This proposal was routed to the Perris Police Department for review and comments. Staff received a response on December 29, 2016, stating the use was appropriate and they had concerns about traffic issues on Case Road, which have

been addressed by a revised Traffic Study and the project Conditions of Approval. In addition, a public hearing notice was mailed to adjacent property owners within 300' feet of the subject site, and to date, no comments have been received from the public.

Section 4. For the foregoing reasons the Commission hereby approves Conditional Use Permit 16-05074 and a Letter of Public Necessity or Convenience to allow the development of a 2,940 square foot 7-Eleven convenience store and fueling station with the sale of beer and wine; and 2) Variance 16-05142 to allow the sale of beer and wine from a second convenience store in the Perris Crossing center, based on the information and findings presented in the staff report.

Section 5. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 6. The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 18th day of January 2017.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Clara Miramontes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 17-01 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 18th day of January 2017, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Planning Commission Agenda

CITY OF PERRIS
01.18.17

Item

8A

Planning Commissioner Election of Chair and Vice Chair