



CITY OF PERRIS PLANNING COMMISSION AGENDA

March 15, 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: Hammond, Weir, Arras, McCarron, Vice Chair Shively, Chair Balderrama

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Hammond

5. PRESENTATION:

6. CONSENT CALENDAR:

- A. Planning Commission Minutes for February 15, 2017
- B. **Extension of Time No. 17-05041** – Request for a 10-year extension of time for Conditional Use Permit 73-08 to allow an existing mobile home residence to remain at 1020 Clayton Road in the Community Commercial (CC) Zone. **Applicant:** Carolyn Burton

7. PUBLIC HEARING:

- A. **Conditional Use Permit 16-05149** - Proposal to replace an existing static billboard with a 45-foot tall digital billboard with displays on both sides. **Applicant:** Tim Lynch, General Outdoor Advertising (*Continued from February 15, 216*)
- B. **Conditional Use Permit 16-05168** - Proposal develop a 4,846 sq.ft. convenience store with retail/restaurant space and an attached automated drive-thru carwash, an 18-pump fueling station, and a 5,138 sq.ft. retail/restaurant shop building with a drive-thru lane on 2.4 acres of vacant land at the southwest corner of Ethanac Road and Trumble Road. **Applicant:** Marwan Alabassi, MAMCO Inc.

- C. **Tentative Parcel Map 16-05166, Conditional Use Permit 16-05165 and Conditional Use Permit 16-05171** – Proposal to subdivide 8.28 acres into seven (7) lots for the development of a new 47,253 square foot shopping center, “March Plaza”, to be located at the northwest corner of Perris Boulevard and Harley Knox Boulevard. **Applicants:** Elizabeth Shoemaker, Alliance Land Planning and Engineering (March Plaza), and Frank Allen Sipe, Barghausen Consulting Engineers Inc. (7-Eleven)

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.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

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

12. ADJOURNMENT

Planning Commission Agenda

CITY OF PERRIS
03.15.17

Item

6A

Planning Commission Minutes for February 15, 2017

CITY OF PERRIS

MINUTES:

Date of Meeting: February 15, 2017

06:00 PM

Place of Meeting: City Council Chambers

1. CALL TO ORDER: The meeting was called to order at 6:00 pm.
2. ROLL CALL: Commissioners: Chair Balderrama, Vice Chair Shively, Hammond, Weir, Arras, McCarron

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

Staff Members Present: Director of Development Services Miramontes, Contract Planner Phung, Associate Planner Perez, Associate Planner Sbardellati, Assistant Planner Muhu, Assistant City Attorney Khuu.

3. INVOCATION:
4. PLEDGE OF ALLEGIANCE: Shively
5. PRESENTATION:
 - A. Appreciation and Recognition Presentation for David Stuart
6. CONSENT CALENDAR:
 - A. Planning Commission Minutes for January 18, 2017

The Chair called for a motion.

M/S/C: Moved by Commissioner Weir, seconded by Vice Chair Shively to Approve Planning Commission Minutes for January 18, 2017.

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

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:
 - A. Scoping Meeting for an Environmental Impact Report (17-05014) associated with Development Plan Review (DPR) 16-00008, and Tentative Parcel Map (37187) 16-

05181 – Development Plan Review to construct a 668,681 sq. ft. industrial development on approximately 34.57 gross acres, and a Tentative Parcel Map to consolidate six (6) lots into one parcel located at the southeast corner of Indian Avenue and Markham Street. Applicant: Adam Schmidt, Duke Realty.

Commissioner Arras and Commissioner Hammond stated they have visited the site.

Associate Planner, Perez, presented the item.

Environmental consultant, Eliza Laws, presented an overview of the environmental process for the project.

Associate Planner Perez concluded the presentation recommending the Planning Commission conduct an environmental scoping meeting to review and discuss the project, and provide direction in order for staff to incorporate the Commission's comments into a Draft E.I.R.

Commissioner Hammond commented that the car, truck and public transportation traffic, near and at the site, should be considered in the traffic analysis.

Commissioner McCarron commented that additional colors and superior architecture should be incorporated and, the height of proposed wall should be sufficient enough to screen the truck bays from view and, expressed concerns regarding truck traffic.

Vice chair Shively offered comments on color and architecture and suggested traffic access options for the project.

B. Conditional Use Permit 16-05237 – Proposal to develop a 2,999 square foot drive-through restaurant (Carl's Jr.) on a .88 acre lot within an existing shopping center located on Ramona Expressway, at Brennan Avenue. Applicant: William Shuman, KZ Companies

Commissioner Arras, Commissioner Hammond, Commissioner Weir, and Vice Chair Shively stated they have visited the site.

Associate Planner Diane presented the item. She concluded recommending the Planning Commission Adopt Resolution No. 17-02 approving Conditional Use Permit 16-05237 for development of a 2,999 s.f. Carl's Jr. drive-through restaurant in the Ramona Marketplace center, at Brennan Ave and Ramona Expressway, based on the findings and subject to the Conditions of Approval.

Applicant, Pat Cowen, gave a brief presentation about the project.

Commissioner McCarron commented that staff should work with the applicant to incorporate LED lighting for the project.

Commissioner Shively commented that LED lighting should be considered for the project.

The Chair called for a motion.

M/S/C: Moved by Commissioner Weir, seconded by Commissioner McCarron to Adopt Resolution No. 17-02 approving Conditional Use Permit 16-05237 for development of a 2,999 s.f. Carl's Jr. drive-through restaurant in the Ramona Marketplace center, at

Brennan Ave and Ramona Expressway, based on the findings and subject to the Conditions of Approval.

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

NOES:

ABSENT:

ABSTAIN:

C. Conditional Use Permit 16-05149 - Proposal to replace an existing static billboard with a 45-foot tall digital billboard with displays on both sides. Applicant: Tim Lynch General Outdoor Advertising.

Contract Planner Phung presented the item. He concluded recommending the Planning Commission Adopt Resolution No. 17-04 to approve Conditional Use Permit 16-05149 to allow replacement of an existing static billboard with a 45-foot tall digital billboard with displays on both sides located at the northeast corner of San Jacinto Avenue and G Street, adjacent to the I-215 Freeway, based on the findings and subject to the Conditions of Approval.

Vice chair Shively and Commissioner Arras stated they have visited the site.

Applicant, Tim Lynch, gave a brief presentation about the project and responded to comments regarding improving the fence.

Development Services Director, Clara Miramontes, proposed an option to include a condition of approval to allow the applicant and property owner to work together to update the fence.

Chair Balderrama, suggested that the applicant contact Riverside County, to discuss maintenance of the detention basin and replacement of chain link fence.

The Chair called for a motion.

M/S/C: Moved by Commissioner Weir, seconded by Commissioner Hammond to Continue the item to the March 15, 2017 Planning Commission meeting, to allow the applicant to discuss with Riverside County replacement of the chain link fence & detention basin maintenance.

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

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.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

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

Director of Development Services, Clara Miramontes, stated that the next Planning Commission meeting is on March 15, 2017.

12. ADJOURNMENT 1 Page 2 of 2

The Chair called for a motion.

M/S/C: Moved by Commissioner McCarron, seconded by 0 to Adjourn The Planning Commission Meeting.

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

NOES:

ABSENT:

ABSTAIN:

Planning Commission Agenda

CITY OF PERRIS
03.15.17

Item

6B

Extension of Time No. 17-05041

Conditional Use Permit 73-08

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: March 15, 2017

SUBJECT: Extension of Time Case No. EOT 17-05041 – Request for a 10-year extension of time for Conditional Use Permit 73-08 to allow an existing mobile home residence to remain at 1020 Clayton Road in the Community Commercial (CC) Zone. Applicant: Carolyn Burton

REQUESTED ACTION: **APPROVE** a ten (10) year Extension of Time (EOT 17-05041) for Conditional Use Permit 73-08, until August 13, 2023, to allow a mobile home residence in a commercial zone. The last extension of time expired August 13, 2013.

CONTACT: Clara Miramontes, Director of Development Services.

BACKGROUND/DISCUSSION:

On August 13, 1973, the City Council approved Conditional Use Permit No. 73-08 allowing a mobile home residence to be located in an area zoned Commercial Community (CC). The Conditional Use Permit was initially approved without conditions of approval. There have several extensions granted during the past 40 years, the last being in August 2014 with a ten (10) year extension. The property is currently for sale and the current owner is requesting another 10-year extension.

The property consists of a double wide mobile home, two (2) storage sheds, two (2) recreational vehicles (travel trailer and boat) and two (2) shipping containers. The current property owner is in the process of cleaning up the site and will remove the shipping containers. Due to the terrain and elevation of the property, the majority of the site can not be seen from public view. The property owner will be required to remove the shipping containers and any inoperable vehicles within 30 days of approval.

Staff is recommending that the Planning Commission approve another 10-year extension for continued use of this site as a residence.

FISCAL IMPACT: None

PREPARED BY: Brian Muhu, Assistant Planner

Reviewed By: Clara Miramontes, Director of Development Services

Exhibits: A- Conditions of Approval for E.O.T 17-05041
B- Planning Commission Submittal dated January 21, 2004
C- E.O.T 03-0392 approval
D- Aerial
E- Zoning Map

Consent: **March 15, 2017**

**PLANNING COMMISSION
CONDITIONS OF APPROVAL**

Extension of Time EOT 17-05041 for Conditional Use Permit 73-08

March 15, 2017

PROJECT: Extension of Time Case No. EOT 17-05041 – Request for a 10-year extension of time for Conditional Use Permit 73-08 to allow an existing mobile home residence to remain at 1020 Clayton Road in the Community Commercial (CC) Zone.

General Requirements:

1. The existing mobile home residence use may be continued to be used as a residence and maintained provided there is no physical change other than necessary maintenance and repair or provided there is no increase or enlargement of the area.
2. Existing mobile home on the property is for residential purposes only. Any new construction on the site shall comply with the City of Perris Zoning Code Title 19.
3. No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
4. This approval shall extend Conditional Use Permit 73-08 for ten (10) years and shall expire august 13, 2023.
5. The project shall adhere to all applicable building and development codes, including the Building Code and any applicable city codes and ordinances, and State mandated requirements.
6. Shipping containers and inoperable vehicles shall be removed from the site within 30 days of this approval.
7. Recreational vehicles on site shall not be used as habitable living units.

Exhibit A

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: January 21, 2004

SUBJECT: Extension of Time No. 03-0392 for Conditional Use Permit 73-08, located at 1020 Clayton Road. Applicant and Owner: Grace I. Burton

REQUESTED ACTION: APPROVE a ten (10) year Extension of Time (EOT 03-0392) for Conditional Use Permit 73-08, until August 13, 2013, to allow a mobile home residence in a commercial zone. The case was continued from the Planning Commission meeting held on January 7, 2004.

CONTACT: Olivia Gutierrez, Director of Community Development

BACKGROUND/DISCUSSION:

On August 13, 1973 the City Council approved Conditional Use Permit No. 73-08 allowing a mobile home residence to be located in an area zoned Commercial Community (CC). The Conditional Use Permit was initially approved without Conditions of Approval. There have been 19 extensions granted, the last being in August 1995 with a five (5) year extension. At this time, the owner is requesting another five (5) year extension for Conditional Use Permit 73-08.

The case was continued from the Planning Commission meeting held on January 7, 2004, due to several observations made by the Planning Commissioner Chairman. Staff conducted a second inspection on January 12, 2004, and found that the applicant owns several personal recreational vehicles stationed on site, which include a boat, and three (3) motor home vehicles. The applicant indicated that at times, her son visits to assist her with daily errands and will stay in one of the motor home vehicles stationed on the premise. In addition, the applicant stated that since the passing of her husband one year ago, she has not had much assistance to maintain the property. However, the applicant is in the process of obtaining the assistance to remove equipment not being used, and to provide a general maintenance of the property. Due to the terrain and elevation of the property, the majority of the site can not be seen from public view. Should the applicant be unable to clear the site within a reasonable timeframe, staff will initiate communication with the Neighborhood Preservation Division for appropriate code enforcement proceedings.

FISCAL IMPACT: None

REVIEWED BY:

City Attorney: N/A

Finance Director: N/A

Attachments: EOT Application, Project Site Location

Consent: January 21, 2004

Public Hearing:

Business Item:

Other:

Exhibit B



CITY OF PERRIS
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
135 NORTH D STREET, PERRIS, CA 92570-2200
TEL.: (909) 943-5003 FAX: (909) 943-8379

January 26, 2004

Grace I. Burton
1020 Clayton Road
Perris, CA 92570

Re: Extension of Time (EOT) 03-0392 to extend Conditional Use Permit 73-08

Dear Mrs. Burton,

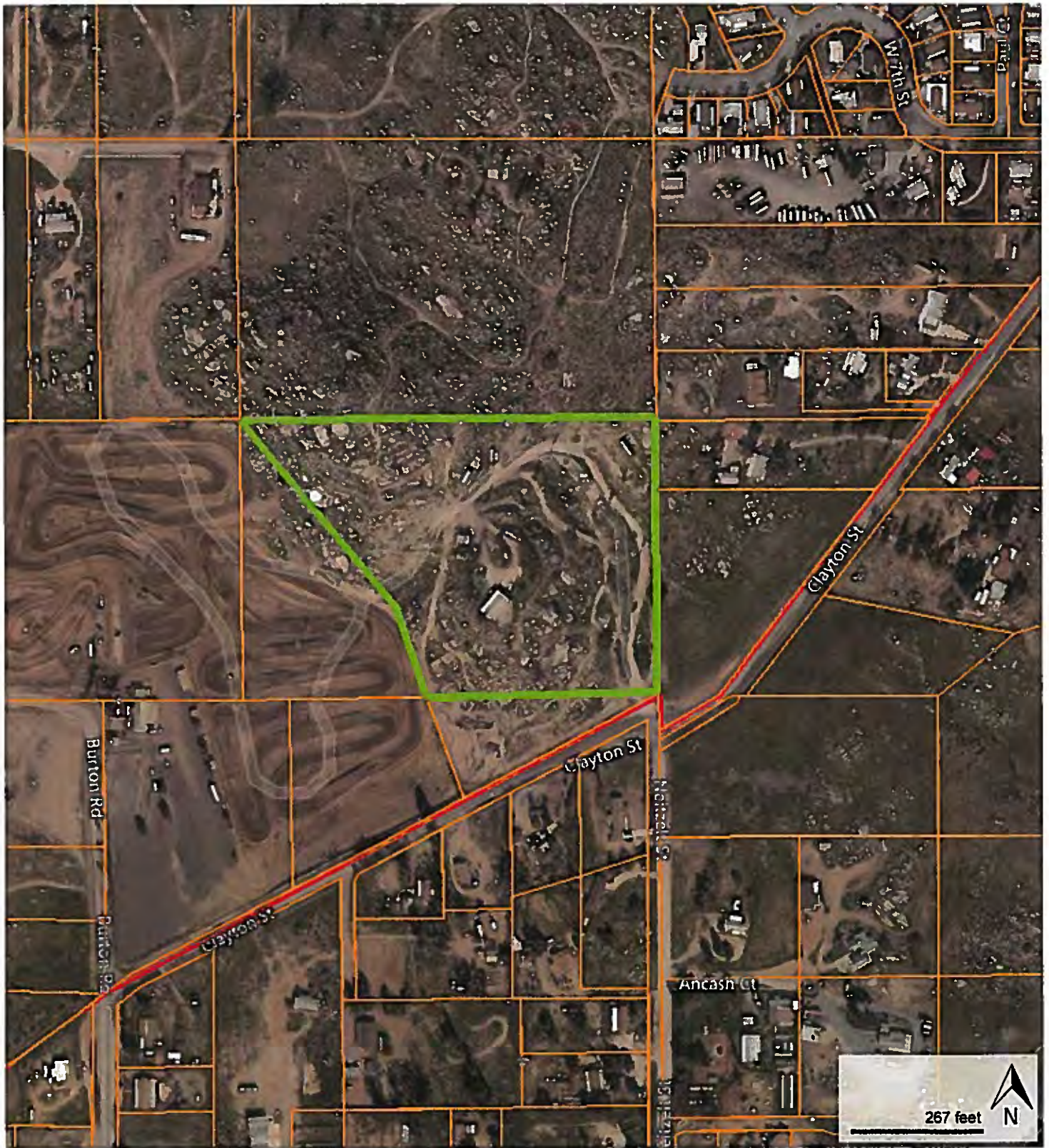
This letter is to inform you that the City of Perris Planning Commission approved your request for a ten (10) year extension of Conditional Use Permit No. 73-08 on January 21, 2004, to allow a mobile home residence in a commercial zone located at 1020 Clayton Road. **The new expiration date is August 13, 2013.**

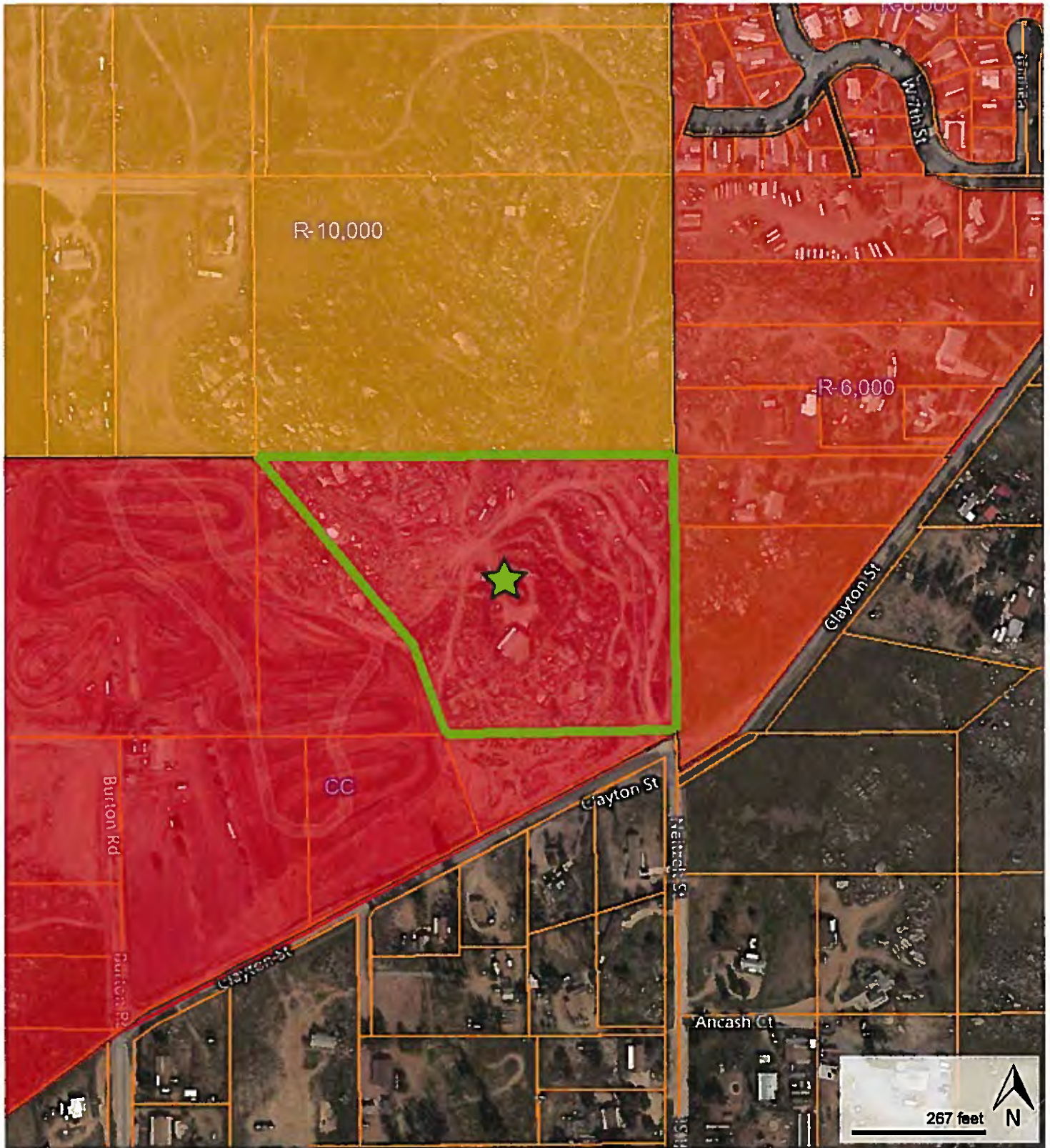
If you require any additional information, please do not hesitate to contact me at (909) 943-5003 extension 247.

Sincerely,

Sabrina Chavez, Project Planner

Cc: Olivia Gutierrez





Planning Commission Agenda

CITY OF PERRIS
03.15.17

Item

7A


Conditional Use Permit 16-05149

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: March 15, 2017

SUBJECT: Conditional Use Permit 16-05149 - Proposal to replace an existing static billboard with a 45-foot tall digital billboard with displays on both sides. **Applicant:** Tim Lynch, General Outdoor Advertising

REQUESTED ACTION: **ADOPT Resolution No. 17-04** approving Conditional Use Permit 16-05149 to construct a new 45-foot tall digital billboard, subject to the conditions of approval.

CONTACT: Clara Miramontes, Director of Development Services 

BACKGROUND/DISCUSSION:

On February 15, 2017, the Planning Commission held a public hearing to consider the "General Outdoor Advertising" digital billboard sign but voted to continue the project to the March 15th meeting. The Planning Commission directed the applicant to discuss with the County of Riverside whether they would replace the existing chain link fence with a wrought iron fence around the entire detention basin perimeter and requested that the County commit to regular maintenance of the detention basin. The applicant has since discussed this with the County of Riverside Supervisor's office and was informed that the request would not be allowed outside the billboard lease area. However, the applicant can install the wrought iron fence with pilaster columns and provide regular maintenance within their lease area around the billboard perimeter. The conditions have been revised to require that the billboard lease area chain link fence be replaced with a wrought iron/pilaster fence and regular maintenance of the lease area. According to Riverside County staff, the maintenance of the basin is under the jurisdiction of Riverside County Flood Control. City staff will follow up with Riverside County Flood Control to further pursue this matter prior to the public hearing and an update will be provided at the Planning Commission meeting.

As discussed previously, the new billboard has been designed to incorporate the City logo with an architecturally enhanced pole design. Since the proposed billboard deviates from the sign code requirements, the City Council is required to approve a Billboard Relocation Agreement. The City Council approved such agreement at the January 10, 2017 meeting. A Conditional Use Permit for a billboard can be processed by the Planning Commission once an approved Billboard Relocation Agreement has been granted by the City Council. The three areas of deviation are as follows: (1) a digital display versus a static display, (2) a height of 45 feet versus 40 feet and (3) 672 sq. ft. of signage area versus 300 sq. ft. of signage area. This is consistent in signage area and height with the proposed Lamar Billboard signs approved by the City Council on January 14, 2014.

Staff is supportive of the proposed billboard, as it will be an improvement to the site and the billboard has been designed to incorporate the City logo with an architecturally enhanced pole design. In addition, the City will also receive one screen ad in the normal rotation on a continuous basis throughout the term of the agreement at no cost to the City, in order to display public service announcements. The staff report package from February 15, 2017 meeting are attached with the Planning Conditions of Approval and Resolution updated to reflect the continuance and the amended Conditions of Approval.

BUDGET (or FISCAL) IMPACT: All costs associated with this project are borne by the applicant.

Prepared by: Kenneth Phung, Project Planner
City Attorney: N/A
Finance Director: N/A
Public Hearing: March 15, 2017

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: February 15, 2017

SUBJECT: Conditional Use Permit 16-05149 - Proposal to replace an existing static billboard with a 45-foot tall digital billboard with displays on both sides. **Applicant:** Tim Lynch General Outdoor Advertising

REQUESTED ACTION: **ADOPT Resolution No. 17-04** approving Conditional Use Permit 16-05149 to construct a new 45-foot tall digital billboard, subject to the conditions of approval.

CONTACT: Clara Miramontes, Director of Development Services

BACKGROUND/DISCUSSION:

The proposed project is a request to replace an existing static billboard with a new modern 45-foot-tall digital billboard with displays on both sides located at the northeast corner of San Jacinto Avenue and G Street, adjacent to the I-215 Freeway. The new billboard has been designed to incorporate the City logo with an architecturally enhanced pole design. Since the proposed billboard deviates from the sign code requirements, the City Council is required to approve a Billboard Relocation Agreement. The City Council approved such agreement at the January 10, 2017 meeting. A Conditional Use Permit for a billboard can be processed by the Planning Commission once an approved Billboard Relocation Agreement has been granted by the City Council. The three areas of deviation are as follows: (1) a digital display versus a static display, (2) a height of 45 feet versus 40 feet and (3) 672 sq. ft. of signage area versus 300 sq. ft. of signage area. This is consistent in signage area and height with the proposed Lamar Billboard signs approved by the City Council on January 14, 2014.

Staff is supportive of the proposed billboard, as it will be an improvement to the site and the billboard has been designed to incorporate the City logo with an architecturally enhanced pole design. The digital display will be limited to LED technology only where its illumination does not impair the vision of travelers on adjacent highway in accordance with Section 21466.5 of the Vehicle Code. Also, the digital display shall not change advertisements more than once every four seconds. Therefore, no video streaming, flashing, blinking, or intermittent or moving lights are permitted. In addition, the City will also receive one screen ad in the normal rotation on a continuous basis throughout the term of the agreement at no cost to the City, in order to display public service announcements.

The project is Categorically Exempt pursuant to Article 19 Section 15302(c) and Section 15303 of CEQA for replacement of an existing billboard sign with a new billboard sign requiring only negligible improvements. As of the writing of this report, no comments in opposition have been received from the neighboring property owners or public agencies. Staff is in support of the proposed project. Detailed project information is provided in the attached staff report and conditions of approval.

BUDGET (or FISCAL) IMPACT: All costs associated with this project are borne by the applicant.

Prepared by: Kenneth Phung, Project Planner

City Attorney: N/A

Finance Director: N/A

Public Hearing: February 15, 2017

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

PROJECT REPORT

CASE NUMBER: Conditional Use Permit (CUP) 16-05149

Date: February 15, 2017 - Planning Commission

Project Planner: Kenneth Phung, Project Planner

Project Description: Proposal to replace an existing static billboard with a 45-foot- tall digital billboard with displays on both sides

Location: Northeast corner of San Jacinto Avenue and G Street, adjacent to the I-215 Freeway

Assessor's Parcel Number: 311-190-018

Applicant: Tim Lynch
General Outdoor Advertising
632 S. Hope Avenue
Ontario, CA 91761

Environmental Determination: Categorically exempt pursuant to Article 19 Sections 15302(c) and 15303 of CEQA

EXISTING ZONING AND LAND USE:

Existing Zoning: Downtown Specific Plan (DTSP) - Civic

Existing Land Use: Detention Basin with Static Billboard

PROJECT DESCRIPTION & BACKGROUND

The proposed project is a request to replace an existing static billboard with a new modern 45-foot-tall digital billboard with displays on both sides located at the northeast corner of San Jacinto Avenue and G Street, adjacent to the I-215 Freeway. The new billboard has been designed to incorporate the City logo with an architecturally enhanced pole design. Since the proposed billboard deviates from the sign code requirements, the City Council is required to approve a Billboard Relocation Agreement. The City Council approved such agreement at the January 10, 2017 meeting. A Conditional Use Permit for a billboard can be processed by the Planning Commission once an approved Billboard Relocation Agreement has been granted by the City Council. The three areas of deviation are as follows: (1) a digital display versus a static display, (2) a height of 45 feet versus 40 feet and (3) 672 sq. ft. of signage area versus 300 sq. ft.

of signage area. This is consistent in signage area and height with the proposed Lamar Billboard signs approved by the City Council on January 14, 2014. As part of the Billboard Relocation Agreement, the City will also receive one screen ad in the normal rotation on a continuous basis throughout the term of the agreement at no cost to the City to display public service announcements.

ANALYSIS AND REVIEW

GENERAL PLAN CONSISTENCY

The proposed project will be consistent with the City's General Plan to improve community standards by removing a dilapidated static billboard (with multiple advertisement displays), and replacing it with a modern billboard (with one rotating digital display to reduce visual clutter and improve the appearance of the City). Therefore, the proposed project will be consistent with the General Plan.

CONDITIONAL USE PERMIT

As discussed above, the proposed Conditional Use Permit will allow the removal of an existing dilapidated static billboard sign with a new 45-foot-tall digital billboard with displays on both sides. The table below summarizes the deviation from the billboard sign code, (which can only be approved with a Billboard Relocation Agreement, and which the applicant has obtained).

Deviation From Billboard Sign Code			
Billboard(s)	Static Display	Max. 300-sf sign area	Max. 40-ft sign height
Billboard Replacement	No (proposing digital display)	No (proposing 672 sf)	No (proposing 45-ft)

Staff is supportive of the proposed billboard, as it will be an improvement to the site and the billboard has been designed to incorporate the City logo with an architecturally enhanced pole design. The digital display will be limited to LED technology only where its illumination does not impair the vision of travelers on adjacent highway in accordance with Section 21466.5 of the Vehicle Code. Also, the digital display shall not change advertisements more than once every four seconds. Therefore, no video streaming, flashing, blinking, or intermittent or moving lights are permitted. In addition, the City will also receive one screen ad in the normal rotation on a continuous basis throughout the term of the agreement at no cost to the City, in order to display public service announcements.

PUBLIC/AGENCY COMMENTS

A public hearing notice was mailed to affected public agencies and property owners within 300 feet of the subject properties. As of the writing of this report, no comments in opposition have been received from the neighboring property owners.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt pursuant to Article 19 Section 15302(c) and Section 15303 of CEQA for replacement of an existing billboard sign with a new billboard sign requiring only

negligible improvements.

FINDINGS

Conditional Use Permit

- A. The proposed location of the conditional use is in accordance with the objectives of this Title and the purposes of the Zone, as an approved Billboard Relocation Agreement has been obtained to facilitate the removal of the static billboard with a modern billboard design that incorporates the City logo with architectural enhancements to the pole design.
- B. The proposed project is consistent with the City's General Plan, zoning standards, applicable subdivision requirements and other ordinances and resolutions of the City with the approved Billboard Relocation Agreement.
- C. The proposed location of the conditional use 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.
- D. The proposed billboard design and layout are compatible with community standards in that it will remove an existing outdated billboard with a new billboard sign that will better protect the character of the adjacent development and the City as a whole.
- E. The proposed project does not necessitate on-site landscaping improvements to ensure visual relief, as the billboard sign is located on an existing detention basin site. Therefore, the new billboards will provide an improved environment for the public's enjoyment.

RECOMMENDATION

Staff recommends that the Planning Commission:

ADOPT Resolution No. 17-04 to approve Conditional Use Permit 16-05149 to allow replacement of an existing static billboard with a 45-foot-tall digital billboard with displays on both sides located at the northeast corner of San Jacinto Avenue and G Street, adjacent to the I-215 Freeway, based on the findings and subject to the Conditions of Approval.

EXHIBITS:

- Exhibit A - Planning Conditions of Approval
- Exhibit B - Vicinity and Aerial Map
- Exhibit C - Downtown Specific Plan Landuse
- Exhibit D - Plans
- Exhibit E - CC Report dated January 10, 2017
- Exhibit F - Resolution 17-04

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

PLANNING COMMISSION CONDITIONS OF APPROVAL

CUP 16-05149

March 15, 2017

Conditional Use Permit (CUP) 16-0149 - Proposal to replace an existing static billboard with a 45-foot tall digital billboard with displays on both sides. **Applicant:** Tim Lynch, General Outdoor Advertising

General Requirements:

1. **Conformance to Approved Plans.** Development of the billboard project shall conform substantially to the approved set of plans presented at the February 15, 2017 Planning Commission meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
2. **Conditional Use Permit Approval.** The Conditional Use Permit approval shall be null and void unless substantial construction of the project or commencement of the land use contemplated by this approval is begun within three (3) years of the approval date. The applicant may apply for a maximum of three (3) one-year extensions. A written request for an extension shall be submitted to the Planning Division at least thirty (30) days prior to the expiration of the Conditional Use Permit.
3. **Permanent Removal of Existing Billboard.** Removal of the exiting billboard shall be in accordance with the Billboard Removal and Reconstruction Agreement approved by the City Council on February 10, 2017.
4. **Signage Display.** The maximum signage display shall be 672 square feet per face with a maximum billboard height of 45 feet. The digital display shall not change advertisement more than once every four seconds and shall comply with all applicable CALTRANS standards for signs adjacent to a freeway.
5. **Public Service Announcements.** City shall have the right to place two (2) public service announcements on the Relocated Billboard on a continuous basis throughout the Term of this Agreement, one (1) display oriented for viewing by northbound traffic and one (1) display oriented for viewing by southbound traffic on the Interstate 215 Freeway; provided, however, that such public service announcements shall be limited to one (1) showing of at least six (6) seconds per minute on the Relocated Billboard's Digital Displays. "Public Service Announcements" pursuant to this Agreement include, but are not limited to, City event announcements, emergency broadcasts, Amber Alerts and Wanted Criminal Postings from City's Police Department and other public or community messages similar in nature.
6. **Sign Application.** A sign application will be required for the precise location, final height, design and photo simulation of the sign. The final design shall be substantially in compliance with the original approval.

EXHIBIT A

7. **Building Official/Fire Marshal.** The proposed improvements shall adhere to all requirements of the Building Official/Fire Marshal. 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. See City of Perris website, Office of the Fire Marshal for examples and relevant information for access and underground plan available at: <http://www.cityofperris.org>.
8. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance for the lease area.
9. **Security Fencing.** An 7-foot tall tube steel fence shall be provided with pilaster columns and cap spaced approximately every 100-feet around the perimeter lease area.

PRIOR TO BUILDING PERMIT ISSUANCE

10. **Indemnification/ Hold Harmless.** 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 Conditional Use Permit 16-05149. 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.

PRIOR TO BUILDING PERMIT FINAL

11. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid.
12. **Final Planning Inspection.** The applicant shall first obtain clearance from the Planning Division verifying that all conditions of approval have been met by arranging a site inspection with Planning staff.

cc: Building Division

Vicinity & Aerial Map

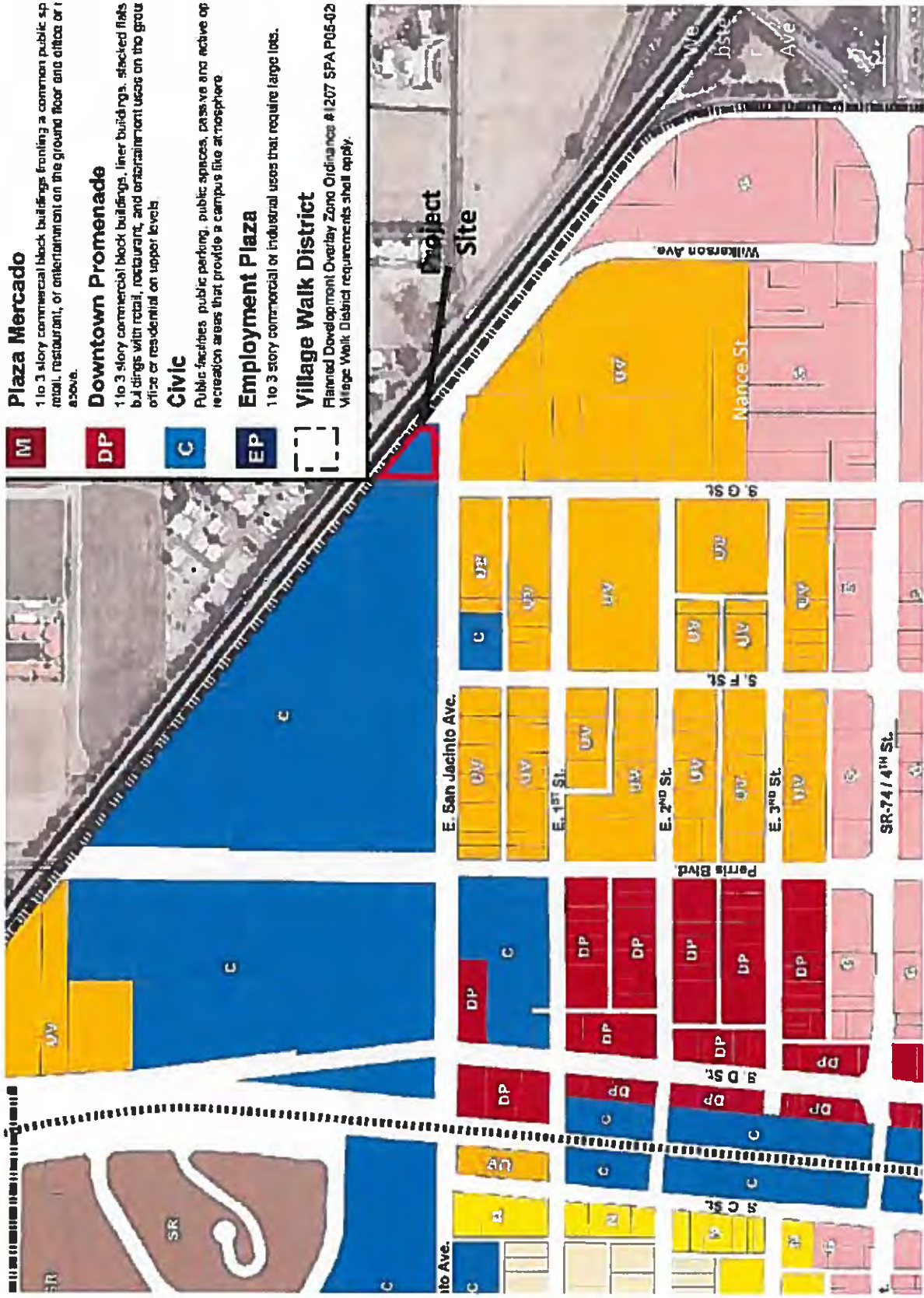


Planning Commission – February 15, 2017

CUP 16-05149 – Digital Billboard

Exhibit B

Downtown Specific Plan Landuse



Planning Commission – February 15, 2017
 CUP 16-05149 – Digital Billboard

Exhibit C



YESCO
 THE COMMERCIAL SIGNAGE
 SPECIALISTS



APPLICANT	General Outdoor Advertising
PROJECT NO.	11-16-100
DATE	04/26/11
STATUS	APPROVED
APPROVED BY	City Engineer
APPROVED DATE	04/26/11
PROJECT LOCATION	1110 S. 1st St. Perris, CA
PROJECT DESCRIPTION	General Outdoor Advertising
PROJECT AREA	0.15 AC
PROJECT VALUE	\$100,000
PROJECT TYPE	Commercial
PROJECT ZONE	Commercial
PROJECT DISTRICT	Commercial
PROJECT PHASE	Construction
PROJECT PERMIT NO.	11-16-100
PROJECT PERMIT DATE	04/26/11
PROJECT PERMIT EXPIRES	04/26/12
PROJECT PERMIT STATUS	Active
PROJECT PERMIT TYPE	General Outdoor Advertising
PROJECT PERMIT AREA	0.15 AC
PROJECT PERMIT VALUE	\$100,000
PROJECT PERMIT TYPE	Commercial
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PROJECT PERMIT DISTRICT	Commercial
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PROJECT PERMIT PERMIT ZONE	Commercial
PROJECT PERMIT PERMIT DISTRICT	Commercial
PROJECT PERMIT PERMIT PHASE	Construction

City of Perris

SITE ADDRESS: 205 S. 4215 (I-215 and E. San Jacinto Ave), Perris, CA

APPLICANT: General Outdoor Advertising



LEGAL DESCRIPTION

APR 21 2011 11:13 AM

PERMITS

LEGAL DESCRIPTION

APR 21 2011 11:13 AM

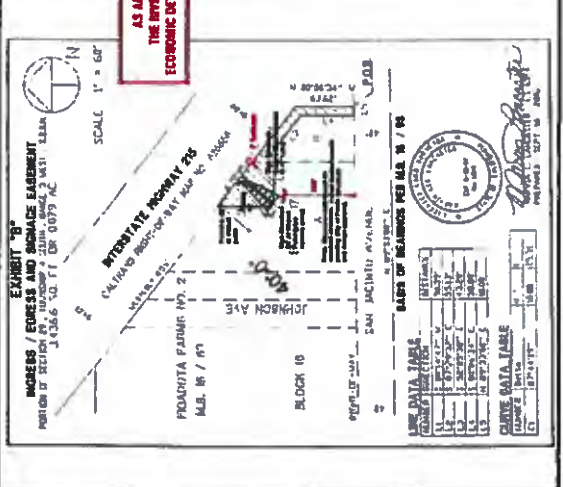
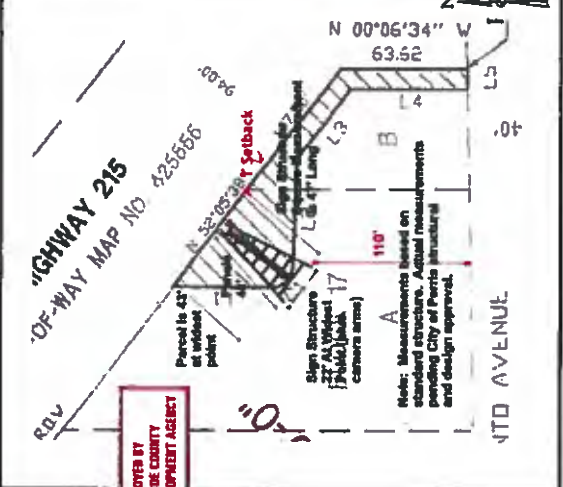
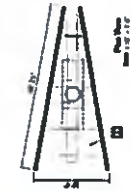
PERMITS



EXISTING SIGN FACE ILLUMINATED AT NIGHT
 To Be Replaced



APPLICANT	General Outdoor Advertising
PROJECT NO.	11-16-100
DATE	04/26/11
STATUS	APPROVED
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PROJECT PERMIT ZONE	Commercial
PROJECT PERMIT DISTRICT	Commercial
PROJECT PERMIT PHASE	Construction



**CITY COUNCIL
AGENDA SUBMITTAL**

Meeting Date: January 10, 2017

SUBJECT: Billboard Relocation and Reconstruction Agreement with General Outdoor Advertising to replace an existing static billboard with a 45-foot tall digital billboard with display on both sides located at northeast corner of San Jacinto Avenue and G Street, adjacent to the I-215 Freeway.

REQUESTED ACTION: That the City Council authorize the City Manager or his designee to execute, on behalf of the City, the attached Billboard Relocation and Reconstruction Agreement and any related documents.

CONTACT: Clara Miramontes, Director of Development Services

BACKGROUND/DISCUSSION:

General Outdoor Advertising (“General Outdoor”) who currently owns an existing static billboard sign located at northeast corner of San Jacinto Avenue and G Street, adjacent to the I-215 Freeway, is proposing to replace the sign with a new 45-foot tall digital billboard with display on both sides that requires approval of a “Billboard Relocation and Reconstruction Agreement.” The new billboard will be an improvement to the site and has been designed to incorporate the City logo and an architecturally enhanced pole design. Although this is a replacement of an existing sign, the proposal is allowed subject to the approval of a Billboard Relocation Agreement by the City Council, as the new billboard consists of a digital display and exceeds the maximum allowable 300-sq. ft. sign area. The new sign proposes 672 sq. ft. of signage area. This is consistent in signage area and height with the proposed Lamar Billboard signs approved by City Council on January 14, 2014.

As part of the “Billboard Relocation and Reconstruction Agreement” the following shall be required:

- ❖ Subject to obtaining City permits and other agency permits, Outdoor Billboard may relocate and reconstruct the existing billboard with a digital display.
- ❖ Outdoor Billboard voluntarily agrees to permit the City to place two public service announcements on a continuous basis throughout the term of the agreement. Public service announcements include Amber Alerts and Wanted Criminal Postings from City’s Police Department and other public or community messages similar in nature. Outdoor Billboard will pay for all costs of production and installation.
- ❖ Outdoor Billboard voluntarily agrees that it will not advertise for adult entertainment or nudity.

If the City Council approves the Billboard Relocation and Reconstruction Agreement, the applicant will be required to proceed with the application of a Conditional Use Permit. In order to approve this request, the City Council must make the following findings:

EXHIBIT E

- ❖ “The proposed agreement is consistent with the goals, objectives, purposes and provisions of the Perris General Plan and the Perris Municipal Code;”
- ❖ “The proposed relocation site is compatible with the uses and structures on the site and in the surrounding area;”
- ❖ “The proposed Relocation Agreement either: 1) reduces the number of outdoor advertising displays within the City; or 2) in the case of relocations to accommodate a public project, the Relocation Agreement serves the public interest by eliminating the need for public fund expenditure;”
- ❖ “The proposed outdoor advertising display would not create a traffic or safety problem with regard to onsite access circulation or visibility;”
- ❖ “The proposed outdoor advertising display would not interfere with onsite parking or landscaping required by City ordinance or permit; ...”
- ❖ “The proposed outdoor advertising display would not otherwise result in a threat to the general health, safety and welfare of City residents.”

Staff is recommending that the City Council authorize the City Manager or his designee to execute the Billboard Relocation and Reconstruction Agreement as the proposal will remove a dilapidated static billboard sign and replace it with a modern billboard that will incorporate the City logo. As well, the City will receive one screen ad in the normal rotation on a continuous basis throughout the term of the agreement at no cost to the City to display public service announcements.

BUDGET (or FISCAL) IMPACT: The City has no expense involved with the agreement. The City will benefit with allowance to have a public service announcement in the normal rotation on a continuous basis throughout the term of the agreement at no cost.

Prepared by: Kenneth Phung, Project Planner

City Attorney: Eric Dunn
Interim Assistant City Manager: Darren Madkin

Consent: January 10, 2017

Attachments: Attachment 1 – Proposed Billboard Sign
Attachment 2 – Billboard Relocation and Reconstruction Agreement, including exhibits.

RESOLUTION NUMBER 17-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 17-04 TO ALLOW REPLACEMENT OF AN EXISTING STATIC BILLBOARD WITH A 45-FOOT TALL DIGITAL BILLBOARD WITH DISPLAYS ON BOTH SIDES LOCATED AT THE NORTHEAST CORNER OF SAN JACINTO AVENUE AND G STREET, ADJACENT TO THE I-215 FREEWAY, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant filed Conditional Use Permit 16-05149 to allow replacement of an existing static billboard with a new modern 45-foot-tall digital billboard with displays on both sides located at the northeast corner of San Jacinto Avenue and G Street, adjacent to the I-215 Freeway; and

WHEREAS, the proposed location of the use is in accordance with the objectives of the Civic landuse designation of the Downtown Specific Plan (DTSP); 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 (CUP) has been duly noticed; and

WHEREAS, a public hearing was held on February 15, 2017, and the Planning Commission voted to continue the project to the March 15th meeting after all interested persons were given full opportunity to be heard and to present evidence and after the Planning Commission discussed the project; and

WHEREAS, a public hearing was held on March 15, 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 has determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15302(c) and Section 15303 of CEQA for replacement of an existing billboard sign with a new billboard sign requiring only negligible improvements.

Section 3. Based upon the information contained within the staff report and accompanying attachments, with respect to the Conditional Use Permit, the Planning Commission hereby finds the following:

EXHIBIT F

- A. The proposed location of the conditional use is in accordance with the objectives of this Title and the purposes of the Zone, as an approved Billboard Relocation Agreement has been obtained to facilitate the removal of the static billboard with a modern billboard design that incorporates the City logo with architectural enhancements to the pole design.
- B. The proposed project is consistent with the City's General Plan, zoning standards, applicable subdivision requirements and other ordinances and resolutions of the City with the approved Billboard Relocation Agreement.
- C. The proposed location of the conditional use 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.
- D. The proposed billboard design and layout are compatible with community standards in that it will remove an existing outdated billboard with a new billboard sign that will better protect the character of the adjacent development and the City as a whole.
- E. The proposed project does not necessitate on-site landscaping improvements to ensure visual relief, as the billboard sign is located on an existing detention basin site. Therefore, the new billboards will provide an improved environment for the public's enjoyment.

Section 4. For the foregoing reasons the Commission hereby approves Conditional Use Permit 16-05149 to replace an existing static billboard with a new modern 45-foot-tall digital billboard with displays on both sides located at the northeast corner of San Jacinto Avenue and G Street, adjacent to the I-215 Freeway, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

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 15th day of March 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 17-04 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 15th day of March 2017, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Planning Commission Agenda

CITY OF PERRIS
03.15.17

Item

7B

Conditional Use Permit 16-05168

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: March 15, 2017

SUBJECT: Conditional Use Permit 16-05168 – Proposal to develop a 4,846 sq. ft. convenience store with retail/restaurant space, an 18-pump fueling station, an automated drive-through carwash and a 5,138 sq. ft. retail shop/restaurant building with a drive-through lane on 2.4 acres of vacant land at the southwest corner of Ethanac Road and Trumble Road. **Applicant:** Marwan Alabassi, MAMCO Inc.

REQUESTED ACTION: **ADOPT Resolution No. 17-06** approving Conditional Use Permit 16-05168 to develop a 4,846 sq. ft. convenience store with retail/restaurant space, an 18-pump fueling station, an automated drive-through carwash and a 5,138 sq. ft. retail shop/restaurant building with a drive-through lane on 2.4 acres of vacant land at the southwest corner of Ethanac Road and Trumble Road, subject to the conditions of approval.

CONTACT: Clara Miramontes, Director of Development Services 

BACKGROUND/DISCUSSION:

The proposed project is a request to develop a 4,846 sq. ft. convenience store with retail/restaurant space, an 18-pump fueling station, an automated drive-through carwash and a 5,138 sq. ft. retail shop/restaurant building with a drive-through lane on 2.4 acres of vacant land at the southwest corner of Ethanac Road and Trumble Road. The site layout has been designed to locate the fueling station away from the street corner and integrate the carwash with the design of the building. In addition, a corner statement will also be provided with enhanced landscaping and signage monumentation to provide greater visual interest to the commercial complex and to draw the focus away from the carwash tunnel and fueling stations. Plus a decorative trellis with ledge stone columns will be provided along both Ethanac Road and Encanto Road to further screen the exit drive-through lane for the carwash and the drive-through lane for the restaurant building.

The project is located within the northeastern property boundary of the Motte Towne Center development that was approved by the City Council on May 13, 2008. This portion of land was originally part of the Motte Towne Center but has been detached from the overall development and is now being processed as a stand-alone development. The proposed layout and architecture are designed with the Motte Towne Center in mind so that this development coincides with access to the adjacent Motte Towne Center development.

The proposed architecture utilizes different colors and materials to distinguish base, body and cap of the building that is consistent with the architectural theme of the Motte Towne Center project. The design elements of the building utilize a combination of varying roof lines, decorative cornice treatment, decorative trellis canopy, metal lattice, glass store front and a ledge stone veneer with a precision concrete cap. 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 and a Mitigated Negative Declaration has been prepared. As of the writing of this report, no comments in opposition have been received from the neighboring property owners or public agencies. Staff is in support of the proposed project. Detailed project information is provided in the attached staff report and conditions of approval.

BUDGET (or FISCAL) IMPACT: All costs associated with this project are borne by the applicant.

Prepared by: Kenneth Phung, Project Planner

City Attorney: N/A
Finance Director: N/A
Public Hearing: March 15, 2017



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

135 N. "D" Street, Perris, CA 92570-2200

TEL: (951) 943-5003 FAX: (951) 943-3293

TEMPORARY USE PERMIT PLN17-05044

March 9, 2017

TO:

Richard Belmudez, City Manager
Darren Madkin, Deputy City Manager
Clara Miramontes, Director of Development Services
Habib Motlagh, City Engineer
David Martinez, Interim Fire Marshall
Daryl Hartwill, Assistant Director Public Works
Lieutenant Stephen Mike, Police Department
Battalion Chief Kirk Barnett, Fire Department

Case & No.: Temporary Use Permit PLN17-05044

Project Description Orange Empire Railway Museum's annual "Day Out with Thomas" event on the museum grounds, to be held on April 1, 2, 8 & 9, 2017 from 8:00 am to 5:00 pm. They are anticipating 5,000 people at the event. There will be food vendors, outdoor family activities, and entertainment.

Location: 2201 S A Street

Applicant: Orange Empire Railway Museum
P.O. Box 548
Perris, CA 92572

Contact Person: Donna Zanin (951) -315-6823

Please review the above described project along with the attached Site Plan. Your comments and recommendations are requested no later than, **Thursday, March 23, 2017.**

Should you have any questions regarding this case, please contact the project planner Brian Muhu, at (951) 943-5003, ext. 271.

Comments:

Enclosure: Exhibits

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

PROJECT REPORT

CASE NUMBER: Conditional Use Permit (CUP) 16-05168

Date: March 15, 2017 - Planning Commission

Project Planner: Kenneth Phung, Project Planner

Project Description: Proposal to develop a 4,846 sq. ft. convenience store with retail/restaurant space, an 18-pump fueling station, an automated drive-through carwash and a 5,138 sq. ft. retail shop/restaurant building with a drive-through lane on 2.4 acres of vacant land at the southwest corner of Ethanac Road and Trumble Road.

Location: Southwest corner of Ethanac Road and Trumble Road

Assessor's Parcel Number: 331-100-027 & 028

Applicant: Marwan Alabassi
MAMCO Inc.
445 S. D Street
Perris, CA 92570

Environmental Determination: Mitigated Negative Declaration No. 2330

EXISTING ZONING AND LAND USE:

Existing Zoning: Community Commercial

Existing Land Use: Vacant Land

PROJECT DESCRIPTION & BACKGROUND

The proposed project is a request to develop 2.4 acres of vacant land into a 9,984 sq. ft. commercial complex located at the southwest corner of Ethanac Road and Trumble Road. The project consists of two buildings, one on the east end of the site and one on the west end of the site. The building on the east fronts Trumble Road and Ethanac Road consists of a 4,846 sq. ft. convenience store with retail/restaurant space and an attached automated drive-thru carwash. An 18-pump fueling station is proposed in front of convenience/retail store. The building to the west end fronts Encanto Road and Ethanac Road, and will contain three tenant spaces totaling 5,138 sq. ft. for retail/restaurant and a drive-through restaurant. No alcohol sales are proposed at this time. A separate CUP will be required in the future if alcohol sales are proposed.

The project is located within the northeastern property boundary of the Motte Towne Center development that was approved by the City Council on May 13, 2008. This portion of land was originally part of the Motte Towne Center but has been detached from the overall development and is now being processed as a stand-alone development. The goal of this development is to help kick-start the Motte Towne Center development consisting of 58.8 acres of land and 484,300 square feet of commercial retail. The proposed layout and architecture are designed with Motte Towne Center in mind so that integration with the project would be seamless if the proposal develops.

ANALYSIS AND REVIEW

GENERAL PLAN CONSISTENCY

The proposed use is consistent with the Community Commercial land use designation of the General Plan. The Community Commercial zoning designation provides for retail, professional office and service-oriented business activities which serve the entire City, as well as the surrounding neighborhood. In addition, the project is consistent with Policy III.A of the General Plan to provide diversity in commerce to the local economy and to help provide jobs to Perris residents. Therefore, the proposed development is compatible with land use goals set forth in Planning Area 9 of the General Plan. The proposed project is also in compliance with the Zoning standards for parking and loading, setbacks, building height, landscaping, etc.

DEVELOPMENT STANDARDS

The proposed use, site design, setbacks, parking and landscaping have been reviewed by staff to verify and ensure compliance with development codes for the Community Commercial Zone. The Community Commercial Zone allows a maximum allowable Floor Area Ratio (FAR) of 75%, and a maximum lot coverage area of 50%. The proposed project FAR and lot coverage is only 9%. Building setbacks also exceed the development standard with a minimum setback of 15 feet on Encanto Road (10-foot minimum), 20 feet on Ethanac Road (15-foot minimum), 15 feet on Trumble Road (10-foot minimum) and 105 feet from the rear property line (No minimum distance requirement). See table below for minimum requirements.

<i>Table 1.- Community Commercial Development Standards</i>			
<i>Development Standard</i>	<i>CC Zone</i>	<i>Notes</i>	<i>Complies?</i>
Front Yard and Street Side Yard • Local/Collector Streets • Arterials • Expressway and Freeway	5 feet 10 feet 15 feet	Structures greater than 25 feet in height shall be set back an additional 5 feet for each 10 feet of additional structure height.	YES
Minimum Rear Yard	10 feet	If adjoining a residential zone the setback shall be the same as the side yard requirements.	YES

PARKING & CIRCULATION

The parking analysis is based upon restaurant use outside of the convenience store at the request of the applicant to require more parking to allow more people intensive use in the event there is a market for dining operation. The required parking ratio for the convenience store/gas station is one parking stall for every 250 square feet of building area. For restaurant use, one parking space is required for every 50 sq. ft. of dining area. For a fast food drive-through restaurant, one space is required for every 50 sq. ft. of dining area, plus ten (10) additional parking spaces. Based upon the parking calculations, the project is required to provide 64 parking spaces. The project is providing 65 parking spaces, which exceeds the parking requirement by one parking space. See Table below for parking analysis. Also, four (4) handicapped access stalls are provided which exceed the three (3) parking spaces required by the code for a development containing 51 to 75 parking spaces.

PARKING ANALYSIS			
Building sf.	Parking Ratio	Required Parking	Provided Parking
West Building			
3,412 sf. convenience store	1 space per 250 sf.	14 spaces	
1,434 sf. Restaurant @ 30% dining area	1 space per 50 sf. Dining	9 spaces	
East Building			
5,138 sf. Fast Food Drive-through Restaurant and Restaurant @ 30% dining area	1 space per 50 sf. Dining area, plus 10 additional parking spaces for fast food drive-through	41 spaces	
		64 spaces	65 spaces

As discussed earlier, the project consists of two sets of buildings. The building to the east end fronting Trumble and Ethanac Roads will contain two tenant spaces for a restaurant use and a convenience store/gas station with 18 fueling stations and an automated drive-through carwash. Although there are no specific parking requirements identified in the Municipal Code for the automated carwash component of the project, the queuing area for the carwash allows up to two (2) cars stacking. The building to the west end fronting Encanto and Ethanac Roads will contain three tenant spaces for sit-down restaurants and one fast food drive-through restaurant. The queuing area for the drive-through fast food restaurant also allows up to eight (8) cars stacking per the Municipal Code.

Access to the site location is provided along Ethanac Road and Trumble Road. Ethanac Road access is limited to right-in and right-out only, with a landscaped median at the centerline to prevent left/westbound access. Trumble Road provides access northbound to a signalized intersection at Ethanac Road, which allows left/westbound access to the I-215 Freeway. In addition, circulation for the project is designed to connect with the Motte Towne Center project with south access when it is ready for development.

TWO PARCELS

The proposed project consists of two parcels that will share access, on-site circulation and cross-drainage. Each building will sit on a separate parcel but will have shared access. Therefore, staff has conditioned that the development be held together through a combination of (1) an Access, Parking and Circulation Covenant, (2) a Drainage Easement and (3) an Access and Drainage Covenant.

LANDSCAPING

The applicant has submitted a conceptual landscape plan that conforms to the requirements of the Landscaping Ordinance. The proposed on-site landscaping area totals approximately 39,170 square feet or approximately 37% of the site, which significantly exceeds the minimum 10% landscape requirement of the code. Landscaping has been provided throughout the parking areas, adjacent to the buildings and trash enclosure area. All parking rows are framed by end planters and most landscape areas function as bio-swales.

BUILDING ELEVATIONS

The proposed architecture utilizes different colors and materials to distinguish base, body and cap of the building that is consistent with the architectural theme of the Motte Towne Center project. The design elements of the building utilize a combination of varying roof lines, decorative cornice treatment, decorative trellis canopy, metal lattice, glass store front and a ledge stone veneer with a precision concrete cap. 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 ledge stone veneer is provided around the entire building. Within the recessed façade a metal lattice will be provided for landscape materials. The façade facing Ethanac Road has a trellis in front of the carwash entry tunnel to provide greater visual interest to the building and draw the focus away from the carwash tunnel. The proposed color palette is a variation of shades of beige and brown to complement the ledger stone veneer. The dark brown serves as an accent color on the roof cornice, the canopies, and areas of wainscot not in public view.

MARCH AIR RESERVE BASE/INLAND PORT AIRPORT INFLUENCE AREA

The project is located in Zone D of March Air Reserve Base Compatibility Plan, but not within the Accidental Potential Zones. Zone D does not contain restriction on land use or density restriction. Also, the project is not located within the Perris Valley Airport influence area. Because the project is not proposing any legislative action (general plan amendment, zone change, specific plan amendment etc.) and the fact that the City's General Plan is now consistent with the March Plan, ALUC review is not required.

PUBLIC/AGENCY COMMENTS

A public hearing notice was mailed to affected public agencies and property owners within 300 feet of the subject property. As of the writing of this report, no comments in opposition have been received from the neighboring property owners or public agencies.

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared for the project in accordance with the City's guidelines implementing the California Environmental Quality Act. 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 such an Initial Study, staff has 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, and the zoning code and standard requirements of the City. Therefore a Mitigated Negative Declaration has been prepared.

FINDINGS

Conditional Use Permit 16-05168

- A. The proposed location of the conditional use is in accordance with the objectives of this Title and the purposes of the Community Commercial in which the site is located.
- B. The proposed project is consistent with the City's General Plan, zoning standards, applicable subdivision requirements and other ordinances and resolutions of the City.
- C. The proposed location of the conditional use 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.
- D. The architecture of the building will be compatible with community standards and protect the character of the adjacent development.
- E. The landscaping plan provides visual relief, and will offer an improved environment for the public's enjoyment.

RECOMMENDATION

Staff recommends that the Planning Commission:

ADOPT Resolution No. 17-06 to approve Conditional Use Permit 16-05168 to develop 2.4 acres of vacant land with a 4,846 sq. ft. convenience store with retail/restaurant space, an 18-pump fueling station, an automated drive-through carwash and a 5,138 sq. ft. retail shop/restaurant building with a drive-through lane located at the southwest corner of Ethanac Road and Trumble Road, based on the findings and subject to the Conditions of Approval.

- EXHIBITS:**
- Exhibit A - Conditions of Approval (Planning, Engineering, Public Works & Fire)
 - Exhibit B - Vicinity and Aerial Map
 - Exhibit C - General Plan Land Use Map
 - Exhibit D - Plans
 - Exhibit E - Resolution 17-06

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
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

CONDITIONS OF APPROVAL

**Planning Commission
March 15, 2017**

Conditional Use Permit (CUP) 16-05168

PROJECT: Proposal to develop a 4,846 sq. ft. convenience store with retail/restaurant space, an 18-pump fueling station, an automated drive-through carwash and a 5,138 sq. ft. retail shop/restaurant building with a drive-through lane on 2.4 acres of vacant land at the southwest corner of Ethanac Road and Trumble Road. **Applicant:** Marwan Alabassi, MAMCO Inc.

General Requirements:

1. **Mitigation Monitoring and Reporting Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program identified in the Mitigated Negative Declaration.
2. **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.
3. **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 March 15, 2017 Planning Commission meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
4. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by 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.
5. **Building Official.** The project shall comply with all requirements of the Building Official dated August 18, 2016.
6. **Fire Consultant.** The project shall comply with all requirements of the Fire Consultant dated December 30, 2016.
7. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer Conditions of Approval dated February 14, 2017.
8. **Public Works Administration/Special Districts.** The project shall comply with all requirements of the City of Perris Public Works Administration Conditions of Approval dated November 9, 2016.
9. **Southern California Edison.** The applicant shall contact the Southern California Edison

Exhibit A

- (SCE) area service planner (951) 928-8323 to complete the required forms prior to commencement of construction.
10. **Exterior Downspouts.** Exterior downspouts are not permitted on any elevations exposed to public view. Interior downspouts shall be incorporated.
 11. **Trash Enclosures.** Trash enclosures are required to be screened with landscaping and a trellis cover.
 12. **Carwash Door Facing Ethanac Road.** A decorative door with windows will need to be provided for the carwash tunnel if a security door is proposed facing Ethanac Road.
 13. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment on all elevations of the building.
 14. **Notice of Determination.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder" in the amount of \$2,266.15 to file the Notice of Determination.
 15. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
 16. **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) 16-05168. 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.
 17. **No alcohol sales.** A separate CUP will be required in the future if alcohol sales are proposed.

Prior to Grading Permit Issuance:

18. **Site Lighting Plan.** The applicant shall submit a lighting plan to the Planning Division for review and approval. Full cutoff low sodium 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.
19. **Water Quality Management Plan.** The applicant shall submit a final WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, vegetative swales and canopy cover for trash enclosure areas. The Public Works Department shall review and approve the final WQMP plans, and details.

Prior to Building Permit Issuance:

20. **Fire Access Plan.** 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. The guideline can be obtain from the Building Department or via the internet; <http://www.cityofperris.org/city-hall/forms/fire-forms/FireAccessGuideline.pdf>
21. **Chemical Disclosure.** A Chemical Classification Disclosure shall be submitted to the city for review & approval in the City of Perris format. A guideline can be obtain from the Building Department or via the internet; <http://www.cityofperris.org/city-hall/forms/fire-forms/ChemicalClassificationPackage.pdf>
22. **Reciprocal Access and Drainage Covenant.** The development shall be held together through a combination of (1) an Access, Parking and Circulation Covenant, (2) a Drainage Easement and (3) an Access and Drainage Covenant; and reserve the same for the Motte Towne Center project in the event the project develops.
23. **Landscaping Plans and Pavement Enhancements.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans 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. The landscaping shall be consistent with the conceptual landscape plan and include upgrading the landscaping area for the existing developed site. The following shall apply:
 - a. **Parking Area.** 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.
 - b. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation (except of detention basins).
 - c. **Water Conservation.** Landscaping must comply with AB 325 for water conservation. See Chapter 19.70 ([cityofperris.org](http://www.cityofperris.org)) for water conservation calculations (MAWA).
 - d. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
 - e. **Irrigation Rain Sensors.** Rain sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.
 - f. **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 have been installed and is completely operational. Before calling for final inspections a "Certificate of Compliance" form shall completed and signed by the designer/auditor

responsible for the project, and this form must be submitted to the project planner. The project planner will need to sign off on the "Certificate of Compliance" to signify code compliance.

24. **Building Plans.** All Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet (or sheets) and detail(s) indicating satisfaction of the conditions.
25. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.
26. **Fees.** The developer shall pay the following fees according to the timeline noted herein for the newly created south parcel:
 - a. Prior to the issuance of building permits, the applicant shall pay Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Prior to the issuance of certificate of occupancy, the applicant shall pay City Development Impact Fees;
 - c. Prior to the issuance of building permits, the applicant shall pay Multi-Species Habitat Conservation Plan fees;
 - d. Prior to issuance of building permits, the applicant will pay statutory school fees in effect at issuance of building permits to all appropriate school districts; and
 - g. Prior to issuance of building permits, the developer shall pay the Perris Valley Master Drainage Plan fees.
27. **Signage.** The proposed project does not include signage approval. All proposed signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
28. **Corner Monumentation Signage.** A sign application for the corner signage monumentation shall be submitted in substantial conformance with the concept signage plan submitted.

Prior to Issuance of Occupancy Permits:

29. **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. Maintenance District No. 84-1;
 - c. South Perris Community Facilities Assessment District;

30. **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.
31. **Occupancy Clearance.** The applicant shall have all required paving, parking, walls, site lighting, signage, landscaping and automatic irrigation installed and in good condition.

Construction and Operational Requirements:

32. **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. 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 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.
33. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
34. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property

Maintenance.

35. **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).



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-625

February 6, 2017, *Revised February 14, 2017*

CUP 16-05168 – Motte Towne Center

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. The applicant shall accept the offsite runoff and convey to acceptable outlet and comply with recommendations stated in Flood Control's letter dated January 31, 2017. Connection to Line "A" requires review and approval by RCFC.
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 ~~or The proposed discharged~~ **to** drainage channel southerly of the site. **This channel** shall be improved at minimum with 150' of paved surface from southerly of this project.

DEPARTMENT OF ENGINEERING

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

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 and drainage districts. The developer shall maintain all onsite landscaping and on and offsite drainage improvements including the pipe and channel. The existing signal at Ethanac Road/Trumble Road is maintained by City and 10% of the cost of maintenance shall be paid by the property owners through annexation to lighting and landscaping districts.
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 and Signal 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. Work within City of Menifee requires issuance of a permit.

13. Streetlights shall be installed along Ethanac Road and Trumble Road adjacent to the site pursuant to City of Perris and SCE requirements.
14. Ethanac Road from Encanto Road to Trumble Road along the south side shall be improved with minimum of 65' of new asphalt paving, curb/gutter located 67' southerly of centerline within 92' half-width dedicated right-of-way. Concrete/hardscaped raised median shall be provided along frontage of this property. Ethanac Road along north side shall be improved with minimum of 20' wide pavement ***measured from centerline to accommodate minimum of 12' paved lane and 3' paved shoulder.***
15. Trumble Road from Ethanac Road southerly along west side adjacent to the site shall be improved with minimum of 30' new paving, curb/gutter located 32' west of centerline within 47' half-width dedicated right-of-way. Trumble Road along east side shall be improved with minimum of 15' paving within dedicated right-of-way.
16. Existing traffic signal poles and equipment shall be removed/relocated as needed, loops replaced with cameras per Riverside County Standards.
17. Existing pavement along Ethanac Road if utilized shall meet traffic index of 9.5.

Habib Motlagh

Habib Motlagh
City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration . NPDES . Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: November 8, 2016

To: Kenneth Phung, Project Planner

From: Michael Morales, CIP Manager 

Subject: CUP 16-05168 – Conditions of Approval

Proposal to only initiate development of a portion of the proposed Motte Town Center, including 3.28 acres of the originally planned 58.8 acre development. The proposal includes construction of a 9,984 s.f. building for use as a gas station with automated car-wash, retail and restaurant space, located at the southwest corner of Ethanac Road and Trumble Road.

1. **Dedication and Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Ethanac Road**–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 25' public parkway from back of curb.
 - **Trumble Road**- 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 15' public parkway from back of curb.
 - **SW Corner of Intersection of Ethanac Road and Trumble Road.** The developer has proposed, and shall be required to provide a visually enhanced corner-cut-back area. The corner cutback area shall include a monument sign, which shall be modified to include City of Perris Community Identification Monumentation used at prominent intersections within the City. This area is required to fall within a landscape maintenance easement provided to the City of Perris. The cut-back area will fall within a minimum 35' area from face of curb behind the ECR/BCR ADA ramps at the intersection of Ethanac and Trumble Roads.
 - **Encanto Road (if required by City Engineer's Office),** 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.
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 16-05168" 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 (including Parkways and Center Median, west of the project near Perris Crossing Shopping Center) as determined by the Engineering Administration and Special Districts Division, including:
 - **Ethanac Road** –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 west along Ethanac Road, including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, and Red Hot Poker.
 - **Ethanac Road Landscape Median-Trees:** Geijera parvifolia-Austrailian Willow, Lagestromia Indica-(Indian Tribe Varieties)-Crape Myrtle, Pyrus Calleryana-Braford Pear Ornamental pear. Use drought resistant shrubs and ground cover intended to complement the existing landscape median to the west along Ethanac Road: 1) Tulbaghia Fragrans-Society Garlic, 2) Dietes Vegeta-Fortnight Lily, 3) Callistemon Viminalis "Little John" dwarf bottle brush, 4) Nolina Parryi-Parri Mexican Grass, 5) Raphiolepis Indica-Springtime-Indian Hawthorn; Ground Cover: Yellow Gazania.
 - **Trumble Road - Street Tree Primary:** Pinus Eldarica-Afgan Pine; Use drought resistant shrubs and ground cover intended to complement the proposed parkways along Ethanac Road, including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, and Red Hot Poker.
 - **Enchanto Road (if full half-width improvements are required by the City Engineer's Office)- Street Tree Primary:** Pinus Eldarica-Afgan Pine Secondary (accent tree) Lagestromia- Indian Tribes Varieties. Use drought resistant shrubs and ground cover intended to complement the new on-site landscape proposed by the project.
 - **SW Corner of Intersection of Ethanac Road and Trumble Road.** Visual enhancement may include, but shall not be limited to a masonry planter with stucco fascia proposed by applicant, modified to incorporate City of Perris Community Identification Entrance Monument Design. Materials selected for wall (i.e. cap, lighting, veneer) shall complement the City of Perris community entrance monuments, typical throughout the City. Any Community Entrance Identification Monument constructed, shall be constructed in accordance with the Specifications, Construction Details and materials found in the City of Perris Gateway Entry Construction Plans, to be provided by the City of Perris. Provide two levels of drought tolerant shrubs in mid- and foreground planters complementary to Trumble and Ethanac Parkway landscaping.
- 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 plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. **Expansion of Landscape Areas along Ethanac and Trumble Roads** – This project is part of a larger common plan of development. All plans shall include provision for expansion of the landscaped areas to the remaining areas located along Trumble Road. This shall include the sizing and installation of water meters, backflow devices, main service line, controller electrical services and other components in such a manner to allow for future expansion. Where such components pass under permanent driveways or hardscapes, sleeves of adequate size shall be installed to allow such expansion. These locations shall be identified both on the final as-built plans as well as marked in the field for convenient access.

- i. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
 - j. **Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 956-2120 to schedule inspections.
 - **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
 - **Turn-Over Inspection**– On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.
5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the start of the one year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning 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. **Bicycle Path**- Frontage along Ethanac 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.
 - c. **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.
 - d. **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** -New street lighting proposed by the project.
 - **Consent and Waiver for Landscape Maintenance District No. 1** -Off-site parkway and median landscape proposed by this development
 - **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

December 30, 2016


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

Subject: Development Review for CUP 16-05168

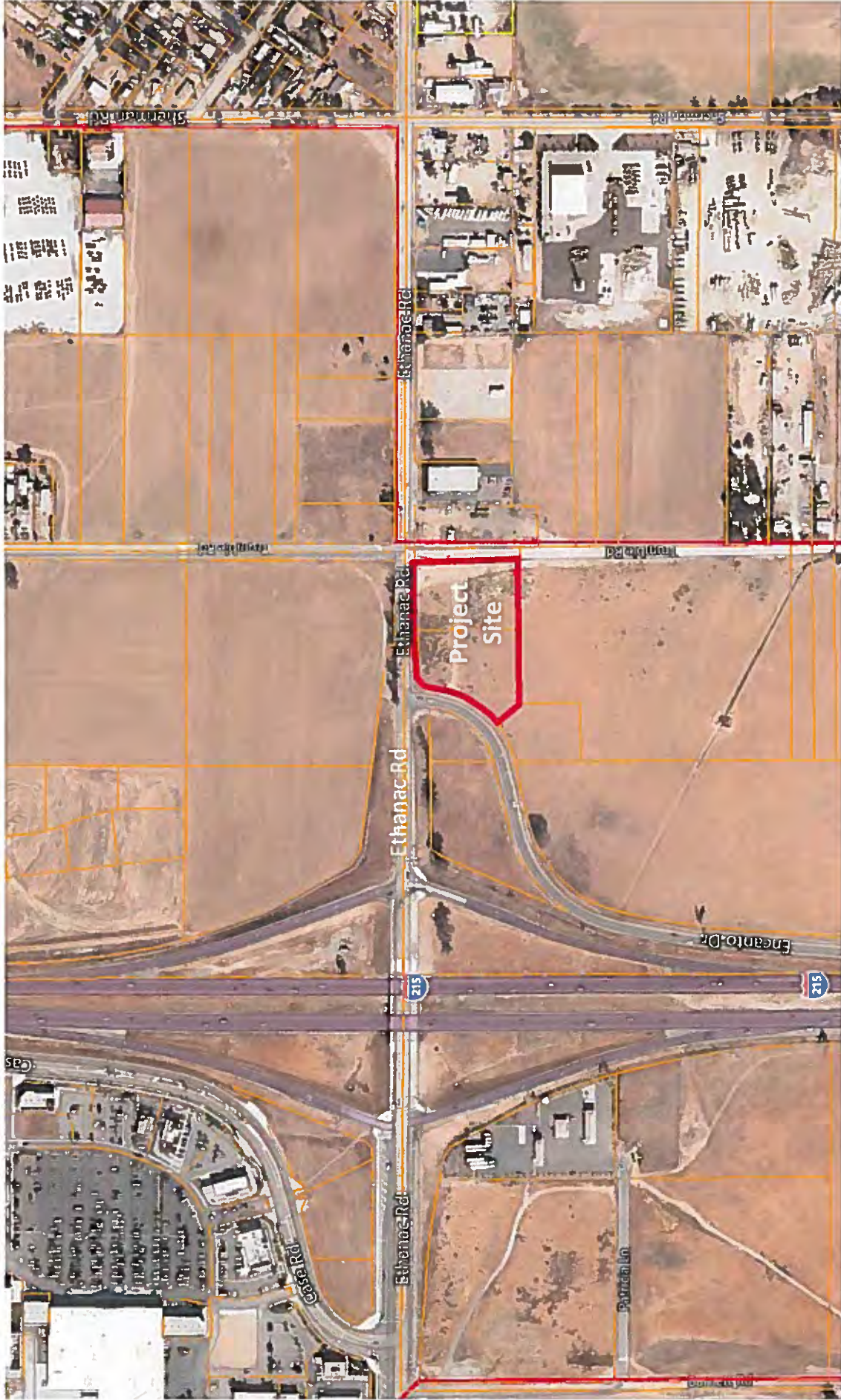
As requested a review of the subject property was completed. Please apply the following conditions to both CUP's:

1. All required fire hydrants shall be installed and operational prior to building construction.
2. All required fire hydrants shall be readily visible. A clear space of not less than 3-feet shall be maintained.
3. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
4. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.

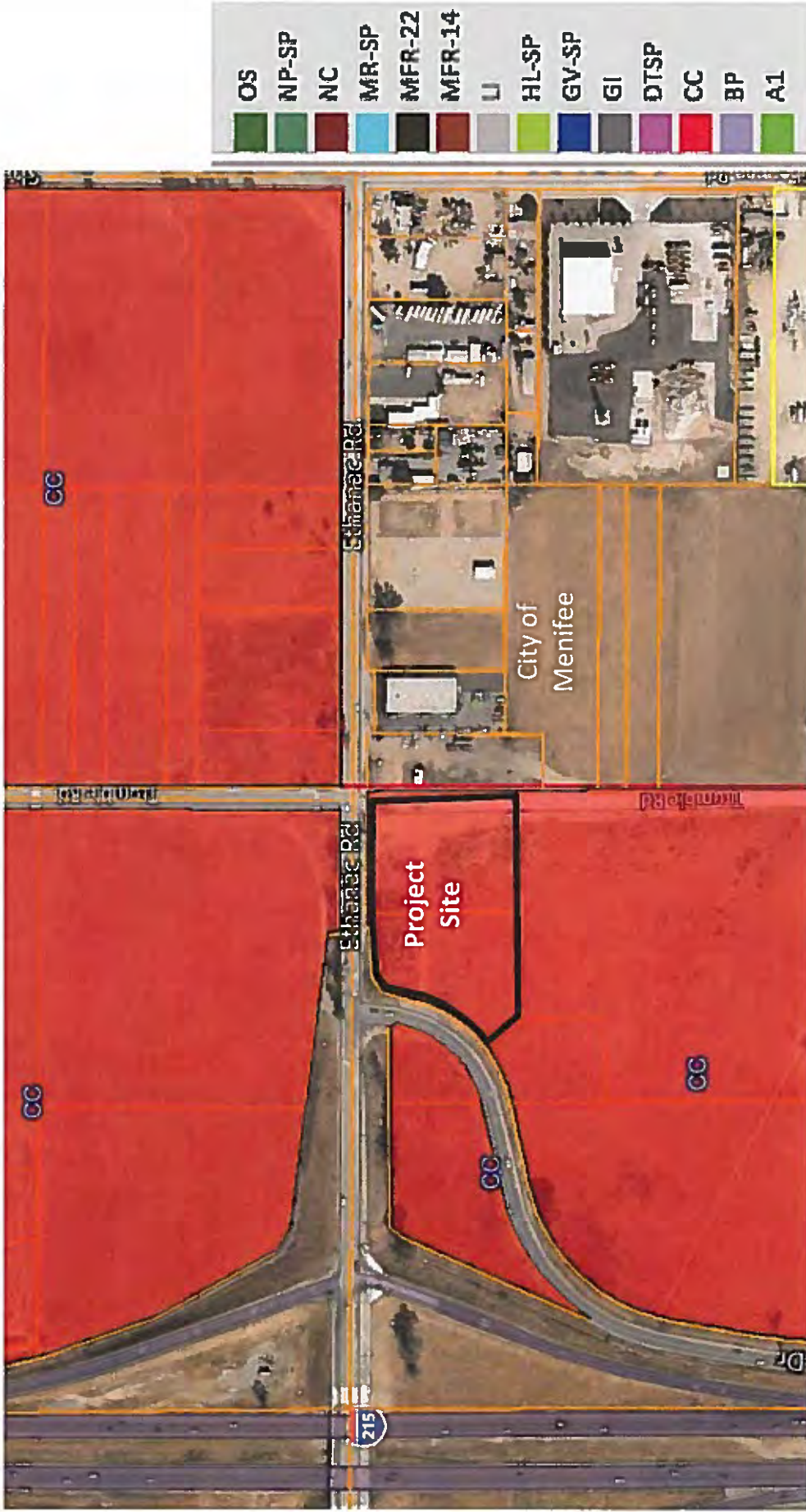
Respectfully,


Dennis Grubb, CFPE

Vicinity & Aerial Map

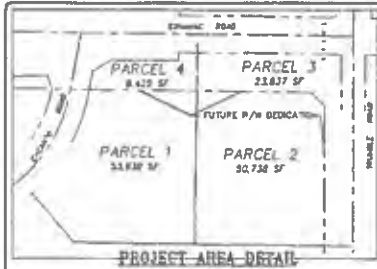


General Plan Land Use Map



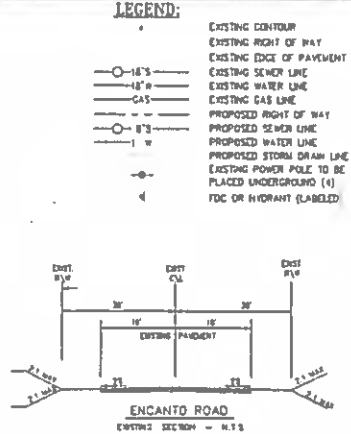
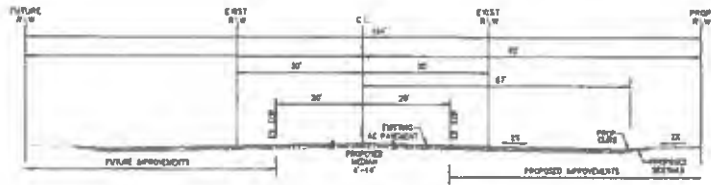
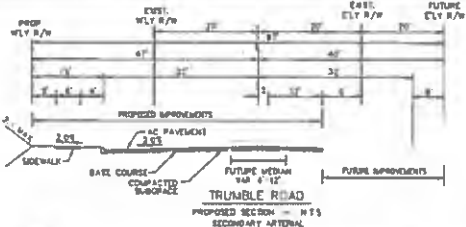
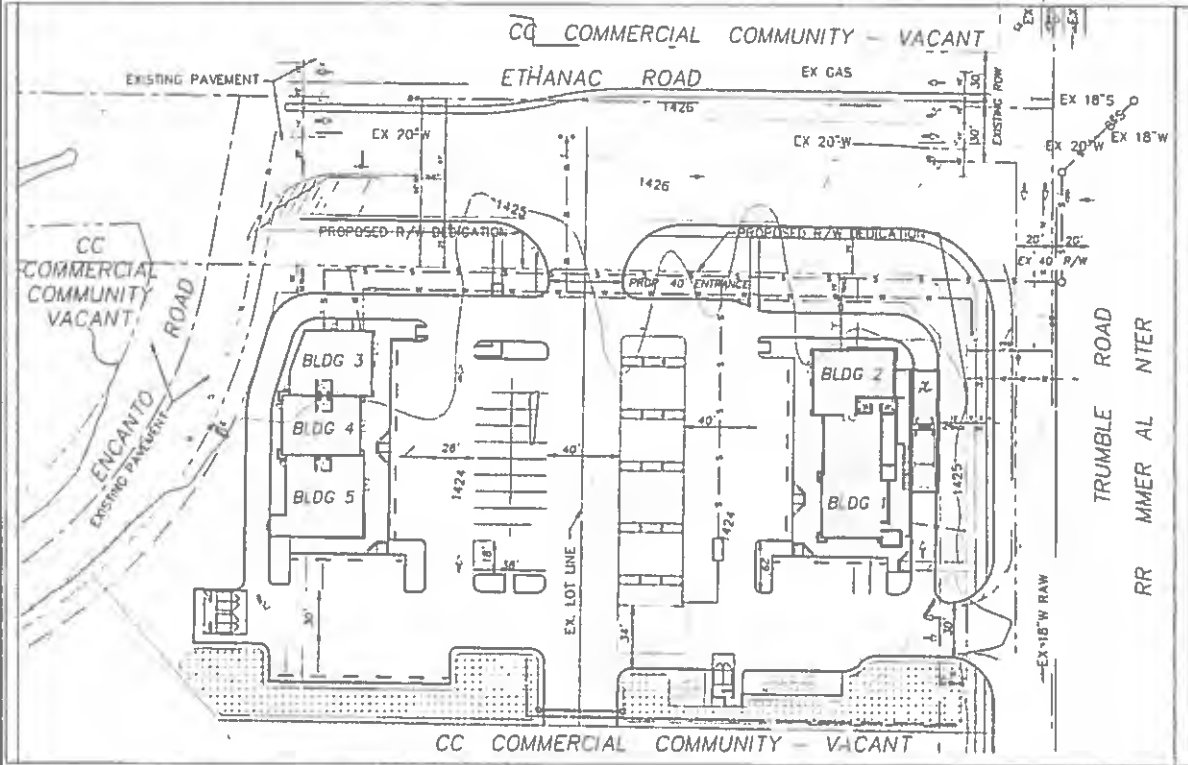
Planning Commission – March 15, 2017
 CUP 16-05168 – Alabassi Shopping Center

Exhibit C



SITE PLAN

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 UNITED ENGINEERING GROUP CA, INC
 JANUARY 2017



- LEGEND:**
- EXISTING CONTOUR
 - EXISTING RIGHT OF WAY
 - EXISTING EDGE OF PAVEMENT
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED WATER LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING POWER POLE TO BE PLACED UNDERGROUND (4)
 - FDC OR HYDRANT (Labeled)

OWNER/APPLICANT:
 ELADORA L.P.
 784 WEST RAMONA STREET
 PERRIS, CALIFORNIA 92572
 CONTACT: MARIAM ALABADI

ENGINEER:
 UNITED ENGINEERING GROUP
 10842 TRADEMARK PKY, SUITE 509
 RAINBOW, CALIFORNIA, CA 91730
 PHONE: 951.725.5372
 www.ueg.com
 CONTACT: CHRIS MORGAN

PARKING:
BUILDING 1:
 GENERAL RETAIL TRADES 1 SPACE FOR EVERY 250 SF
 AT 3,412 SF = 14 SPACES
RESTAURANTE: 1 SPACE FOR EVERY 50 SF OF DINING
 AT 1,434 SF AND 30% DINING AREA = 8 SPACES
BUILDING 2:
 DRIVE-IN FAST FOOD RESTAURANT 1 SPACE FOR EVERY 50 SF OF DINING
 OR SERVING AREA + 10 ADDITIONAL SPACES
 AT 5,138 SF AND 30% DINING AREA = 31 SPACES
TOTAL REQUIRED: 44 SPACES TOTAL PROVIDED: 44 SPACES
 NOTE: ALL PARKING SPACES ARE 9' x 18'

LEGAL DESCRIPTION:
 REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCELS 1 AND 3 AS SHOWN ON LOT LINE ADJUSTMENT NO.
 04-0084, AS EVIDENCED BY DOCUMENT RECORDED JULY 26,
 2004, AS INSTRUMENT NO. 04-C578456 OF OFFICIAL RECORDS.

AREA:
 PARCEL 1 — 53,936 SF (1.2382 AC)
 PARCEL 2 — 50,736 SF (1.1648 AC)
 PARCEL 3 — 22,637 SF (0.5426 AC) FUTURE R/W
 PARCEL 4 — 9,429 SF (0.1934 AC) FUTURE R/W

SITE DATA:
 LANDSCAPE/TYPH SPACE — 39,170 SF
 LANDSCAPE/PARKING IS — 12,278 (1,878 SF/1,866 SF)
 BLDG 1 — GENERAL RETAIL — 3,412 SF
 BLDG 2 — RESTAURANT — 1,434 SF
 BLDG 3-5 — RESTAURANT — 5,138 SF

SETBACKS:
 FRONT: 10' ETHANAC RD AND TRUMBLE RD
 15' ETHANAC RD AND TRUMBLE RD
 (BUILDINGS GREATER THAN 25', ADD 5' ADDITIONAL SETBACKS)
 FIN: EACH ADDITIONAL 10' OF STRUCTURE HEIGHT

UTILITY PURVEYORS:
 WATER & SEWER — EASTERN MUNICIPAL WATER DISTRICT
 GAS — SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC — SOUTHERN CALIFORNIA EDISON COMPANY
 TELEPHONE — VERIZON

A.P.N.:
 331-100-27
 331-100-28

NO.	DESCRIPTION	DATE
1	REVISED UNDERGROUND STORAGE	DEC 18
2	CHANGES TO ETHANAC SECTION	JAN 17



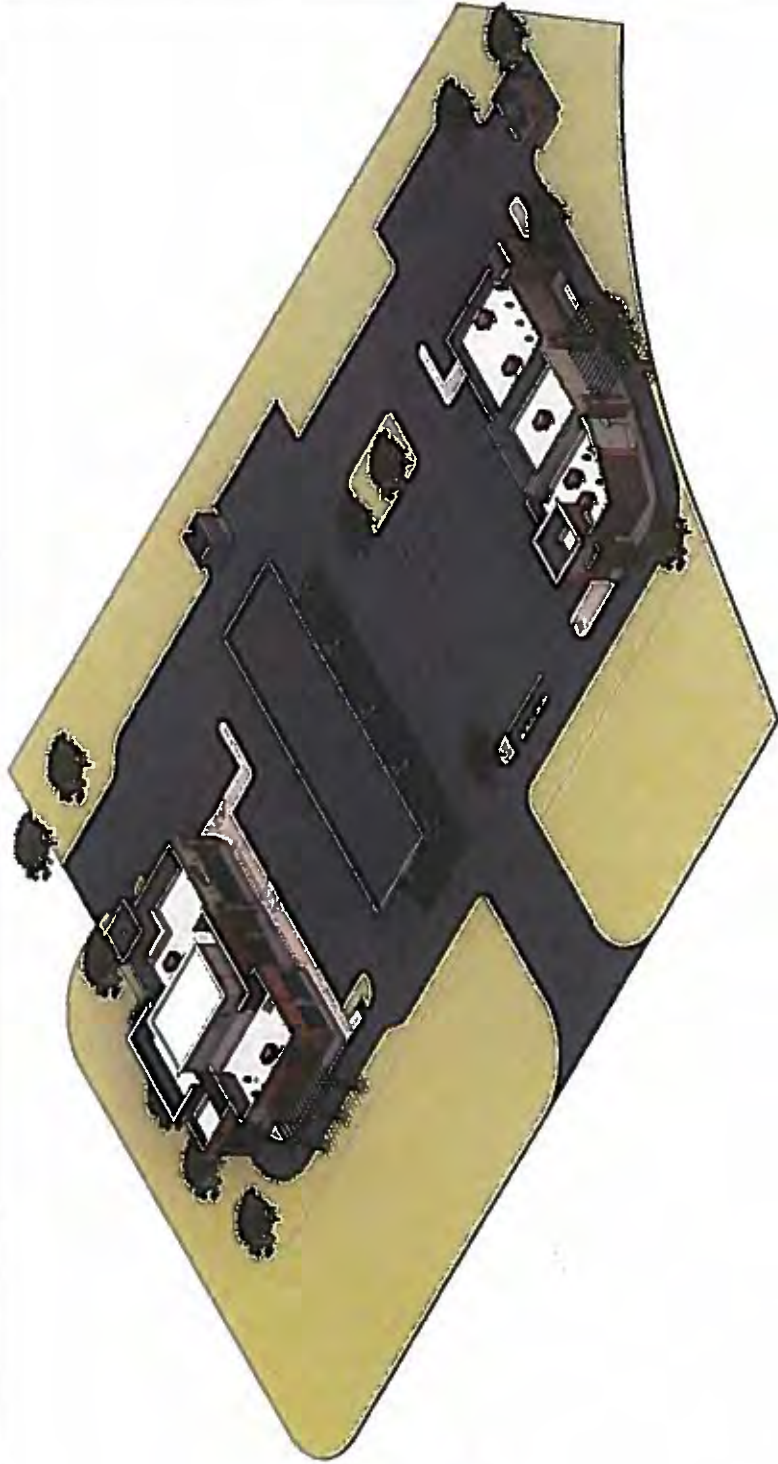
Chris Kesz
 CHRISTOPHER F. KESZ
 A.C.E. No. 13001



MOTTE TOWN CENTER
PRELIMINARY SITE PLAN
 A.P.N. 331-100-

GRAPHIC SCALE 1"=30'
 SHEET 3 OF 1

Exhibit D



Chevron Station - Ethanac & I-215

3D Site Plan
 PREPARED UNDER SUPERVISOR'S
 CONTROL

DATE: 07/20/10
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

PROJECT NO.: [Redacted]
 SHEET NO.: [Redacted]

SCALE: [Redacted]

DATE: 07/20/10

PROJECT NO.: [Redacted]
 SHEET NO.: [Redacted]

SCALE: [Redacted]

DATE: 07/20/10



IEC
INTEGRATED ENGINEERING CONSULTANTS

DATE:	07/20/10
DRAWN BY:	[Redacted]
CHECKED BY:	[Redacted]
PROJECT NO.:	[Redacted]
SHEET NO.:	[Redacted]
SCALE:	[Redacted]
DATE:	07/20/10



Chevron Station - Eithanac & I-215

Color Rendering

RENDERED UNDER SUPERVISION OF



IFC
INTERNATIONAL
FACILITY CONSULTANTS
ARCHITECTS & ENGINEERS
INCORPORATED

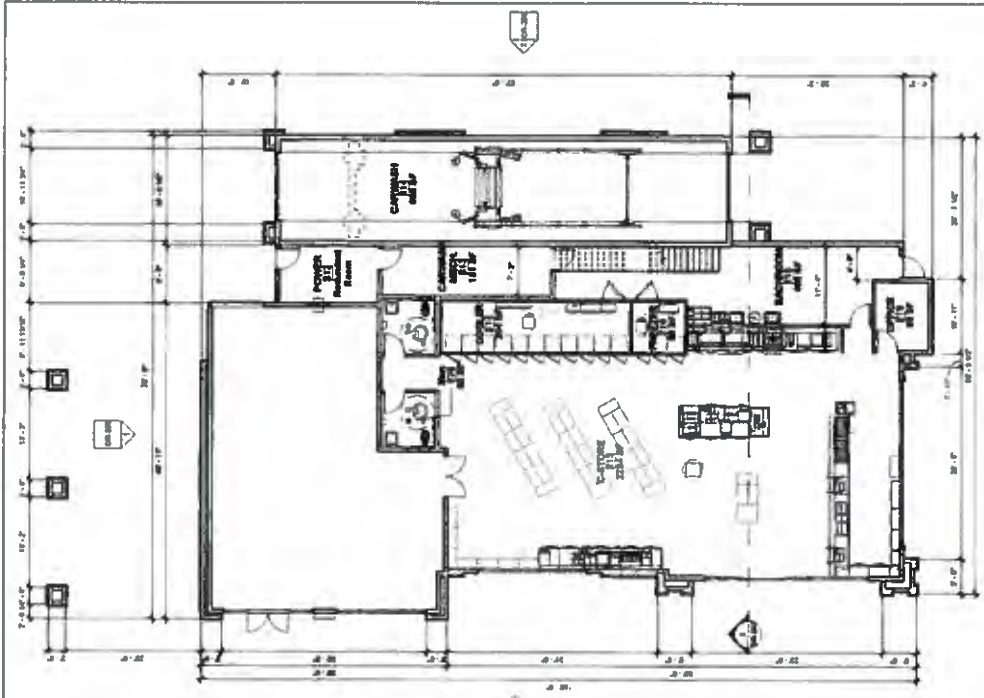
PROJECT NO.	DATE
CLIENT	SCALE
DESIGNER	CHECKED BY
DRAWN BY	DATE

DATE: 10/27/11

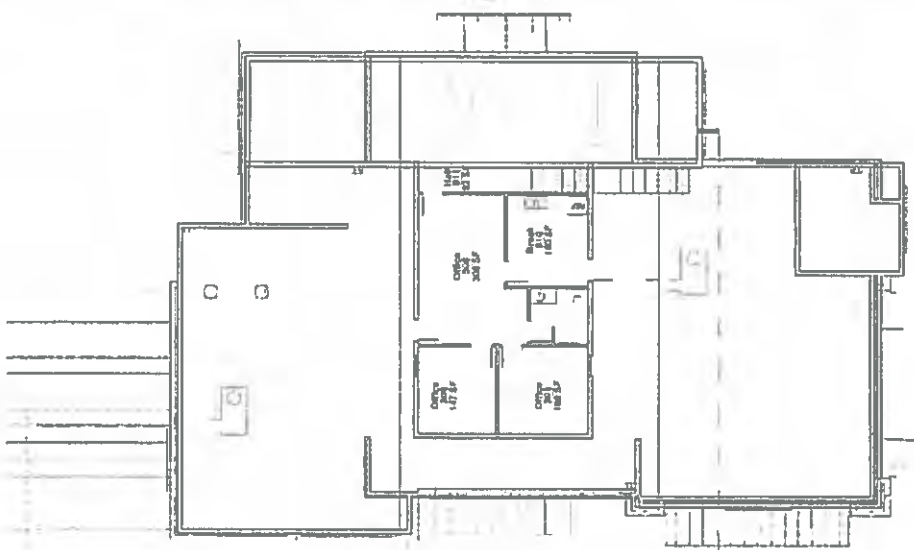
10/27/11

10/27/11

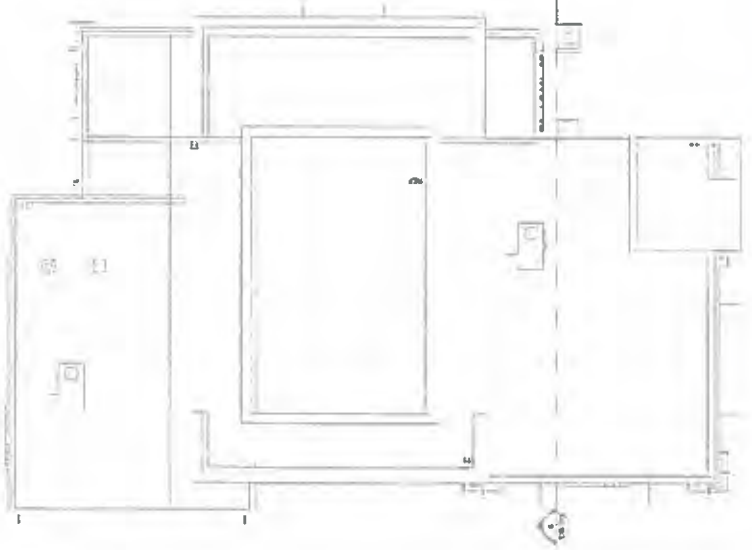
10/27/11



1 First Floor Plan
REV. 02/14



2 Second Floor Plan
REV. 02/14



3 ROOF PLAN - PRELIM
REV. 02/14

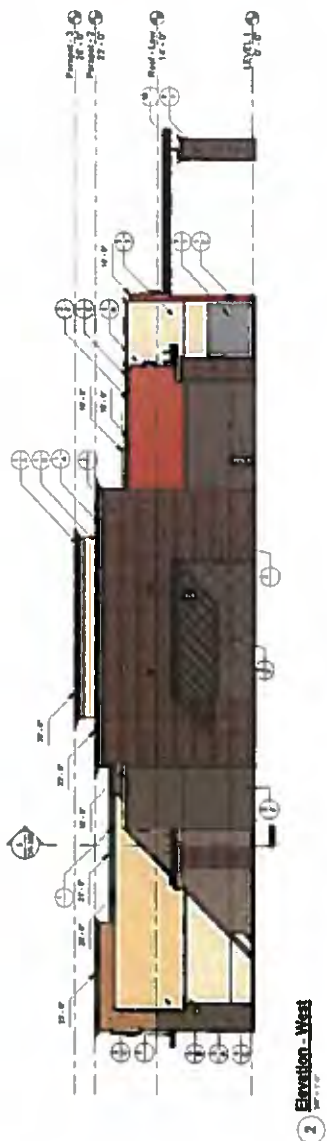
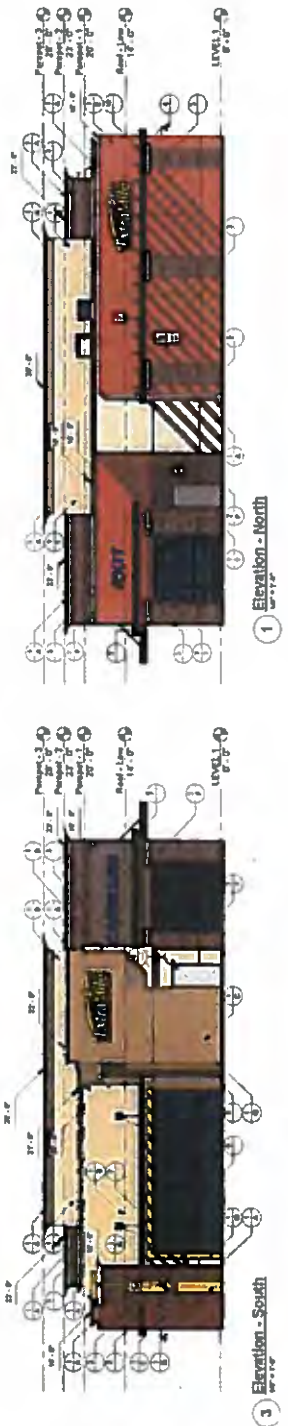
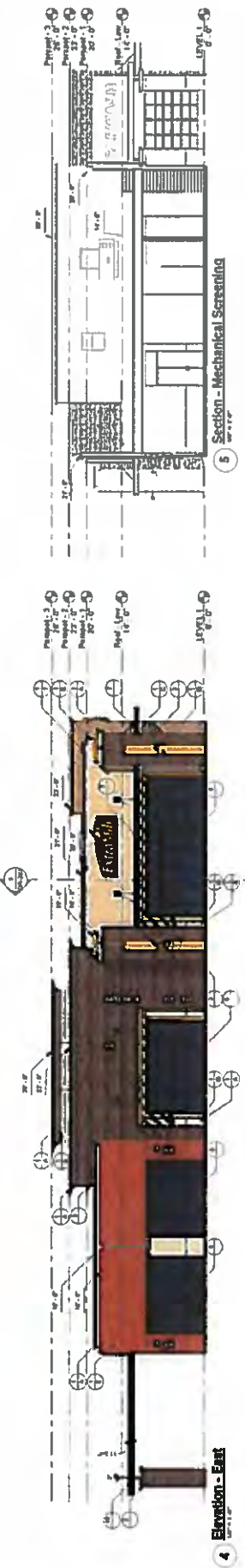


4 3D View 2

Chevron Station - Etnahac & I-215



C-Store - Floor Plan	
PREPARED UNDER SUPERVISION OF	
DATE	SCALE
PROJECT NO.	PROJECT NAME
DRAWN BY	CHECKED BY
DATE	DATE
IFC INTERNATIONAL FIRE CONTRACTORS 10000 W. CENTURY BLVD., SUITE 100 DENVER, CO 80231 PHONE: (303) 751-1111 FAX: (303) 751-1112 WWW.IFC-USA.COM	

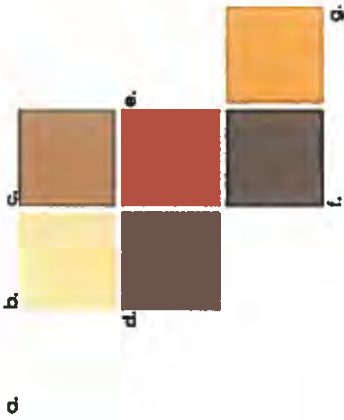


Chevron Station - Elevation & I-215
 C-Store - Elevations
 C-Store - Elevation & I-215
 DR-202

LFC
 LAND DESIGN CONSULTANTS
 2000 W. UNIVERSITY BLVD., SUITE 100
 AUSTIN, TEXAS 78758
 TEL: 512.452.1111
 FAX: 512.452.1112
 WWW.LFC-LLP.COM

PROJECT NO. 2000000001
 DRAWING NO. DR-202
 DATE 11/11/10
 SCALE AS SHOWN
 CHECKED BY DAVID M. BECKETT
 DESIGNED BY DAVID M. BECKETT

PAINT CHIPS



- A- Dunn Edwards DRW #323
- B- Dunn Edwards #5372 Sheepskin
- C- Dunn Edwards #6186 Desert Floor
- D- Dunn Edwards #6131 Teddy Bear
- E- Dunn Edwards #5180 Spanish Peanut
- F- Dunn Edwards #6236 Whitewash
- G- Dunn Edwards #5318 Golden Retriever

SURFACES



- 1- Exterior Cement Plaster Standard Smooth Finish
- 2- CMU Spillface Block MFG: Angulus Block Color: Sierra Brown *at edge details square

VENEERS



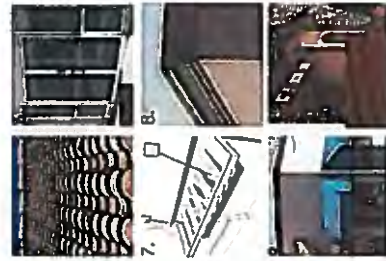
- 3- Colorado Stone 'Honey Lodge' Color: Caramel Mountain

LIGHT FIXTURES



- 4- Louk Poulsten Nyhaven Mead Wall In Natural Painted Aluminum Finish

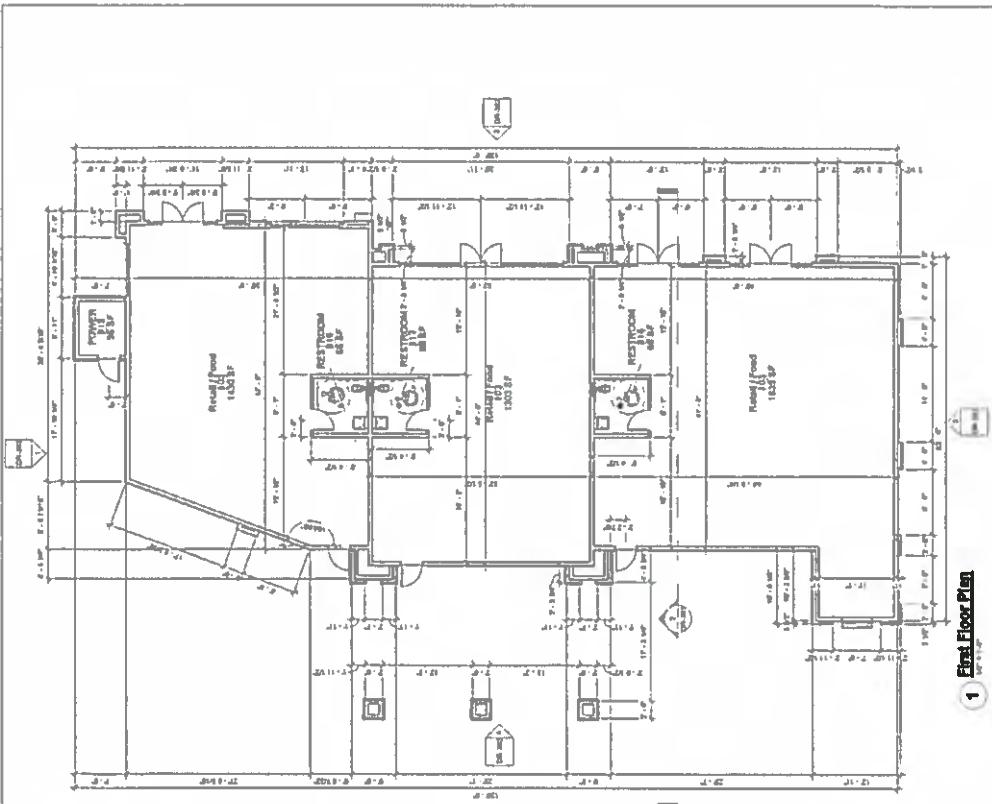
FINISHES/ DETAILS



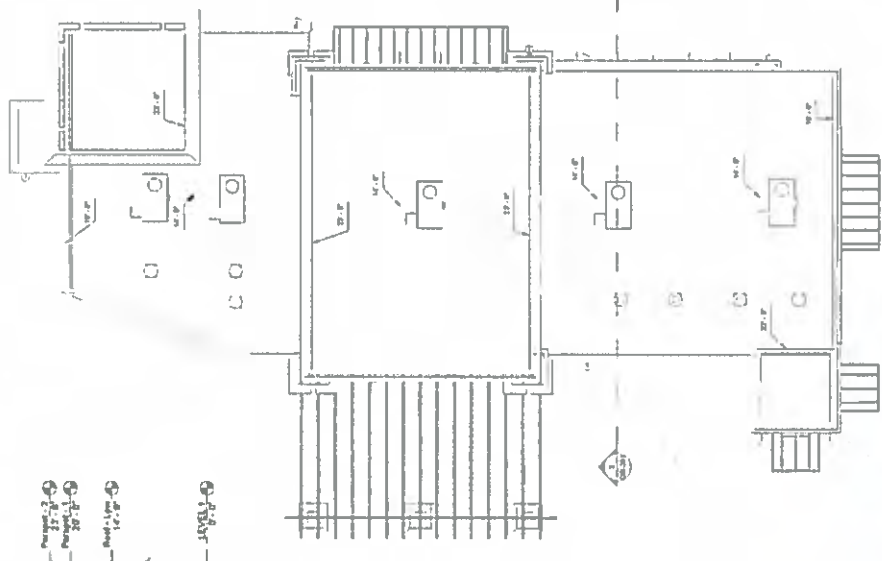
- 5- Spanish Tile Roof
- 6- Aluminum Storefront MFG: Kawneer Color: Java Brown
- 7- Metal Trellis
- 8- EFS Cornice with Cement Plaster Finish
- 9- Canvas Awning MFG: Sumbrella
- 10- Wood Trellis/Radler Ticks Color: To match Sherwin Williams SW3174-Warm Chestnut

IFC
INTERNATIONAL FINISH CONSULTANTS, INC.
10000 W. ALBERTA AVE., SUITE 100
DENVER, CO 80231
TEL: 303.755.1100 FAX: 303.755.1101
WWW.IFCFINISHES.COM

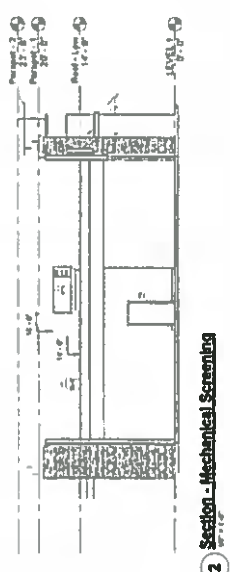
C-Store - Color Board
10/18/2003



1 First Floor Plan



3 ROOF PLAN - PRELIM



2 Section - Mechanical Screening



4 3D View 2

Chevron Station - Ethanac & I-215

C-Store - Floor Plan

PREPARED UNDER SUPERVISION OF



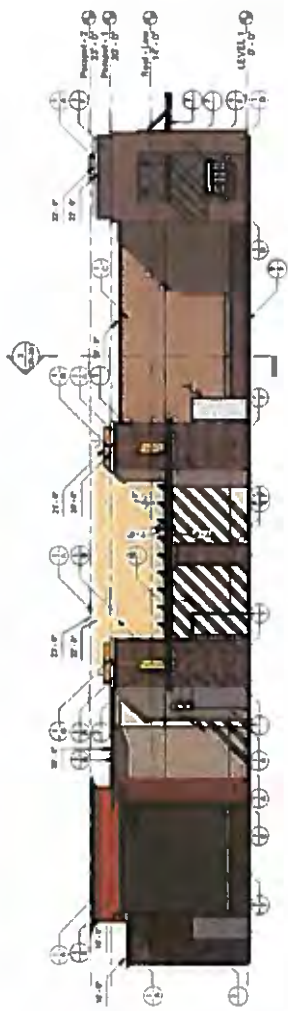
IFC

INTERNATIONAL FOUNDATION CONSULTANTS, INC.

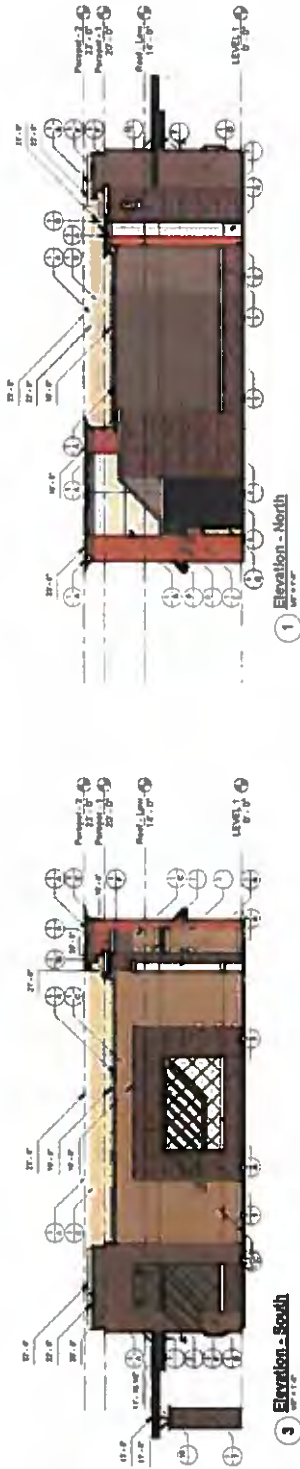
1000 N. W. 10th Avenue, Suite 1000
Fort Lauderdale, Florida 33304-3000
Tel: 954.575.1100 Fax: 954.575.1101
www.ifc.com

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NO.	DATE

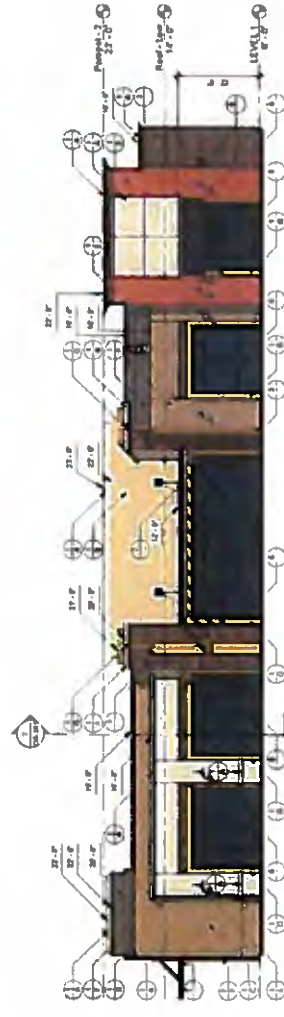
DR-301



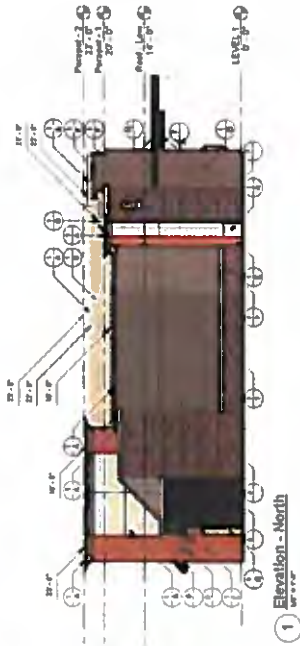
4 Elevation - East



3 Elevation - South



2 Elevation - West



1 Elevation - North

Chevron Station - Eitanac & I-215

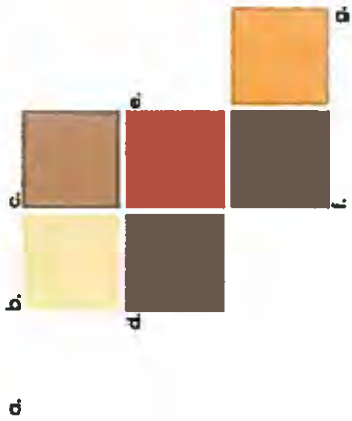
C-Stone - Elevations
 PREPARED UNDER SUPERVISION OF



IFC
 INDEPENDENT FEE CONSULTANTS
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.277.1111
 Fax: 310.277.1112
 www.ifc.com

DESIGNED BY	DATE	CHECKED BY
DR 302		

PAIN CHIPS



- A- Dunn Edwards DEW #321
- B- Dunn Edwards #5372 Sheepskin
- C- Dunn Edwards #6186 Desert Floor
- D- Dunn Edwards #6131 Teddy Bear
- E- Dunn Edwards #5180 Spanish Pearlf
- F- Dunn Edwards #6236 Wildemest
- G- Dunn Edwards #5318 Golden Riflever

SURFACES



- 1- Exterior Cement Plaster
Standard Smooth Finish
- 2- CMU Spillface Block
MFG: Angelus Block
Color: Sierra Brown
*all edges outside square

VENEERS



- 3- Colorado Stone 'Honey Ledge'
Color: Caramel Mountain

LIGHT FIXTURES



- 4- Loki Poulsen Nynoven Mood Wall In
Natural Painted Aluminum Finish

FINISHES/ DETAILS



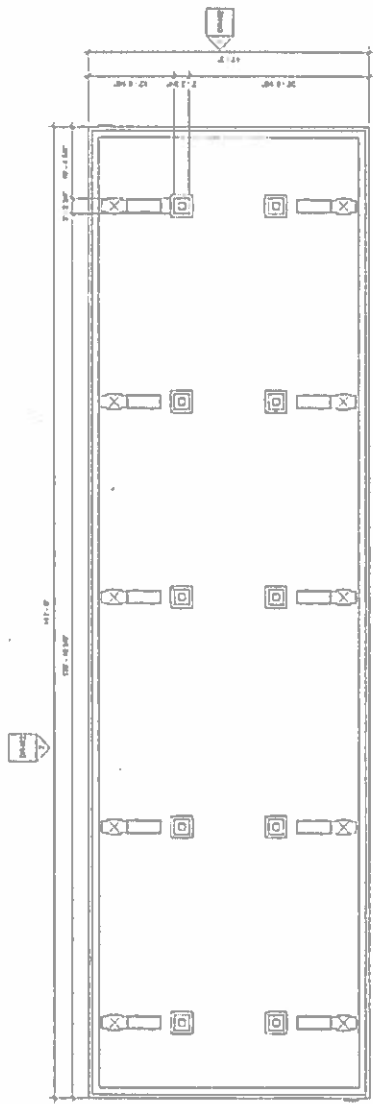
- 5- Spanish Tile Roof
- 6- Aluminum Storefront
MFG: Kovaner
Color: Java Brown
- 7- Metal Trellis
- 8- EPS Cornice with Cement Plaster finish
- 9- Corvus Awning
MFG: Sumbrella
Wood Trellis/railer Tots
Color: To match Sherwin Williams SW3114-Warm
Chestnut
- 10-

IFC
 International Flamingo Construction
 1400 N. Williams Blvd
 Pompano Beach, FL 33062
 (954) 781-1111
 www.internationalflamingo.com

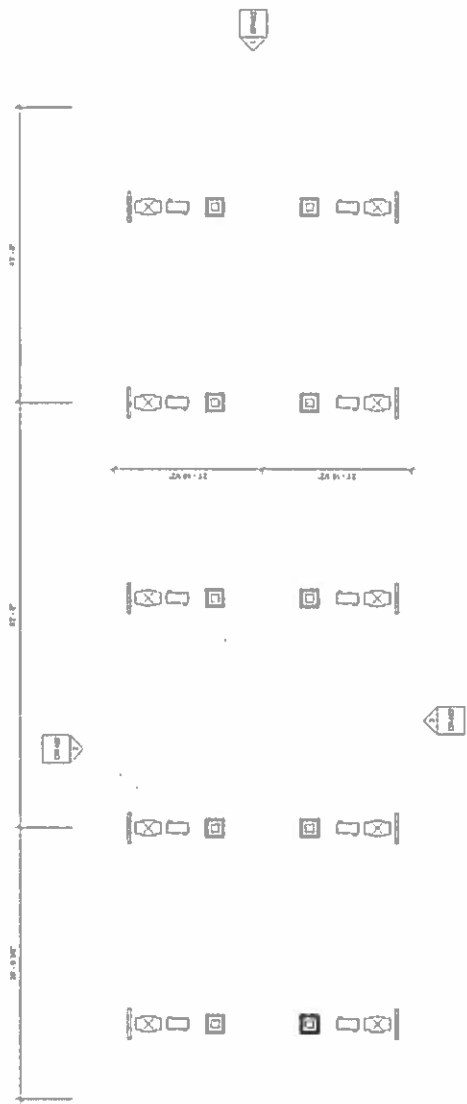
C-Stars - Color Board
 PREPARED UNDER SUPERVISION OF

DATE: 01/14/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT: CHEVRON STATION
 SHEET: 01R-303



2 DR - ROOF PLAN



1 DR - FLOOR PLAN

Chevron Station
FLOOR PLAN

PREPARED UNDER SUPERVISION OF
SEVEN H. KIRK, P.E., SITE ENGINEER
DR401

IEC
INDUSTRIAL ENGINEERING CONSULTANTS
1400 S. 10th Street, Suite 100
Tulsa, Oklahoma 74119
Tel: 918.438.1111
Fax: 918.438.1112
www.iecinc.com

DESIGNED BY	DRAWN BY	CHECKED BY



3D View 1

3D View 2



DR - CANOPY - NORTH ELEVATION



DR - CANOPY - WEST ELEVATION

DR - CANOPY - EAST ELEVATION



DR - CANOPY - SOUTH ELEVATION

LEVEL 1
Chevron Station
ELEVATIONS

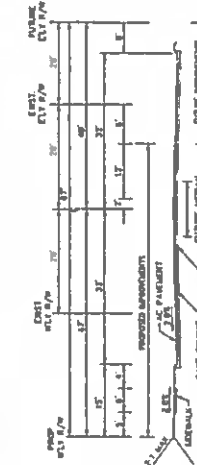
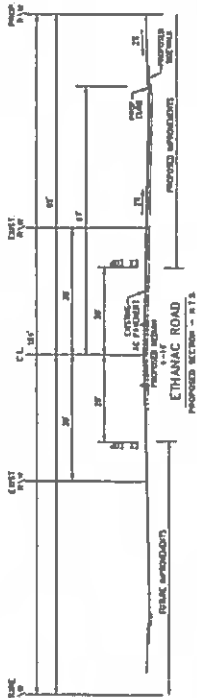
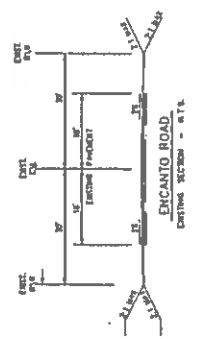
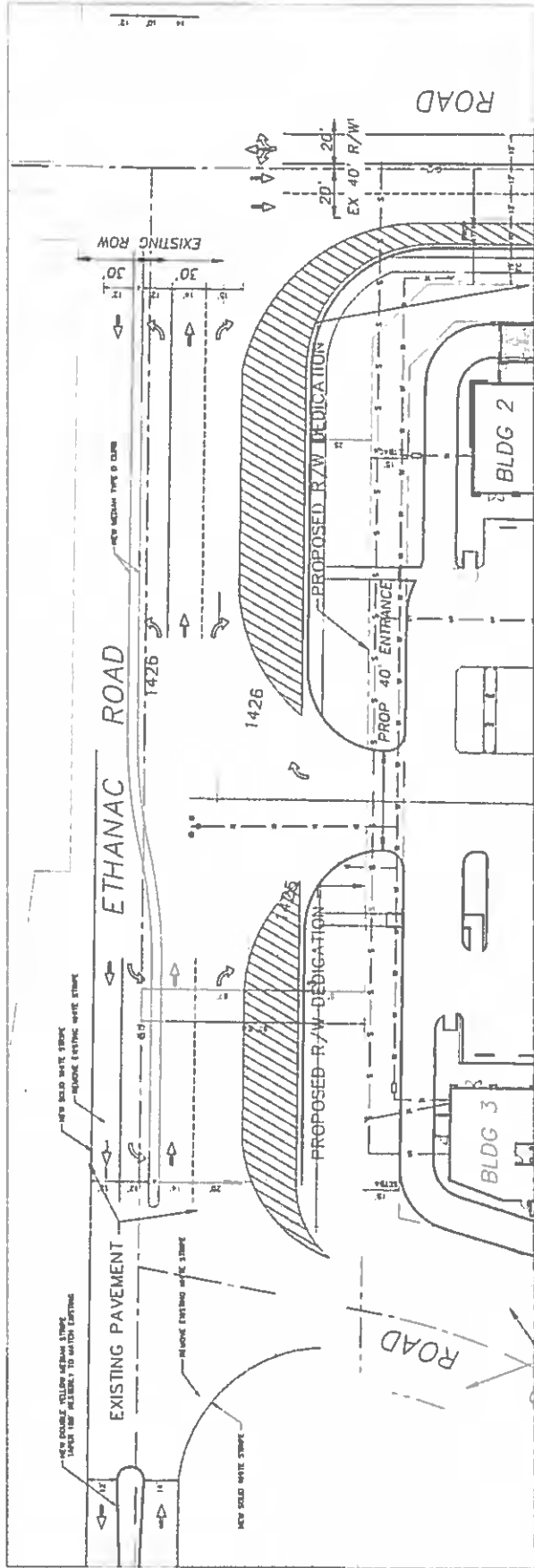
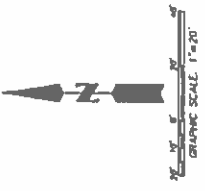
RESPONSE #1	DATE	BY



 IFC
 INTERNATIONAL FOUNDATION COMPANY
 10000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.IFC.COM


 DR002

INTERSECTION CONTROL AND STRIPING EXHIBIT INTERIM CONDITION



NO.	DESCRIPTION	DATE
1	PROPOSED LAYOUT	DEC 15
2	CHANGES TO ETHANAC SECTION	JAN 11



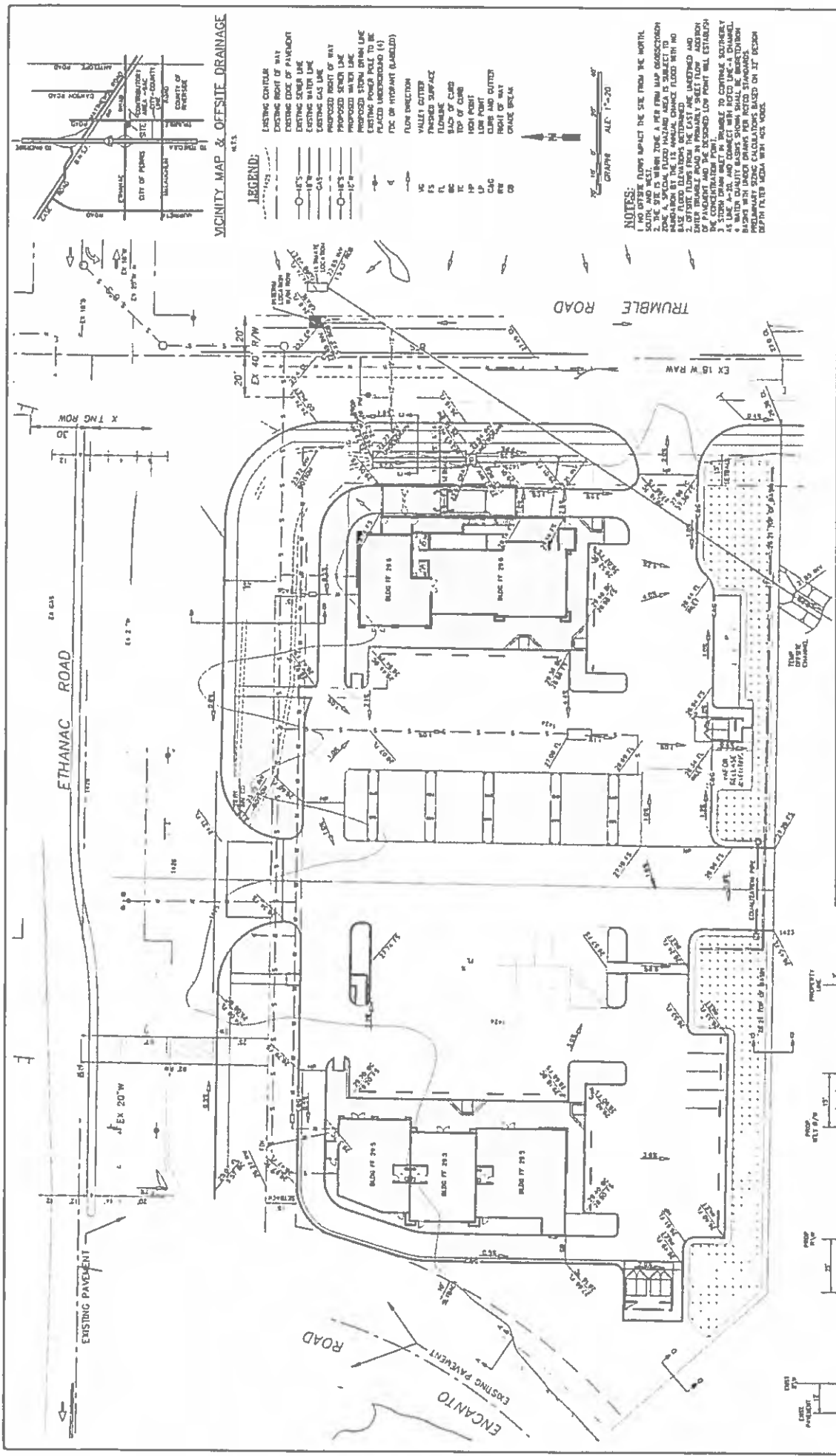
Christopher F. Lize
CHRISTOPHER F. LIZE, P.E.
S.C.E. No. 45221



10000 Trabuco Parkway
Suite 100
Brea, California
CA 92708
Phone: 951-481-2900
www.ueg.com

MOTTE TOWN CENTER
PRELIMINARY SITE PLAN
A.P.N. 331-100-27828

SHEET 1 OF 1
PROJECT NUMBER
CA-20008



VICINITY MAP & OFFSITE DRAINAGE

- LEGEND:**
- EXISTING CENTERLINE
 - EXISTING RIGHT OF WAY
 - EXISTING EDGE OF PAVEMENT
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING ELEC. LINE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED GROUND WATER LINE
 - EXISTING POWER POLE TO BE PLACED UNDERGROUND (1)
 - P.O.C. OF HYDRAUNT (LABELLED)
 - FLOW DIRECTION
 - VC VALLEY CUTTER
 - FS FINISH
 - FL FLOWLINE
 - BE BENCH MARK
 - MC MOUND
 - HP HIGH POINT
 - LP LOW POINT
 - CLC CURVE AND CUTTER
 - RTW RIGHT OF WAY
 - OB OBSTACLE

NOTES:

1. ALL FLOOD FLOWS IMPACT THE SITE FROM THE NORTH SOUTH AND WEST.
2. THE SITE IS WITHIN ZONE A PER FIRM MAP CROSSSECTION AND IS SUBJECT TO FLOODING. FLOODING IS SUBJECT TO AN EVALUATION OF THE FLOODING RISK WITH NO BASE FLOOD ELEVATIONS DETERMINED.
3. THE FLOODING FROM THE EAST ARE UNDETERMINED AND THE PROPOSED LOW POINT WILL ESTABLISH THE CONCENTRATION POINT FOR FLOODING.
4. THE PROPOSED DRAINAGE SYSTEM IS DESIGNED TO CONVEY EXCESSIVE WATER TO THE TRUMBLE ROAD DRAINAGE CHANNEL.
5. WATER QUALITY BASINS SHALL BE INSTALLED TO TREAT RUNOFF FROM THE SITE.
6. PRELIMINARY STONE CALCULATIONS BASED ON 1% DESIGN DEPTH FILTER MEDIA WITH 40% VORES.

MOTTE TOWN CENTER
PRELIMINARY GRADING
AND DRAINAGE PLAN

PROJECT NUMBER: CA-20008
 SHEET 3 OF 1

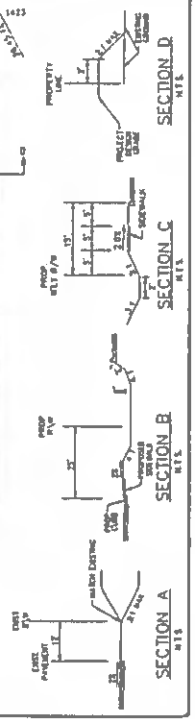
ueg
 united engineering group

10000 Thompson Pkwy
 Suite 100
 Fremont, California
 CA 94538
 Phone: 510.488.0400
 Fax: 510.488.0401
 www.ueg.com

David J. Lopez
 ENGINEER, E. LIC. #11717
 E.C.E. No. 1200

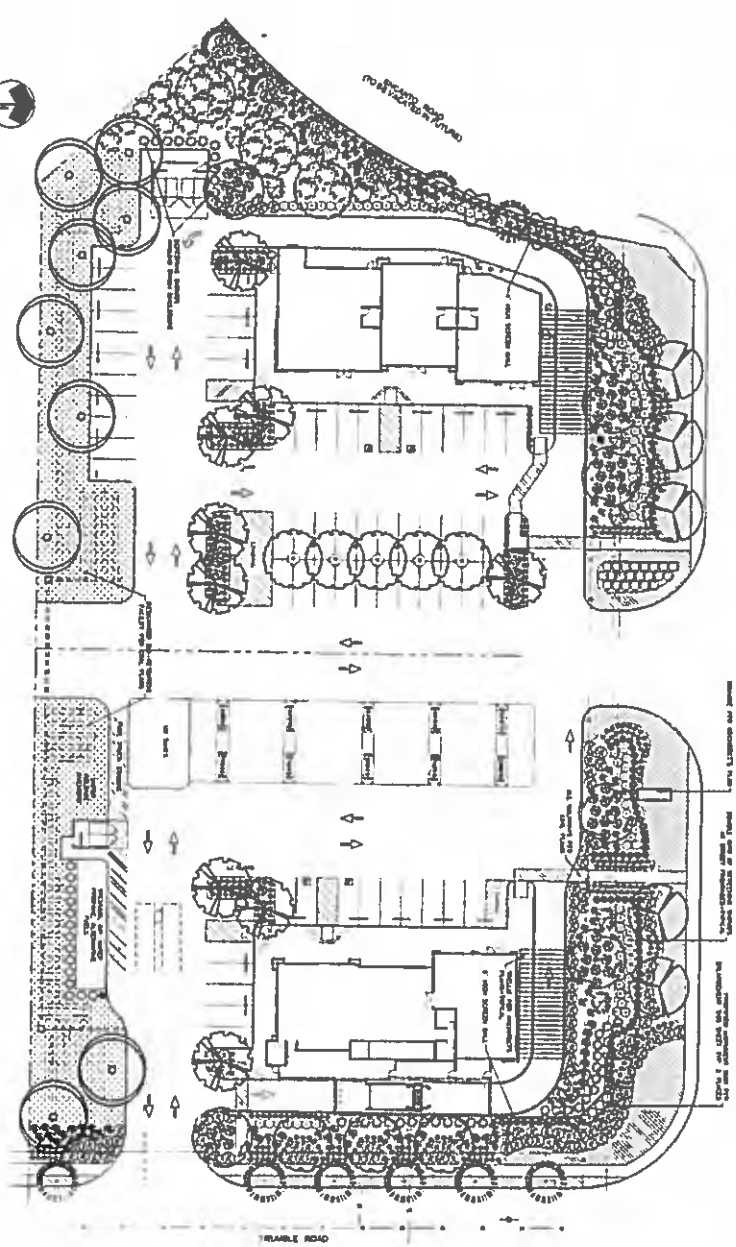


NO.	REVISION	DATE
1	CITY/FLOOD COMMODITY-MADE OUTLET DEC 15	JAN 17
2	CITY COMMENTS-DYNAMIC CHANGES	JAN 17

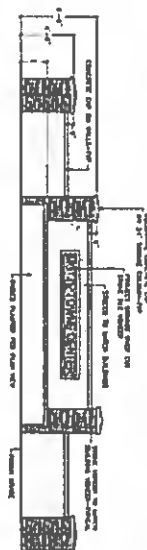
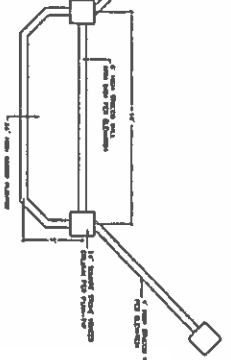




ELEVATIONAL VIEW



Scale 1" = 20'



PROPOSED MAIN ENTRY MONUMENT SIGN
NOT TO SCALE

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Planting: 12" Calceolaria	100	each	0.50	50.00
2	Planting: 18" Calceolaria	50	each	1.00	50.00
3	Planting: 24" Calceolaria	25	each	2.00	50.00
4	Planting: 36" Calceolaria	10	each	5.00	50.00
5	Planting: 48" Calceolaria	5	each	10.00	50.00
6	Planting: 60" Calceolaria	2	each	25.00	50.00
7	Planting: 72" Calceolaria	1	each	50.00	50.00
8	Planting: 84" Calceolaria	1	each	50.00	50.00
9	Planting: 96" Calceolaria	1	each	50.00	50.00
10	Planting: 108" Calceolaria	1	each	50.00	50.00
11	Planting: 120" Calceolaria	1	each	50.00	50.00
12	Planting: 132" Calceolaria	1	each	50.00	50.00
13	Planting: 144" Calceolaria	1	each	50.00	50.00
14	Planting: 156" Calceolaria	1	each	50.00	50.00
15	Planting: 168" Calceolaria	1	each	50.00	50.00
16	Planting: 180" Calceolaria	1	each	50.00	50.00
17	Planting: 192" Calceolaria	1	each	50.00	50.00
18	Planting: 204" Calceolaria	1	each	50.00	50.00
19	Planting: 216" Calceolaria	1	each	50.00	50.00
20	Planting: 228" Calceolaria	1	each	50.00	50.00
21	Planting: 240" Calceolaria	1	each	50.00	50.00
22	Planting: 252" Calceolaria	1	each	50.00	50.00
23	Planting: 264" Calceolaria	1	each	50.00	50.00
24	Planting: 276" Calceolaria	1	each	50.00	50.00
25	Planting: 288" Calceolaria	1	each	50.00	50.00
26	Planting: 300" Calceolaria	1	each	50.00	50.00
27	Planting: 312" Calceolaria	1	each	50.00	50.00
28	Planting: 324" Calceolaria	1	each	50.00	50.00
29	Planting: 336" Calceolaria	1	each	50.00	50.00
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36	Planting: 420" Calceolaria	1	each	50.00	50.00
37	Planting: 432" Calceolaria	1	each	50.00	50.00
38	Planting: 444" Calceolaria	1	each	50.00	50.00
39	Planting: 456" Calceolaria	1	each	50.00	50.00
40	Planting: 468" Calceolaria	1	each	50.00	50.00
41	Planting: 480" Calceolaria	1	each	50.00	50.00
42	Planting: 492" Calceolaria	1	each	50.00	50.00
43	Planting: 504" Calceolaria	1	each	50.00	50.00
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45	Planting: 528" Calceolaria	1	each	50.00	50.00
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47	Planting: 552" Calceolaria	1	each	50.00	50.00
48	Planting: 564" Calceolaria	1	each	50.00	50.00
49	Planting: 576" Calceolaria	1	each	50.00	50.00
50	Planting: 588" Calceolaria	1	each	50.00	50.00
51	Planting: 600" Calceolaria	1	each	50.00	50.00
52	Planting: 612" Calceolaria	1	each	50.00	50.00
53	Planting: 624" Calceolaria	1	each	50.00	50.00
54	Planting: 636" Calceolaria	1	each	50.00	50.00
55	Planting: 648" Calceolaria	1	each	50.00	50.00
56	Planting: 660" Calceolaria	1	each	50.00	50.00
57	Planting: 672" Calceolaria	1	each	50.00	50.00
58	Planting: 684" Calceolaria	1	each	50.00	50.00
59	Planting: 696" Calceolaria	1	each	50.00	50.00
60	Planting: 708" Calceolaria	1	each	50.00	50.00
61	Planting: 720" Calceolaria	1	each	50.00	50.00
62	Planting: 732" Calceolaria	1	each	50.00	50.00
63	Planting: 744" Calceolaria	1	each	50.00	50.00
64	Planting: 756" Calceolaria	1	each	50.00	50.00
65	Planting: 768" Calceolaria	1	each	50.00	50.00
66	Planting: 780" Calceolaria	1	each	50.00	50.00
67	Planting: 792" Calceolaria	1	each	50.00	50.00
68	Planting: 804" Calceolaria	1	each	50.00	50.00
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78	Planting: 924" Calceolaria	1	each	50.00	50.00
79	Planting: 936" Calceolaria	1	each	50.00	50.00
80	Planting: 948" Calceolaria	1	each	50.00	50.00
81	Planting: 960" Calceolaria	1	each	50.00	50.00
82	Planting: 972" Calceolaria	1	each	50.00	50.00
83	Planting: 984" Calceolaria	1	each	50.00	50.00
84	Planting: 996" Calceolaria	1	each	50.00	50.00
85	Planting: 1008" Calceolaria	1	each	50.00	50.00
86	Planting: 1020" Calceolaria	1	each	50.00	50.00
87	Planting: 1032" Calceolaria	1	each	50.00	50.00
88	Planting: 1044" Calceolaria	1	each	50.00	50.00
89	Planting: 1056" Calceolaria	1	each	50.00	50.00
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94	Planting: 1116" Calceolaria	1	each	50.00	50.00
95	Planting: 1128" Calceolaria	1	each	50.00	50.00
96	Planting: 1140" Calceolaria	1	each	50.00	50.00
97	Planting: 1152" Calceolaria	1	each	50.00	50.00
98	Planting: 1164" Calceolaria	1	each	50.00	50.00
99	Planting: 1176" Calceolaria	1	each	50.00	50.00
100	Planting: 1188" Calceolaria	1	each	50.00	50.00

CONCEPTUAL LANDSCAPE PLAN
NOT TO SCALE



VICINITY MAP
PRELIMINARY MAP FOR CONSTRUCTION

MOTTE TOWN CENTER
PRELIMINARY A.P.N. 331-100-27&28
OWNER: CHARRA LP
704 WEST RAMONA STREET
PORTER, CA 92572
CONTACT: MARYAM ALABASI

**CONCEPTUAL
LANDSCAPE PLAN**

RESOLUTION NUMBER 17-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 16-05168 TO DEVELOP 2.4 ACRES OF VACANT LAND WITH A 4,846 SQ. FT. CONVENIENCE STORE WITH RETAIL/RESTAURANT SPACE, AN 18-PUMP FUELING STATION, AN AUTOMATED DRIVE-THROUGH CARWASH AND A 5,138 SQ. FT. RETAIL SHOP/RESTAURANT BUILDING WITH A DRIVE-THROUGH LANE LOCATED AT THE SOUTHWEST CORNER OF ETHANAC ROAD AND TRUMBLE ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant filed Conditional Use Permit 16-05168 to develop 2.4 acres of vacant land into a 9,984 sq. ft. commercial complex located at the southwest corner of Ethanac Road and Trumble Road; 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 (CUP) has been duly noticed; and

WHEREAS, a public hearing was held on March 15, 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 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 Conditional Use Permit, the Planning Commission hereby finds the following:

EXHIBIT E

Conditional Use Permit 16-05168:

- A. The proposed location of the conditional use is in accordance with the objectives of this Title and the purposes of the Community Commercial in which the site is located.
- B. The proposed project is consistent with the City's General Plan, zoning standards, applicable subdivision requirements and other ordinances and resolutions of the City.
- C. The proposed location of the conditional use 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.
- D. The architecture of the building will be compatible with community standards and protect the character of the adjacent development.
- E. The landscaping plan provides visual relief, and will offer an improved environment for the public's enjoyment.

Section 4. For the foregoing reasons the Planning Commission hereby approves Conditional Use Permit 16-05168 to develop 2.4 acres of vacant land a 4,846 sq. ft. convenience store with retail/restaurant space, an 18-pump fueling station, an automated drive-through carwash and a 5,138 sq. ft. retail shop/restaurant building with a drive-through lane located at the southwest corner of Ethanac Road and Trumble Road, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

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 15th day of March 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 17-06 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 15th day of March 2017, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Planning Commission Agenda

**CITY OF PERRIS
03.15.17**

Item

7C

**Tentative Parcel Map 16-05166, Conditional Use Permit 16-05165
and Conditional Use Permit 16-05171**

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: March 15, 2017

SUBJECT: Tentative Parcel Map 16-05166, Conditional Use Permit 16-05165; Conditional Use Permit 16-05171 – Request to subdivide 8.28 acres into seven (7) lots for the development of a new 47,253 square foot shopping center, “March Plaza”, to be located at the northwest corner of Perris Boulevard and Harley Knox Boulevard. **Applicants:** Elizabeth Shoemaker, Alliance Land Planning and Engineering (March Plaza), and Frank Allen Sipe, Barghausen Consulting Engineers Inc. (7-Eleven)

REQUESTED ACTION: Adopt Resolution No. 17-05 approving Tentative Parcel Map 16-05166, Conditional Use Permit 16-05165 for the March Plaza retail center, and approving Conditional Use Permit 16-05171 for a 2,955 square foot 7-Eleven, based on the findings contained in the staff report and subject to the Conditions of Approval.

CONTACT: Clara Miramontes, Director of Development Services 

BACKGROUND/DISCUSSION:

The applicant is requesting approval of two Conditional Use Permits and a Tentative Parcel Map to subdivide 8.28 acres into seven (7) parcels for the development of a new 47,253 square foot shopping center to be located at the northwest corner of Perris Boulevard and Harley Knox Boulevard. Conditional Use Permit 16-05171 will develop a 2,955 square foot 7-Eleven with fueling station as the first phase of the commercial development known as March Plaza. No sale of alcohol is proposed with this application. Conditional Use Permit 16-05165 will develop the second phase of March Plaza with a 2,800 s.f. carwash, two drive-through restaurants, two multi-tenant buildings, and a 5,200 s.f. stand-alone commercial building. The 7-Eleven will be constructed first, and the commercial center will be developed speculatively. Project improvements include an outdoor seating area for patrons, shaded outdoor break areas for employees, 254 parking stalls, and extensive landscaping. Pedestrian circulation is also provided in the center by decorative walkways.

New points of access to the site have been provided from both Perris Boulevard and Harley Knox Boulevard. Staff received a comment letter from the City of Moreno Valley (attached Exhibit F), stating their concerns about traffic movements on Perris Blvd., specifically left turns and sight distance limitations. They responded to the initial site plan which indicated a north driveway adjacent to the Flood Control property, which has since been removed. The onsite circulation for the project site has been designed with minimum 26-foot drive aisles and a landscaped planter to separate entering and exiting traffic from Harley Knox Blvd. The 47,253 square foot building area requires 237 standard stalls, and a total of 254 parking stalls will be provided, including 17 disabled parking spaces. All commercial development standards of the PVCCSP have been met or exceeded, and the proposed on-site landscaping area will be approximately 16% of the site, which exceeds the minimum 10% landscape requirement.

The proposed 7-Eleven and fueling station will include 16 gas pumps and a 5,760 square foot canopy on a .99 acre parcel at the northwest corner of Harley Knox Blvd. and Perris Blvd. The 7-Eleven is oriented to Perris Blvd., with the fueling station in front, with a 55-foot setback from the property line. The fueling center will be screened from the roadways by the March Plaza theme wall, which is 10 feet tall at the center, stepping down to six feet on the wing portions. This theme wall will contain signage for the center and include raised planters. The 7-Eleven parcel will share access (through recorded easement)

with the March Plaza commercial center. The proposed use as a convenience store and fueling station conforms to the intent of the Commercial District of the PVCCSP, and a CUP is required for the fueling station use and sales of alcohol (not proposed).

The proposed architecture of March Plaza pays tribute to March Air Reserve Base by utilizing swooping wing shapes, horizontal and vertical architectural steel elements, and checkerboard graphics. March Plaza captures the mid-Century modern style of the 1950's, influenced by airport control towers, jets, and the Space Age. The architecture features decorative steel i-beam columns and pylons, angled canopies, and smooth stucco walls connecting to walls of smooth stone siding. All buildings feature significant articulation, and share a variety of different textures, materials and colors. The color palette is representative of the era: aqua, tan, white, red, light to dark shades of gray. Windows occupy most of the front building facades, and storefronts are framed in aluminum mullions. The unique and retro signage for the development will be halo-lit reverse channel letters mounted on a smooth white stucco parapet that has been fully integrated into the building design. The proposed 7-Eleven shares this high quality architecture, and will be the first development of the commercial center.

On the basis of the Environmental Assessment, staff has concluded that the project will not have a significant effect on the environment and a Negative Declaration has been prepared. Negative Declaration 2331 states that there are no potentially significant impacts associated with the proposed project. A public hearing notice was mailed to adjacent property owners within 300' feet of the subject site. To date, no comments have been received from the public. Staff recommends that the Planning Commission approve this project as conditioned.

BUDGET (or FISCAL) IMPACT: Cost for staff preparation of this item, cost of construction and payment of impact fees are covered by the applicant.

PREPARED BY: Diane Sbardellati, Associate Planner

Public Hearing: March 15, 2017

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

STAFF REPORT

Cases: Tentative Parcel Map 16-05166, Conditional Use Permit 16-05165 (March Plaza); Conditional Use Permit 16-05171 (7-Eleven)

Date: March 15, 2017

Project Planner: Diane Sbardellati, Associate Planner

Project Description: A tentative parcel map and two Conditional Use Permits are proposed for the development of a 47,253 s.f. retail center on 8.28 acres at the northwest corner of Harley Knox and Perris Blvds. CUP 16-05171 will develop a 2,955 s.f. 7-Eleven and fueling station, and CUP 16-05165 will develop a 2,800 s.f. carwash, two drive-through restaurants, two multi-tenant buildings, and a 5,200 s.f. stand-alone commercial building. The 7-Eleven will be constructed first, and the commercial center will be developed speculatively. No sale of alcohol is proposed with this application. Tentative Parcel Map 16-05166 will reconfigure two parcels into seven lots for the proposed retail buildings. Project improvements include an outdoor seating area for patrons, outdoor break areas for employees, 254 parking stalls, theme wall, landscaping and new driveways on Harley Knox and Perris Boulevards.

Location: Northwest corner of Harley Knox and Perris Blvds.

Assessor's Parcel No. 302-090-034 & 302-090-037

Owner: Ruth Kahn Perris, LLC
Address: 3057 McConnell Drive
Los Angeles, CA 90064

Applicant: Alliance Land Planning & Eng. (March Plaza)
Address: 2248 Faraday Avenue
Carlsbad, CA 92008

Applicant: Barghausen Consulting Engineers (7-Eleven)
Address: 3883 Ruffin Road, Suite B
San Diego, CA 92123

convenience store with fueling station (7-Eleven), a drive-through carwash, two multi-tenant buildings, a stand-alone building, and two fast-food drive-through restaurants. The retail center has been named the March Plaza due to its proximity to the March Air Reserve Base. The proposed modern design of the commercial shopping center takes its inspiration from the March Air Reserve Base air control tower.

ANALYSIS AND REVIEW:

PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN

The General Plan identifies the project site as located in Planning Area 1, North Industrial, which is now a portion of the Perris Valley Commerce Center Specific Plan. Planning Area 1 is the northernmost area of the City of Perris, bounded by Ramona Expressway to the south, the Perris Valley Storm Drain Channel to the east, Interstate 215 to the west, and the Lateral B drainage channel on the north boundary, at the terminus of the City of Perris' boundary with the City of Moreno Valley. The planning area is comprised of mostly general and light industrial uses, including large warehouse facilities. The area is close to March Air Reserve Base and March Global Port, and as such, is subject to military and air cargo overflight and accompanying noise impacts. The area is also subject to truck traffic from local industrial development, however the Noise Study prepared for the project determined noise impacts were less than significant.

The proposed commercial development would serve the surrounding industrial uses, which lack commercial services now. Large warehouse developments of north Perris and south Moreno Valley employ thousands around all shifts and these services are urgently needed, and as these areas continue to be built out with industrial uses, the demand for services will increase. At this time the closest food services are located near the intersection of Ramona Expressway and Perris Blvd. Workers in Planning Area 1 now drive a significant distance and often outside the City for lunch and other needed services. Of all Planning Areas, Planning Area 1 is most lacking in these services, and this project will capture retail sales and sales tax revenue for the City of Perris.

SITE DESIGN

The project site is located at the northwest corner of Harley Knox and Perris Boulevards. The project site consists of two vacant parcels totaling 8.28 acres that will be subdivided into seven new lots through the tentative parcel map process. Each of the proposed buildings will occupy its own lot. Raised medians are present on both Perris Boulevard and Harley Knox Boulevard, therefore access to the project provided by new driveways on Perris Boulevard and Harley Knox Boulevard will be restricted to right turns only. Left turns are permitted from an existing shared access on the adjacent industrial site to the west.

Onsite uses are carefully laid out to present the building facades to the street, rather than large parking lots. Fast food restaurants face Perris Blvd., north of the 7-Eleven on the corner pad. The large multi-tenant buildings frame the northwest corner of the project site, with a large pedestrian plaza at the corner. The express carwash and a stand-alone building are closest to Harley Knox Blvd., however here the carwash tunnel has been oriented away from the street, as is the separate building. Every building features distinctive architecture and finishes on all facades.

labeled alphabetically, and the project is so conditioned (Condition of Approval No. 34). Large setbacks are provided from Perris Blvd. and Harley Knox Blvd. property lines to the canopy of the 7-Eleven fueling station and the carwash. The onsite landscape setback from the property lines is 15 feet on both arterials. Overall, the proposed project conforms or exceeds all development standards of the PVCCSP for commercial development.

ACCESS, CIRCULATION AND PARKING

Project access is provided by new driveway approaches on Perris Blvd. and Harley Knox Blvd., which are both right-turn only due to the existing raised medians on both arterials. Staff received a project comment letter from the City of Moreno Valley (attached Exhibit F), stating their concerns about traffic movements on Perris Blvd., specifically left turns and sight distance limitations. They were responding to the initial site plan which indicated a northernmost driveway adjacent to the Flood Control property, which has since been removed. There is now one access farther south on Perris Blvd. where the existing median prevents left turns. In addition, the City Engineer has required the a physical barrier (raised curb) to be added to the outside left turn lane on Perris Blvd. at Harley Knox Blvd. to prevent vehicles turning right out of the retail center from attempting to reach the left turn lane by crossing three lanes of traffic.

The project site has been designed to allow for onsite and turn-around circulation with minimum 26-foot drive way aisles. All drive aisles, entrances and exits will be clearly marked with directional arrows painted on pavement surface. A divided access is provided from Harley Knox Blvd., with a landscaped planter separating in and out traffic. All access lanes meet street width requirements pursuant to the Uniform Building and Fire Codes to ensure adequate emergency access throughout the project site.

The City of Perris Municipal Section 19.69 requires one parking space per 200 square feet of gross floor area for a commercial shopping center. The total building area is 47,253 square feet and a total of 237 standard and disabled parking spaces are required onsite. The project will provide a total of 254 standard parking spaces, including 17 disabled parking spaces. All parking will be designed to comply with Section 19.69 of the Perris Municipal Code, applicable Title 24 requirements, and Americans with Disability Act requirements.

Pedestrian circulation is also provided throughout the project site. Decorative walkways will be installed along the path of travel, roughly directed north to south from the centrally located carwash. A pedestrian destination is located at the northwest corner of the site, where a public plaza has been created with seating areas, a large shade structure, and an abundance of shade trees. The plaza and walkways in front of the stores will be stamped concrete in a checkerboard grid pattern with two complementary colors. The pedestrian walkways through the parking lot will be a stone pattern to complement the center. The pedestrian plaza will be protected from the service road behind the buildings by a decorative six foot high screen wall.

7-ELEVEN

Conditional Use Permit 16-05171 proposes development of a new 2,955 square foot 7-Eleven and fueling station with 16 gas pumps and a 5,760 square foot canopy on a .99 acre parcel at the northwest corner of Harley Knox Blvd. and Perris Blvd. The 7-Eleven is oriented to Perris Blvd.,

The site also includes site furniture with swooping design elements for lighting, seating and trash containers. All roof mounted equipment will be screened from the public right-of-way and downspouts will be interior. Tenant improvements will be reviewed and approved during building plan check process. The project has been conditioned to submit a sign program for Planning approval based on the proposed design and graphics.

CONCEPTUAL LANDSCAPING AND PERIMETER WALLS

The conceptual landscape plan conforms to the requirements of the PVCCSP and the Landscaping Ordinance by providing more than 10% landscaping of the onsite area. The proposed on-site landscaping area will be approximately 51,698 square feet (approximately 16% of the site), which exceeds the minimum 10% landscape requirement of the PVCCSP. All parking rows are framed by end planters and a pedestrian seating area and shaded employee break areas have been provided with attractive landscaping.

The conceptual landscape plan for the project site is designed with a combination of trees, shrubs, and groundcover within planters adjacent to buildings and parking areas, and along the perimeter of the project site, where a 15-foot wide landscape setback is provided adjacent to the offsite landscaping in the public right of way. Final landscaping plans for on-site areas shall be submitted to the Planning Division for review and approval prior to the issuance of building permits, and off-site project landscaping will be reviewed and approved by the Public Works Administration per the attached Conditions of Approval.

An existing 8-foot block wall is partially located along the west boundary of the site, and will be continued to the shared access between the March Plaza site and the industrial development to the west. Another decorative six foot block wall will be installed along the northern boundary line, abutting the flood control channel. A final wall plan shall be submitted for review and approval to the Planning Division with the formal landscape plan submittal.

MARCH AIR RESERVE BASE/INLAND PORT AIRPORT INFLUENCE AREA

The project is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA) Zone D, which has no limits to nonresidential intensity and prohibits uses that are hazards to flight. The project is in compliance with the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP), and therefore does not require Airport Land Use Commission (ALUC) review for consistency. Staff received a comment letter dated February 21, 2017 from ALUC which provided standard conditions to apply to the proposed project. These recommendations have been included in the Planning Conditions of Approval.

ENVIRONMENTAL DETERMINATION

An Environmental Assessment Study was prepared for the project in accordance with the City's guidelines implementing the California Environmental Quality Act. This Environmental Assessment Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Environmental Assessment, staff has concluded that the project could not have a significant effect on the environment because standard conditions of approval, revisions to the project, and state and county regulations will address all

7. The design of the Tentative Parcel Map 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.
8. The discharge of waste from implementation of the Tentative Parcel Map 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.

RECOMMENDATION:

ADOPT Resolution No. 17-05 approving Negative Declaration 2331, Conditional Use Permits 16-05165 and 16-05171, and Tentative Parcel Map 16-05166, based on the findings contained in the staff report, and subject to the conditions of approval.

- EXHIBITS:**
- A Conditions of Approval (Planning, Engineering, and Public Works)
 - B Vicinity Map
 - C Aerial View
 - D General Plan & Zoning Map
 - E Reduced Plan Sets for March Plaza and 7-Eleven/Fueling Center
 - F Moreno Valley Comment Letter dated September 8, 2016
 - G Resolution 17-05
 - H Environmental Assessment & Negative Declaration 2331

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

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT 16-05165

CONDITIONAL USE PERMIT 16-05171

TENTATIVE PARCEL MAP 16-05166

Planning Commission

March 15, 2017

PROJECT: CUP 16-05165 is a proposal to development of a 47,253 s.f. retail center on 8.28 acres at the northwest corner of Harley Knox and Perris Blvds. with a 2,955 s.f. 7-Eleven and fueling station, 2,800 s.f. carwash, two drive-through restaurants, two multi-tenant buildings, and a 5,200 s.f. stand-alone commercial building. CUP 16-05171 proposes development of the 7-Eleven as Phase 1, and the commercial center to be developed speculatively as Phase 2. Tentative Parcel Map 16-05166 will reconfigure two parcels into seven lots. Project improvements include an outdoor seating area for patrons, outdoor break areas for employees, 254 parking stalls, landscaping and new driveways on Harley Knox and Perris Blvds. **Applicants:** Alliance Land Planning & Engineering (March Plaza), and Barghausen Consulting Engineers (7-Eleven)

General Requirements:

1. **Approved Use.** The approved uses under Conditional Use Permit 16-05165 (March Plaza), and Conditional Use Permit 16-05171 (7-Eleven & Fueling Station) are limited to the following on-site commercial services: fast-food drive-through restaurants (2); express carwash; fueling station associated with the 7-Eleven convenience store; two multi-tenant buildings, and one stand-alone building. No permit is granted by this approval for offsite sale of alcoholic beverages.
2. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the set of plans date-stamped March 8, 2017 presented at the March 15, 2017 Planning Commission meeting, or as amended herein. Any deviation shall require Planning Division review and approval.
3. **Approval Period for Conditional Use Permits.** 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 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 Conditional Use Permits.
4. **Approval Period for Tentative Parcel Map.** 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.

Exhibit A

5. **Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19.
6. **Specific Plan Compliance.** The project shall conform to the Commercial (C) standards of the Perris Valley Commerce Center Specific Plan (PVCCSP).
7. **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.
8. **Phasing.** Any phasing plan shall be reviewed and approved by the Development Services Department and the City Engineer. Each phase of the project shall provide adequate drainage and at least two points of paved access to both lots.
9. **7-Eleven.** As the first building to be constructed, these Conditions of Approval apply to the 7-Eleven as they apply to the future development of the March Plaza.
10. **Expansion of Use.** Any future expansion or change of use requires Planning Division review and approval.
11. **Building Official/Fire Marshal.** The project shall comply with all requirements of the Building Official/Fire Marshal.
12. **City Engineer.** The project shall comply with all requirements of the City Engineer's Conditions of Approval dated March 7, 2017.
13. **Public Works Administration.** The project shall comply with all requirements of the Public Works Administration's Conditions of Approval dated November 3, 2016.
14. **Fire Department Conditions.** The project shall comply with the following:
 - a. A fire department access plan shall be submitted to the City for review and approval prior to issuance of a building permit. The access plan shall comply with the requirements specified in the City of Perris Guidelines for Fire Department Access and Water Requirements for Commercial and Residential Development, and the California Fire Code, Chapter 5. If a temporary access road is needed during construction, it shall be identified in the fire access plan.
 - b. A fire department access road complying with California Fire Code, Chapter 5, and approved plans shall be installed prior to building construction.
 - c. All required fire hydrants shall be installed and operational prior to building construction.
 - d. All required fire hydrants shall be readily visible, with a clear space of not less than three feet maintained.
 - e. Prior to construction a temporary address sign shall be posted and be clearly visible from the street.

- f. The permanent building address shall be provided and be either internally or externally illuminated during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
15. **CEQA Fish and Game Fee.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the Planning Division, payable to "Riverside County Clerk-recorder," for \$2,266.25 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.
16. **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.
17. **Porte Cochere Requirement.** A decorative trellis structure or equivalent shall be provided and approved by the Planning Division for all drive-up windows associated with drive-through lanes of fast food restaurants, and any other drive-through use (except carwash).
18. **Exterior Downspouts.** Exterior downspouts are not permitted on elevations of any building, or where exposed to public view. Interior downspouts are required.
19. **Screening of Roof-Mounted Equipment.** Roof-mounted equipment shall be fully screened from public view by a parapet, or other approved method.
20. **Screening of Helix Equipment for 7-Eleven Fueling Station.** Helix equipment shall be screened from public view. Horizontal installation is recommended.
21. **Trash Enclosures.** A covered trash enclosure constructed to City standards is required for each building. The trash enclosure shall be easily accessible to the tenant and be screened by landscaping from the public view. The trash enclosure shall have an overhead trellis treatment. Elevations shall be included on final landscape plans for review and approval by the Planning Division.
22. **Graffiti.** Graffiti on the site shall be removed within 48 hours. All perimeter block/tilt-up walls shall be treated with a graffiti resistant coating.
23. **Waste Hauling.** The developer shall use the City-contracted waste hauler (CR&R) for all construction and other waste disposal.
24. **CC&Rs and Shared Access and Parking Agreement.** A shared parking and reciprocal access agreement is required for the development. All owners shall sign and be party to the agreement, subject to the City's approval and recorded to run with the land, which provides for easements, covenants and conditions relating to applicable parking vehicle access, utility use, maintenance, signage and other common activities between the subject properties. The agreement, together with all attachments, must be submitted to and approved by the Development Services Department and the City Attorney prior to approval of the Final Parcel Map or Certificate of Occupancy, as applicable. The

agreement shall address maintenance responsibilities to include the following:

- a. Shared landscape maintenance responsibilities
 - b. Reciprocal access agreement and any required easements to serve all parcels.
 - c. Reciprocal parking agreement
 - d. Required Sign Program for the project
 - e. Shared maintenance of water quality control devices (natural and artificial BMP's)
 - f. The duties and requirements of the Property Owner's Association or similar shall be set forth in a form acceptable to the City Attorney
25. **On-site & Off-site Utilities.** All utilities facilities attached to buildings, including meters and utility boxes, shall be painted match the wall color of the building which they are affixed. These facilities shall be screened from the public right-of-way by landscaping to the satisfaction of the Planning Division.
26. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. This PWQMP was determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. The following 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 Low Impact Development (LID) and 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 Low Impact Development Design features, trash enclosure, roof drain emitters, curb cuts, infiltration basins and vegetative swales.
27. **March Air Reserve Base Standard Conditions of Approval.** The following shall apply to the Project:
- 1.) The following uses shall be prohibited:
 - (a) 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.
 - (b) 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.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - 2.) Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
 - 3.) A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers and tenants and shall be recorded as a deed notice.
 - 4.) 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 gates, etc.
 - 5.) Any new aboveground detention or water quality 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/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
28. **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 16-05165, CUP 16-05171 and TPM 16-05166. 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.

Prior to Grading Permit Issuance:

29. **Site Lighting Plan.** The site lighting plan shall comply 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. A minimum one (1) foot-candle of light shall be provided to all parking lot and pedestrian areas for safety and security.
30. **Final Water Quality Management Plan.** The Final WQMP shall be approved prior to issuance of the grading permit. including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, vegetative swales and canopy cover for trash enclosure areas. The Public Works Department shall review and approve the final WQMP plans.

Tentative Parcel Map 16-05166 - Final Recordation:

33. **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.
34. **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. CC&Rs and Shared Access and Parking Agreements shall be recorded with copies of same provided to project planner.
 - c. The landowner shall convey an avigation easement to the March Inland Port Airport Authority. Contact the March Joint Powers Authority at (951) 656-7000.
 - d. Lots 8 and 9 for street dedication shall be identified alphabetically as Lots A and B on the Final Map.

Prior to Building Permit Issuance:

35. **Final Parcel Map Submittal.** Prior to the issuance of the first building permit, the underlying 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 approved Tentative Map.
36. **Fire Access Plan.** 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 Guidelines for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5. The guideline can be obtain from the Building Department or via the internet: <http://www.cityofperris.org/city-hall/forms/fire-forms/FireAccessGuideline.pdf>
37. **Walls and Corner Monumentation.** Plans for perimeter screen walls, plaza screen wall, and corner monumentation shall be submitted with formal landscape plans for approval.
 - a. **Plaza Screen Wall.** The 6-foot high screen wall separating the public plaza from the onsite service road behind the buildings shall be constructed of decorative block materials with cap in a complementary color to the development.
 - b. **Perimeter Wall Plan.** All proposed decorative walls with cap shall be reviewed and approved by the Planning Division prior to building permit issuance. Walls shall conform to the site plan dated January 4, 2017.
 - c. **Corner Monument/Screen Wall.** The corner monument wall shall conform to the site and architectural plans dated January 4, 2017. The wall shall be constructed and receive final sign-off by the Building Division prior to occupancy of the 7-Eleven.

38. **Landscaping Plans and Pavement Enhancements.** 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 landscape and irrigation plan shall be prepared by a registered California 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 follows:

- a. **BMPs for Water Quality.** All BMPs (vegetated swales, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
- b. **Water Conservation.** Landscaping must comply with AB 325 for water conservation. See Chapter 19.70 (cityofperris.org) for water conservation calculations (MAWA).
- c. **Shrubs** shall be placed within the planting areas at one shrub per each 30 square feet, except where screen requirements may require a denser planting. 80% of the required planting shall be sized 5 gallon or larger.
- d. **Streetscape.** Planting within the site shall incorporate plant materials that complement the streetscape.
- e. **Driveway Entries.** Enhanced landscaping shall be provided at all points of entry to the site.
- f. **Parking Lot Landscaping.** In parking areas, one 24-inch box tree shall be provided for every six parking stalls. At each end of parking stalls, an 8-foot wide minimum island shall be provided. Two 24" box trees shall be installed in each end parking island. At least 30% of trees shall be 36-inch box or larger.
- g. **Trees in island planters** shall be installed with lineal root barriers.
- h. **Trees in front of buildings** where parking is also provided shall be planted in 5 foot clear tree diamonds or similar, with decorative iron or steel grates for protection. These shall replace linear planters where vehicles overhang curb.
- i. **Palm Trees** incorporated into the landscape design of the site shall have a 12' high minimum brown trunk and be planted in not less than 4-foot clear planters.
- j. **Carwash Exit Lanes.** Lanes on the south side of the building shall be screened by a minimum 5-foot tall row of closely spaced shrubs to form a hedge.
- k. **7-Eleven.** The landscaping on both sides of the two new points of access from Perris and Harley Knox Blvds., and along the entire perimeter of the 7-Eleven site shall be completed prior to occupancy.
- l. **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 have been installed and is completely operational. Before calling for 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.
- m. **Maintenance.** Required landscaping shall be maintained in a viable growth condition.
- n. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be utilized to define driveway entrances, walkways and pedestrian rest areas. Circulation walkways shall be constructed of imitation stone. Pedestrian plaza and paving in front of stores shall be decorative stamped

concrete with checkerboard grid design and two complementary colors such as tan and brown.

39. **Plaza Shade Structure.** Details for the large shade structure in the pedestrian plaza shall be included in the landscape plans for approval. Any proposal for use of canvas-type shade cloth shall have a minimum 8-year warranty against sun damage and fading.
40. **Building Plans.** All Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the viewer to the sheet and detail(s) indicating satisfaction of the conditions.
41. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.
42. **Fees.** The developer shall pay the following fees according to the timeline noted herein:
 - a. Prior to the issuance of building permits, the applicant shall pay Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Prior to the issuance of certificate of occupancy, the applicant shall pay City Development Impact Fees;
 - c. Prior to the issuance of building permits, the applicant shall pay Multiple Species Habitat Conservation Plan (MSHCP) fees;
 - d. Prior to issuance of building permits, the applicant shall pay statutory school fees in effect at issuance of building permits to all appropriate school districts; and
 - f. Prior to issuance of building permits, the developer shall pay Road Bridge Benefit District (RBBB) fees; and
 - g. Prior to issuance of building permits, the developer shall pay the Perris Valley Master Drainage Plan fees.
43. **Signage.** This approval does not include signage. The development requires submittal and approval of a Sign Program for all buildings and ground-set signage for the March Plaza retail center. All signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.

Prior to Issuance of Occupancy Permits:

44. **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, as indicated in the as indicated in the Public Works Administration Conditions of Approval (attached).
45. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection prior to final sign-offs from the Building Division and Engineering Department. Planning staff shall verify that all pertinent conditions of approval have been met.
46. **Occupancy Clearance.** The applicant shall have all required paving, parking, walls, site lighting, signage, landscaping and automatic irrigation installed and in good condition.

Construction and Operational Requirements:

47. **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. 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.
 - 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.

END CONDITIONS



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1277

March 7, 2017

CUP 16-05165, Tentative Financing Parcel Map 37278, CUP 16-05171
(7-11)

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 and the map 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.

The word "vesting" as shown on the proposed tentative map is not correct and shall be replaced with "Financing".

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 connected to Lateral "B" as approved by City and reviewed by County Flood Control.

DEPARTMENT OF ENGINEERING

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

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 the maintenance cost of portions of existing and new signals at Harley Knox Boulevard with Perris Boulevard and Indian Avenue and shall be paid for by the property owners through annexation to lighting and landscaping districts.
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. Streetlights shall be installed along perimeter streets adjacent to this site as approved by City Engineer per Riverside County and Southern California Edison standards.
8. 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.
9. The applicant shall submit to City Engineer 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
 - h. Financing Map

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

10. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
11. 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 new driveways to eliminate nuisance runoff.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration

. NPDES .

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: November 3, 2016

To: Diane Sbardellati, Project Planner

From: Michael Morales, CIP Manager 

Subject: CUP 16-05171 CUP 16-05165 TPM 16-05166 – Conditions of Approval
Proposal to construct a 2,940 S.F. convenience store with fueling station, seven planned buildings with various uses, and subdivide 8.28 acres into seven lots within the planned March Plaza Commercial Center, at the northwest corner of Harley Knox Boulevard and Perris Boulevard, 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:
 - **Harley Knox Boulevard**—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 17' public parkway from back of curb.
 - **Perris Boulevard**- 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 17' public parkway from back of curb.
 - **N/W Corner of Intersection of Harley Knox Blvd. and Perris Blvd.** 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. See Section 6.0-12 for Gateway Entry Monument and Figure 6.0-15 for design guidelines. 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.
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 CUP 16-05171 CUP 16-05165 TPM 16-05166" 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:
 - **Harley Knox**– Primary Tree: *Platanus Acerifolia* London plane Tree; Secondary (accent tree): *Lagerstromia Indica* Indian Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the west 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 and decomposed gravel.
 - **Perris Blvd.** Primary Tree: *Magnolia Grandiflora* 'Samuel Sommers, Secondary (accent tree) *Lagerstromia Indica* Indian Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways and median along Perris 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 rock creek bed, round stone and decomposed granite.
 - **N/W corner of Intersection of Harley Knox and Perris Boulevard.** Visual enhancement may include, but shall not be limited to two tier masonry planter with stucco fascia in crescent shape to scale of setback, proposed by applicant, and Entry Monument Design, shown in Figure 6.0-12 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. Install trees, (in a semi-circle or crescent shape on the upper level), with two levels of drought tolerant shrubs in mid- and foreground planters, as depicted in Figure 6.0-15.
- 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 plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
 - h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
 - i. **Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 956-2120 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
 - **Turn-Over Inspection**– On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other

concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the start of the one year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning 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. **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.
 - d. **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 meet the type, style, and durability requirements of the Public Works 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** -New street lighting proposed by the project.
 - **Consent and Waiver for Landscape Maintenance District No. 1** –In addition to off-site parkway landscape proposed by this development at Harley Knox, and Perris Boulevard, the project shall pay its fair share of maintenance for the existing landscape medians located on Perris Boulevard and Harley Knox Boulevard
 - **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.

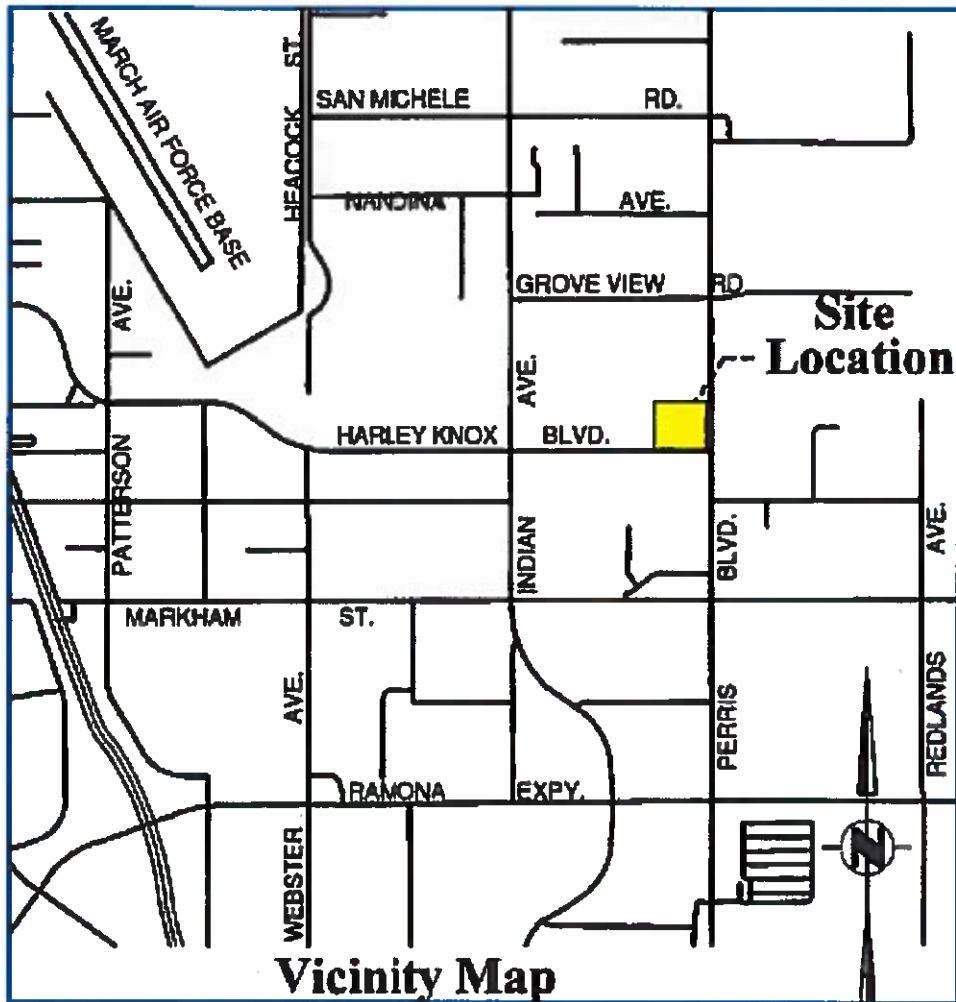


EXHIBIT B – VICINITY MAP

March Plaza and 7-Eleven with Fueling Station

Conditional Use Permit 16-05165

Conditional Use Permit 16-05171

Tentative Parcel Map 16-05166

Northwest corner of Perry Blvd.
and Harley Knox Blvd.

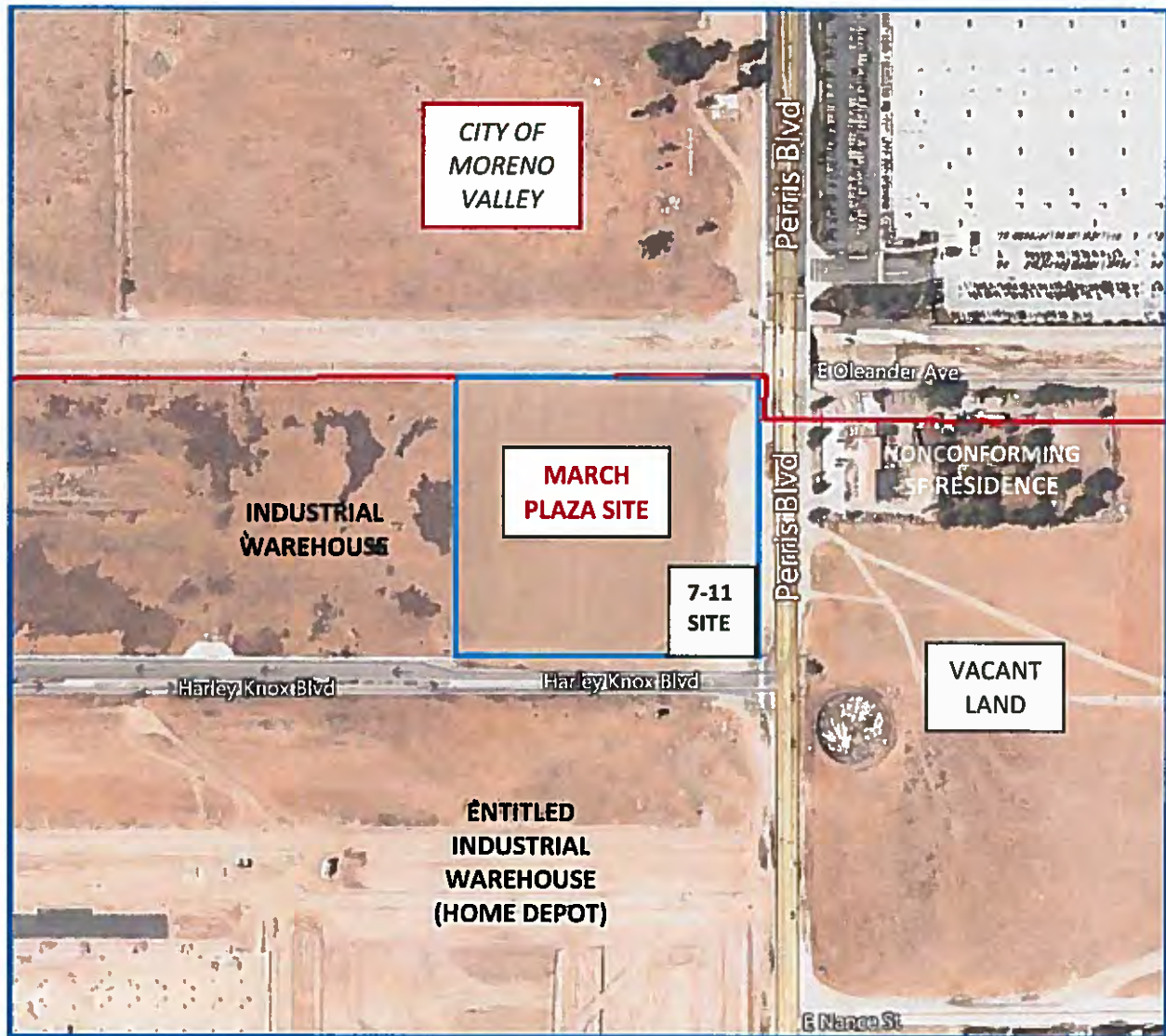


EXHIBIT C – AERIAL VIEW & LAND USE

March Plaza and 7-Eleven with Fueling Station

Conditional Use Permit 16-05165

Conditional Use Permit 16-05171

Tentative Parcel Map 16-05166

Northwest corner of Perris Blvd.
and Harley Knox Blvd.

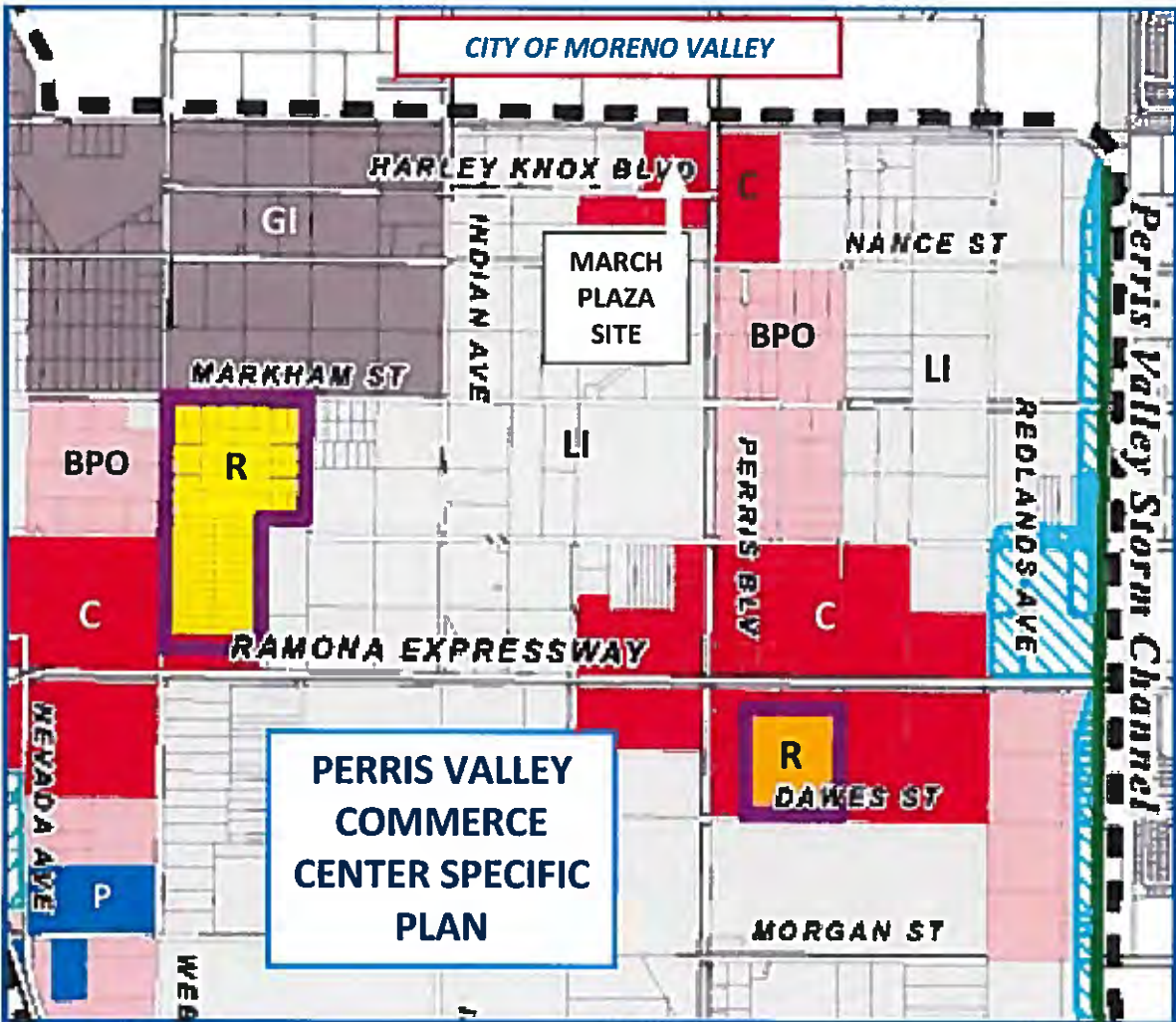


EXHIBIT D – GENERAL PLAN & ZONING

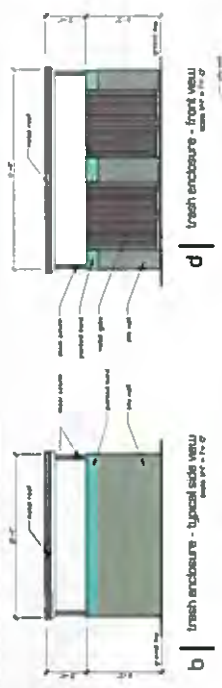
March Plaza and 7-Eleven with Fueling Station

Conditional Use Permit 16-05165

Conditional Use Permit 16-05171

Tentative Parcel Map 16-05166

Northwest corner of Perris Blvd.
and Harley Knox Blvd.

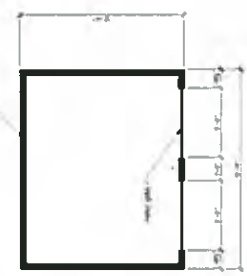


a trash enclosure - front view
sheet WP-112-D

b trash enclosure - rear view
sheet WP-112-D

c trash enclosure - typical side view
sheet WP-112-D

d trash enclosure - side elevation
sheet WP-112-D



c trash enclosure - plan
sheet WP-112-D

a trash enclosure - rear view
sheet WP-112-D

c trash enclosure - plan
sheet WP-112-D

e entry monument sign - right elevation
sheet WP-112-D



d entry monument sign - rear elevation
sheet WP-112-D



c entry monument sign - left elevation
sheet WP-112-D



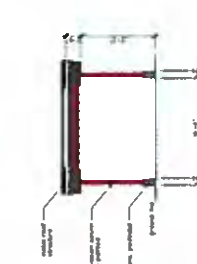
b entry monument sign - front elevation
sheet WP-112-D



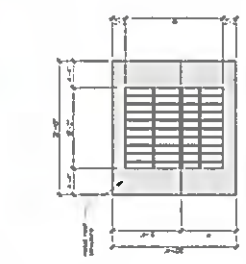
a entry monument sign - plan
sheet WP-112-D



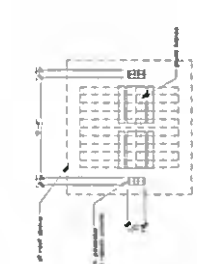
d employee break area - side elevation
sheet WP-112-D



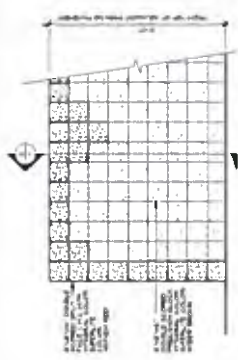
c employee break area - front elevation
sheet WP-112-D



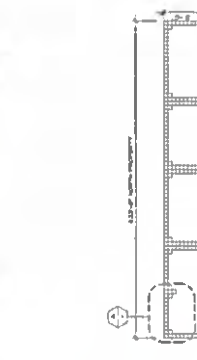
b employee break area - rear elevation
sheet WP-112-D



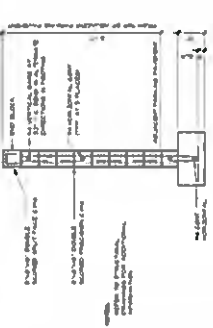
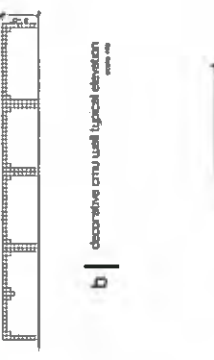
a employee break area - plan
sheet WP-112-D



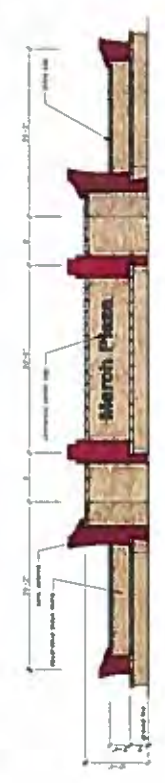
c decorative CMU wall typical elevation
sheet WP-112-D



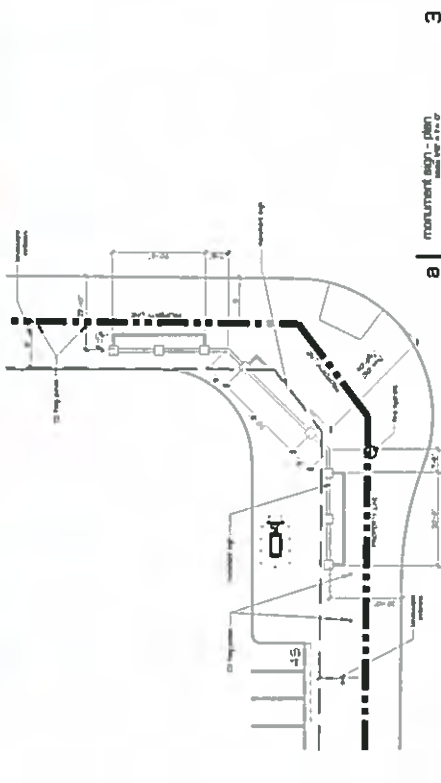
b decorative CMU wall typical elevation
sheet WP-112-D



a decorative CMU wall section
sheet WP-112-D



b monument sign - elevation
sheet WP-112-D



a monument sign - plan
sheet WP-112-D

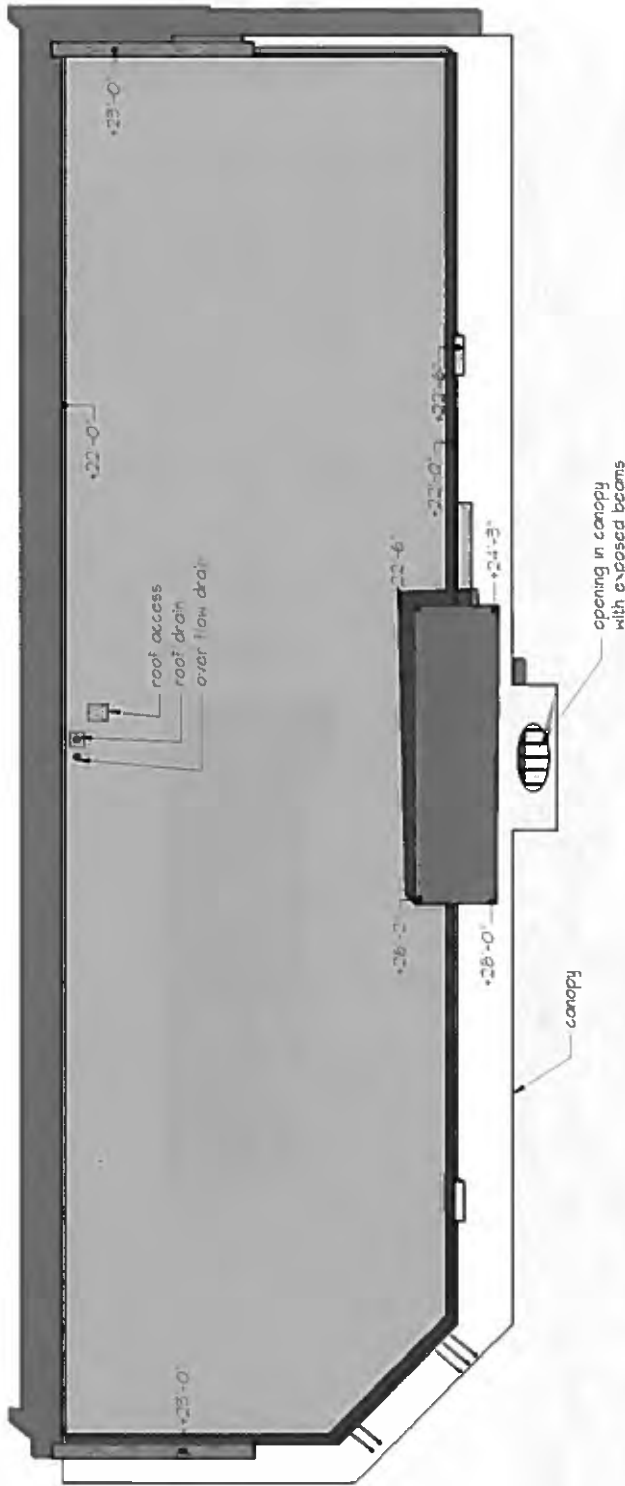


site details
scale: as shown

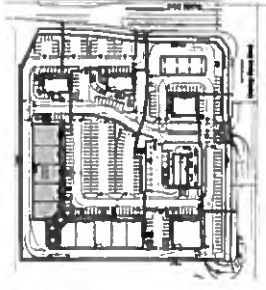
March Plaza
nucc n perris blvd & harley knox blvd
perris, california



EXHIBIT E

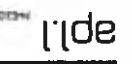


R



building a roof plan :
 scale: 1/8" = 1'-0"

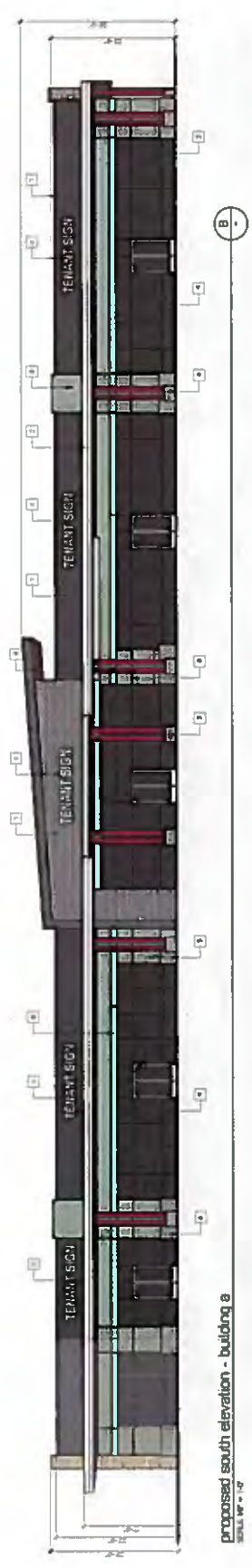
March Plaza
 nuc n penns Blvd G harley knob Blvd
 penns. california



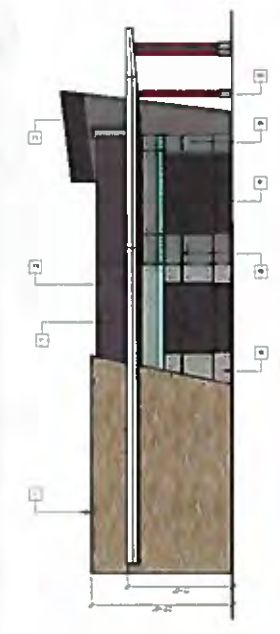


- keynotes**
- 11 roof
 - 12 brick masonry
 - 13 cast-in-place concrete or precast concrete
 - 14 precast concrete panels
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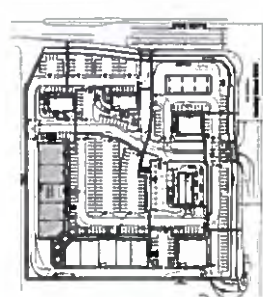
Perspective



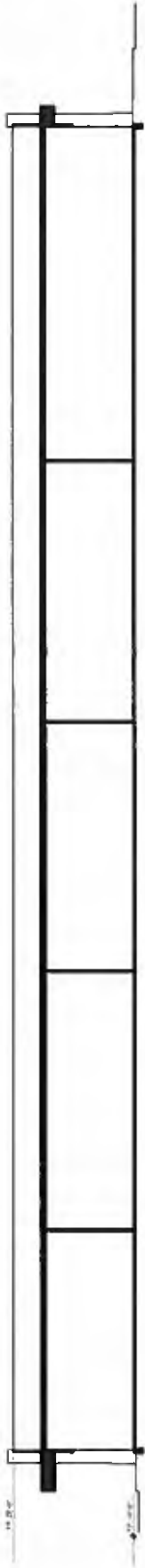
proposed south elevation - building a
SCALE: 1/8" = 1'-0"



proposed west elevation - building a
SCALE: 1/8" = 1'-0"



overall site plan
SCALE: 1/8" = 1'-0"



cross site section
SCALE: 1/8" = 1'-0"

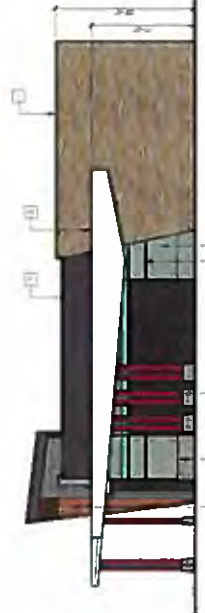
C



proposed north elevation - building a
SCALE: 1/8" = 1'-0"

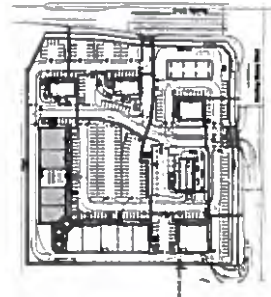
B

- keynotes
- 1. floor
 - 2. roof system
 - 3. wall framing system in exterior walls
 - 4. exterior wall cladding system
 - 5. window frame
 - 6. window pane
 - 7. window sill
 - 8. window lintel
 - 9. window head
 - 10. window jamb
 - 11. window mullion
 - 12. window transom
 - 13. window sash
 - 14. window frame
 - 15. window frame
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 - 100. window frame



proposed east elevation - building a
SCALE: 1/8" = 1'-0"

A



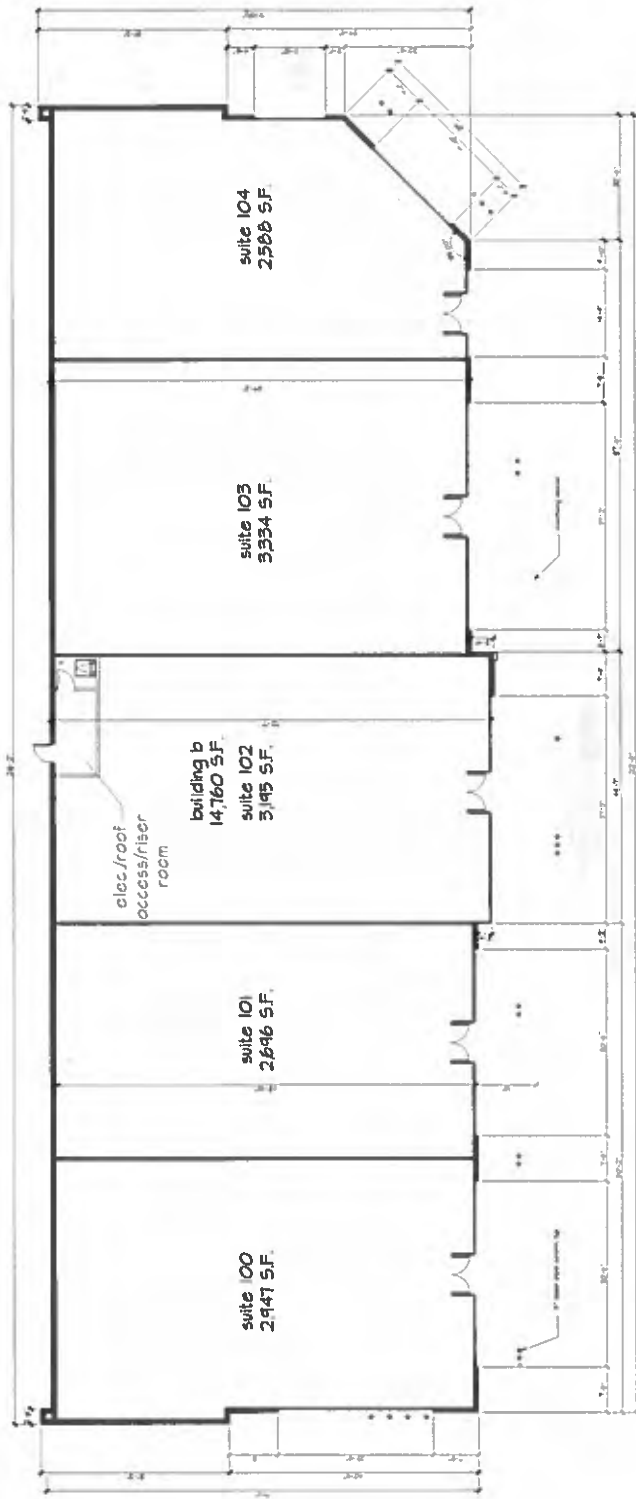
overall site plan
SCALE: 1/8" = 1'-0"



building a elevations :
scale: 1/8" = 1'-0"

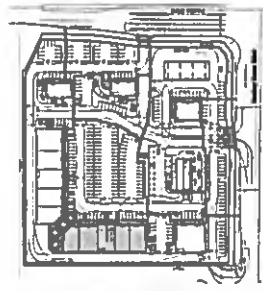
March Plaza
1111 N. Permian Blvd & Harley Knox Blvd
Perms, California





proposed floor plan - building b
SCALE: 1/8" = 1'-0"

A



overall site plan
SCALE: 1/8" = 1'-0"



building b floor plan :
scale: 1/8" = 1'-0"

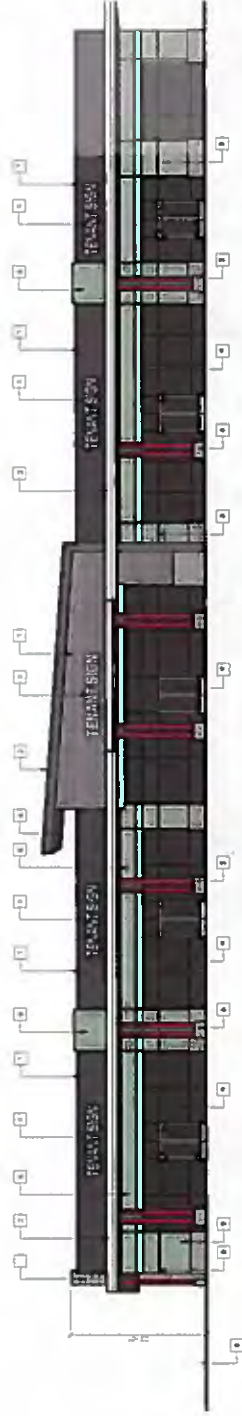


March Plaza
n.w.c. n. penns. Blvd & harley knox Blvd
penns. california

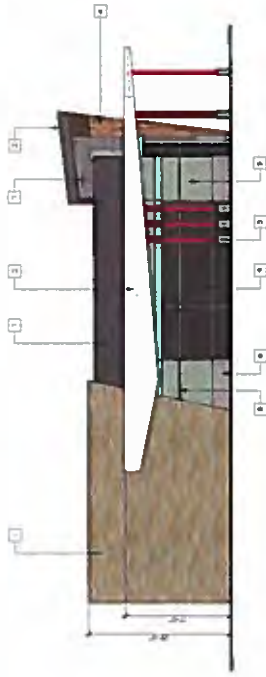
0.2de



Perspective



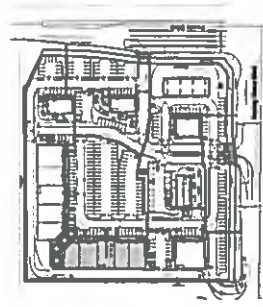
proposed east elevation - building b
SCALE: 1/8" = 1'-0"



proposed south elevation - building b
SCALE: 1/8" = 1'-0"

keynotes

- 1. window
- 2. window
- 3. window
- 4. window
- 5. window
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- 100. window



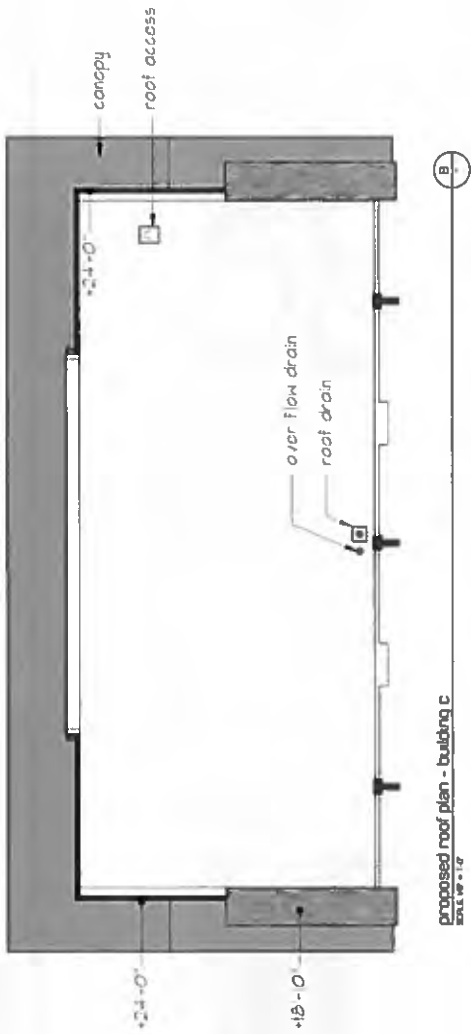
overall site plan
SCALE: 1/16"



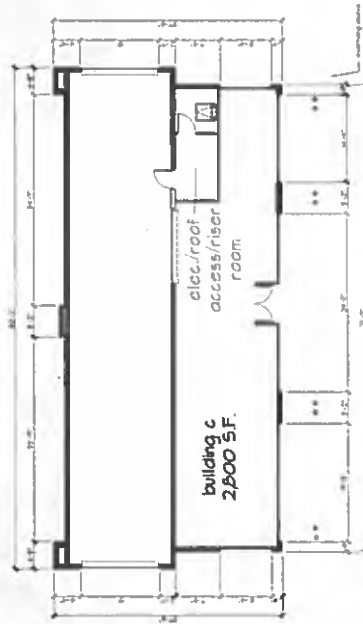
building b elevations :
scale 1/8" = 1'-0"

ap2

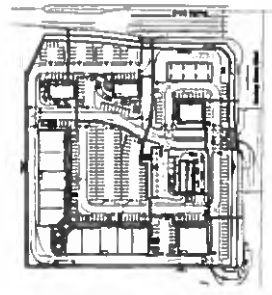
March Plaza
1100 N. Perris Blvd & Harley Knox Blvd
Perris, California



proposed roof plan - building c
SCALE: 1/8" = 1'-0"



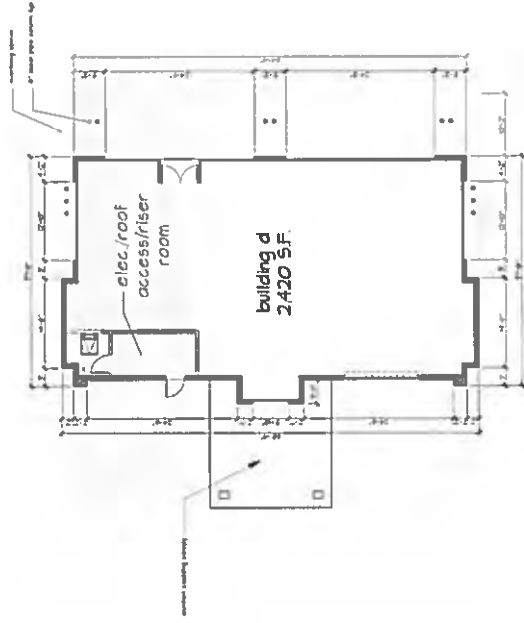
proposed floor plan - building c
SCALE: 1/8" = 1'-0"



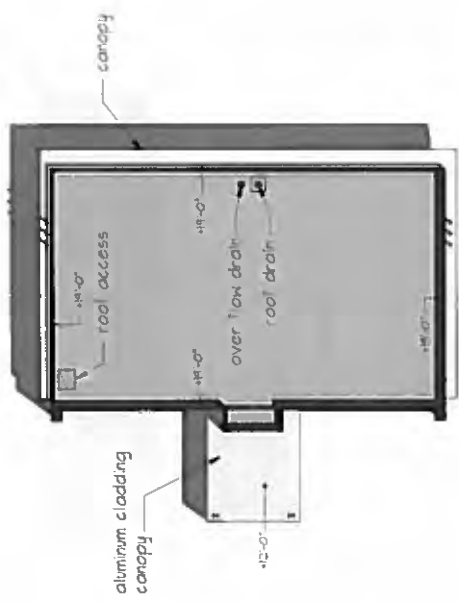
overall site plan
SCALE: 1/16"



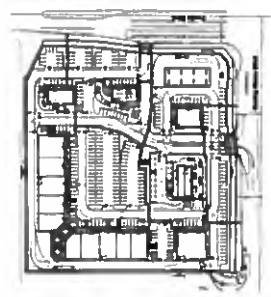
building c floor plan :
scale: 1/8" = 1'-0"



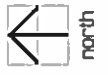
proposed floor plan - building d
SCALE: 1/8" = 1'-0"



proposed roof plan - building d
SCALE: 1/8" = 1'-0"



overall site plan
SCALE: 1/4" = 1'-0"

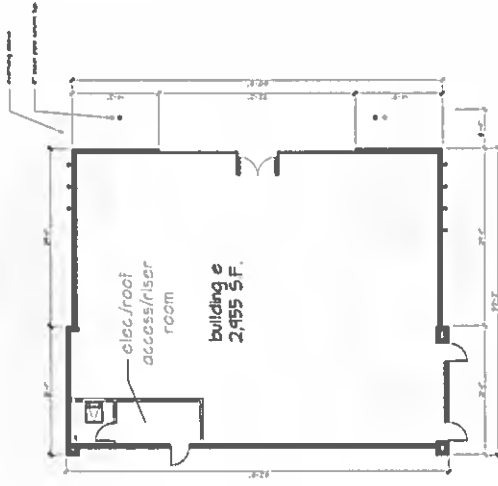


building d floor plan :
scale: 1/8" = 1'-0"



0'hd

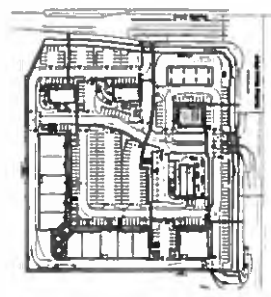
March Plaza
nuc n pems bldg 6 harley knox bldg
pems, california



proposed floor plan - building e
SCALE: 1/8" = 1'-0"



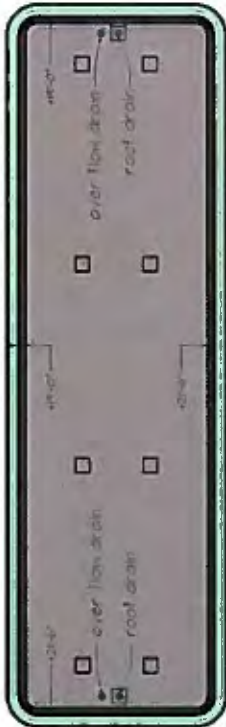
proposed roof plan - building e
SCALE: 1/8" = 1'-0"



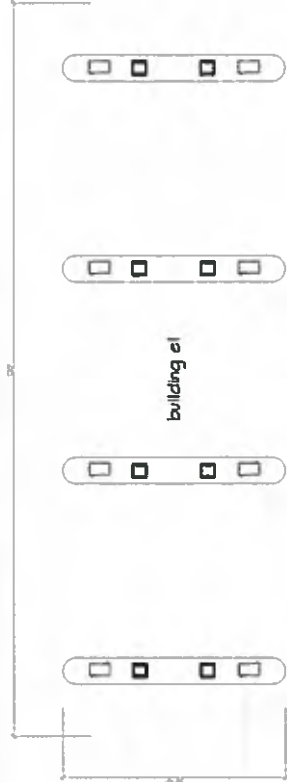
overall site plan
SCALE: 1/16"



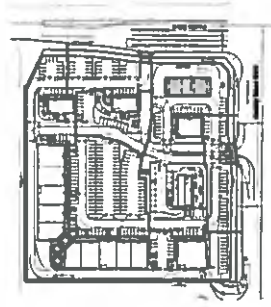
building e floor plan & roof plan :
scale: 1/8" = 1'-0"



proposed roof plan - building e
SCALE: 1/8" = 1'-0"



proposed floor plan - building e
SCALE: 1/8" = 1'-0"

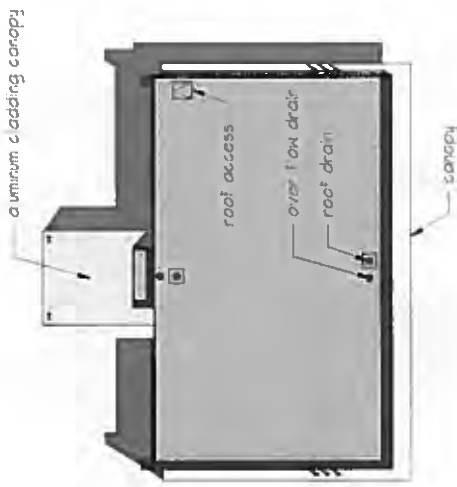


Overall site plan
SCALE: 1/8" = 1'-0"



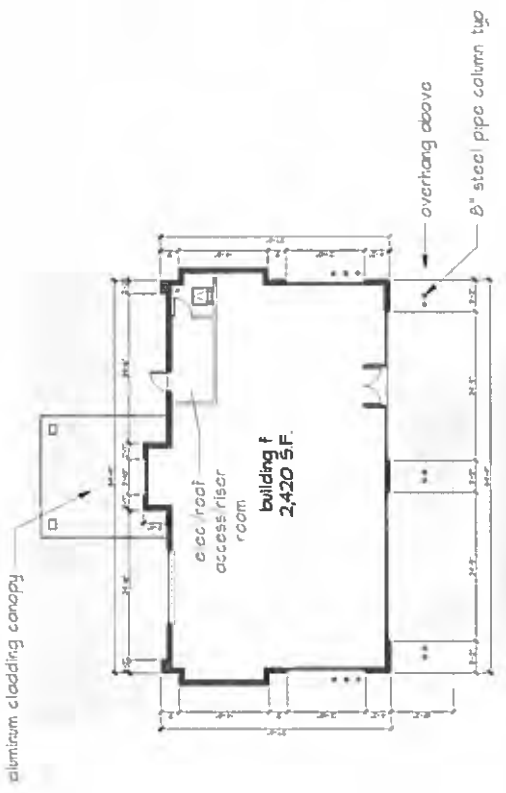
building e floor plan & roof plan :
scale: 1/8" = 1'-0"





proposed roof plan - building 1
SCALE: 1/8" = 1'-0"

6



proposed floor plan - building 1
SCALE: 1/8" = 1'-0"

1

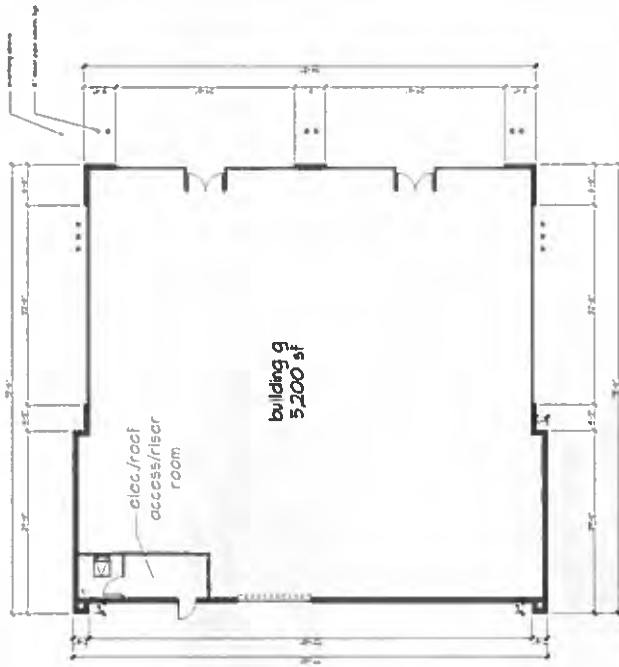


overall site plan
DATE: 4/11



building floor plan :
SCALE: 1/8" = 1'-0"



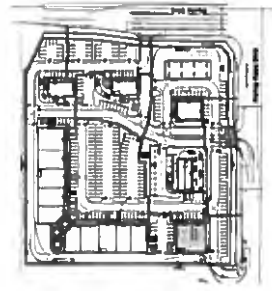


proposed floor plan - building g
SCALE: 1/8" = 1'-0"

B



proposed roof plan - building g
SCALE: 1/8" = 1'-0"



overall site plan
SCALE: 1/16"



building g floor plan :
scale: 1/8" = 1'-0"

ap7.0

March Plaza
nuc n perms bldg 6 harley knox bldg
perms, california



view at building b



a
det608 deco gray
dunn edwards



1
stone siding



5
storefront Mullions



9
bike rack



b
det548 fiesta blue
dunn edwards



2
wood siding



6
clear glass



c
det629 fade to black
dunn edwards



3
architectural metal siding



7
outdoor bench



d
det648 white picket fence
dunn edwards



4
concrete base



8
trash receptacle

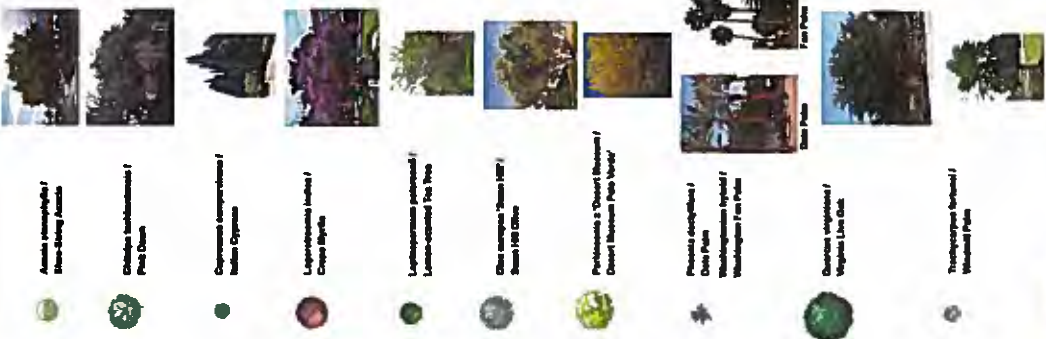


10
wall sconce



view at building c

LEGEND



MARCH PLAZA
 MWC ON PERIS BLVD. &
 HARLEY KNOX BLVD.

PRELIMINARY LANDSCAPE PLAN

PL-1



Harley Knox Blvd

Species and Circumference	Number	Species and Circumference	Number	Species and Circumference	Number	Species and Circumference	Number
Arbutus Menziesii / Snow-Flung Juniper	10	Arbutus Menziesii / Snow-Flung Juniper	10	Arbutus Menziesii / Snow-Flung Juniper	10	Arbutus Menziesii / Snow-Flung Juniper	10
Cedrus Libanotis / Pine Tree	10	Cedrus Libanotis / Pine Tree	10	Cedrus Libanotis / Pine Tree	10	Cedrus Libanotis / Pine Tree	10
Cycas revoluta / Sago Palm	10	Cycas revoluta / Sago Palm	10	Cycas revoluta / Sago Palm	10	Cycas revoluta / Sago Palm	10
Laurus nobilis / Bay Leaf	10	Laurus nobilis / Bay Leaf	10	Laurus nobilis / Bay Leaf	10	Laurus nobilis / Bay Leaf	10
Ligustrum japonicum / Japanese Privet	10	Ligustrum japonicum / Japanese Privet	10	Ligustrum japonicum / Japanese Privet	10	Ligustrum japonicum / Japanese Privet	10
Olea europaea 'Mill' / Olive Tree	10	Olea europaea 'Mill' / Olive Tree	10	Olea europaea 'Mill' / Olive Tree	10	Olea europaea 'Mill' / Olive Tree	10
Persea caroliniana / Sweetgum	10	Persea caroliniana / Sweetgum	10	Persea caroliniana / Sweetgum	10	Persea caroliniana / Sweetgum	10
Platanus occidentalis / Sycamore	10	Platanus occidentalis / Sycamore	10	Platanus occidentalis / Sycamore	10	Platanus occidentalis / Sycamore	10
Quercus macrocarpa / White Oak	10	Quercus macrocarpa / White Oak	10	Quercus macrocarpa / White Oak	10	Quercus macrocarpa / White Oak	10
Taxodium distichum / Bald Cypress	10	Taxodium distichum / Bald Cypress	10	Taxodium distichum / Bald Cypress	10	Taxodium distichum / Bald Cypress	10
Thuja occidentalis / Eastern Red Cedar	10	Thuja occidentalis / Eastern Red Cedar	10	Thuja occidentalis / Eastern Red Cedar	10	Thuja occidentalis / Eastern Red Cedar	10
Juniperus horizontalis / Creeping Juniper	10	Juniperus horizontalis / Creeping Juniper	10	Juniperus horizontalis / Creeping Juniper	10	Juniperus horizontalis / Creeping Juniper	10
Liriodendron tulipifera / Yellow Pencil Cactus	10	Liriodendron tulipifera / Yellow Pencil Cactus	10	Liriodendron tulipifera / Yellow Pencil Cactus	10	Liriodendron tulipifera / Yellow Pencil Cactus	10
Magnolia grandiflora / Southern Magnolia	10	Magnolia grandiflora / Southern Magnolia	10	Magnolia grandiflora / Southern Magnolia	10	Magnolia grandiflora / Southern Magnolia	10
Nerium oleander / Oleander	10	Nerium oleander / Oleander	10	Nerium oleander / Oleander	10	Nerium oleander / Oleander	10
Santalum album / Sandalwood	10	Santalum album / Sandalwood	10	Santalum album / Sandalwood	10	Santalum album / Sandalwood	10
Taxus canadensis / Canadian Hemlock	10	Taxus canadensis / Canadian Hemlock	10	Taxus canadensis / Canadian Hemlock	10	Taxus canadensis / Canadian Hemlock	10
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	10	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	10	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	10	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	10
Thuja occidentalis 'Green Gem' / Green Gem Arborvitae	10	Thuja occidentalis 'Green Gem' / Green Gem Arborvitae	10	Thuja occidentalis 'Green Gem' / Green Gem Arborvitae	10	Thuja occidentalis 'Green Gem' / Green Gem Arborvitae	10
Thuja occidentalis 'Little Gem' / Little Gem Arborvitae	10	Thuja occidentalis 'Little Gem' / Little Gem Arborvitae	10	Thuja occidentalis 'Little Gem' / Little Gem Arborvitae	10	Thuja occidentalis 'Little Gem' / Little Gem Arborvitae	10
Thuja occidentalis 'Mini Gem' / Mini Gem Arborvitae	10	Thuja occidentalis 'Mini Gem' / Mini Gem Arborvitae	10	Thuja occidentalis 'Mini Gem' / Mini Gem Arborvitae	10	Thuja occidentalis 'Mini Gem' / Mini Gem Arborvitae	10
Thuja occidentalis 'Pyramidalis' / Pyramidalis Arborvitae	10	Thuja occidentalis 'Pyramidalis' / Pyramidalis Arborvitae	10	Thuja occidentalis 'Pyramidalis' / Pyramidalis Arborvitae	10	Thuja occidentalis 'Pyramidalis' / Pyramidalis Arborvitae	10

NOT TO SCALE
 ALL DIMENSIONS IN FEET UNLESS OTHERWISE NOTED
 ALL PLANTINGS TO BE VERIFIED BY THE LANDSCAPE ARCHITECT

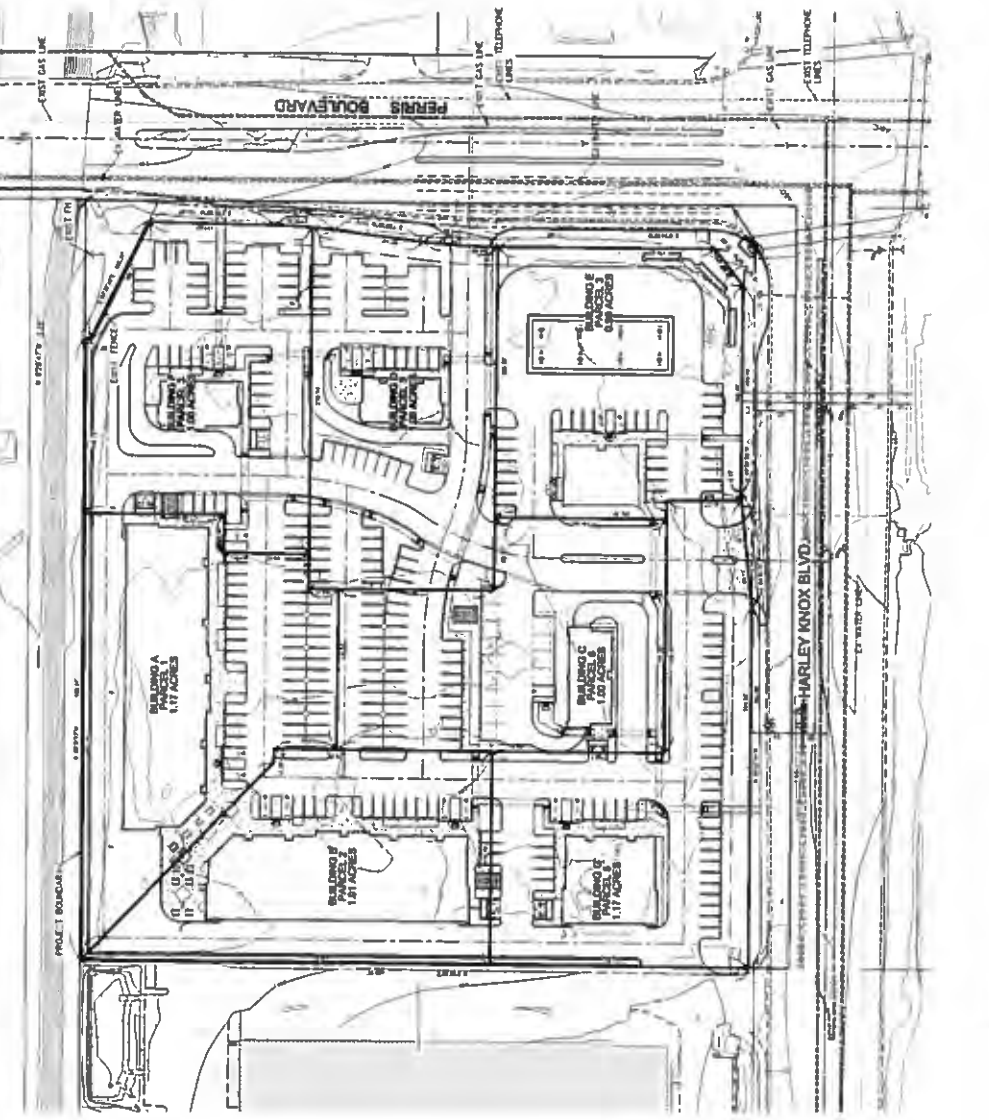
MAJOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 37278 CITY OF PERRIS, CA

LAND AREA

TRACT	ACRES	SQ. FT.
1	1.17	50,533
2	1.17	50,533
3	1.17	50,533
4	1.17	50,533
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95	1.17	50,533
96	1.17	50,533
97	1.17	50,533
98	1.17	50,533
99	1.17	50,533
100	1.17	50,533

NOTES

1. ALL INFORMATION IS BASED ON THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AND THE CITY OF PERRIS, CALIFORNIA.
2. THE CITY ENGINEER SHALL BE ADVISED BY SIGNATURE AND DATE.
3. THE CITY ENGINEER SHALL BE ADVISED BY SIGNATURE AND DATE.
4. THE CITY ENGINEER SHALL BE ADVISED BY SIGNATURE AND DATE.
5. THE CITY ENGINEER SHALL BE ADVISED BY SIGNATURE AND DATE.
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8. THE CITY ENGINEER SHALL BE ADVISED BY SIGNATURE AND DATE.
9. THE CITY ENGINEER SHALL BE ADVISED BY SIGNATURE AND DATE.
10. THE CITY ENGINEER SHALL BE ADVISED BY SIGNATURE AND DATE.



PLANNING SUMMARY

PARCEL A 1.17 ACRES 1/278

PARCEL B 1.17 ACRES 1/278

PARCEL C 1.17 ACRES 1/278

PARCEL D 1.17 ACRES 1/278

PARCEL E 1.17 ACRES 1/278

PARCEL F 1.17 ACRES 1/278

TOTAL 6.66 ACRES

APPROXIMATE

APPROXIMATE DIMENSIONS AND COORDINATES FOR EACH PARCEL. A detailed table listing parcel dimensions, bearings, and coordinates.

EXPLANATIONS

KEY TO SYMBOLS AND NOTATION. A legend defining the symbols used in the site plan, such as building footprints, parking spaces, and utility lines.

PROPERTY ADRESSES

PROPERTY ADRESSES FOR EACH PARCEL AND THE SURROUNDING AREA.

UTILITY SERVICES

UTILITY SERVICES AVAILABLE TO THE SITE, INCLUDING GAS, ELECTRICITY, AND TELEPHONE.

BOUNDARY DESCRIPTION

LEGAL BOUNDARY DESCRIPTION FOR THE ENTIRE PARCEL MAP.

OWNER INFORMATION

OWNER INFORMATION FOR THE PARCEL MAP, INCLUDING CONTACT DETAILS FOR ALLIANCE LAND PLANNING & ENGINEERING, INC.

LEGAL INFORMATION

LEGAL INFORMATION REGARDING THE PARCEL MAP, INCLUDING REFERENCES TO CALIFORNIA LAWS AND REGULATIONS.

DEVELOPER INFORMATION

DEVELOPER INFORMATION AND CONTACT DETAILS FOR THE PROJECT.

PROPERTY ADRESSES

PROPERTY ADRESSES FOR THE PARCEL MAP AND SURROUNDING AREA.

UTILITY SERVICES

UTILITY SERVICES AVAILABLE TO THE SITE.

BOUNDARY DESCRIPTION

LEGAL BOUNDARY DESCRIPTION FOR THE PARCEL MAP.

OWNER INFORMATION

OWNER INFORMATION FOR THE PARCEL MAP.

LEGAL INFORMATION

LEGAL INFORMATION REGARDING THE PARCEL MAP.

DEVELOPER INFORMATION

DEVELOPER INFORMATION AND CONTACT DETAILS.

PROPERTY ADRESSES

PROPERTY ADRESSES FOR THE PARCEL MAP.

UTILITY SERVICES

UTILITY SERVICES AVAILABLE TO THE SITE.

BOUNDARY DESCRIPTION

LEGAL BOUNDARY DESCRIPTION FOR THE PARCEL MAP.

OWNER INFORMATION

OWNER INFORMATION FOR THE PARCEL MAP.

ALLIANCE LAND PLANNING & ENGINEERING, INC.
1405 FARMWAY AVE., SUITE 200
PERRIS, CALIFORNIA 92404
TEL: (951) 271-1000
FAX: (951) 271-1001

OWNER INFORMATION
RUTH KAHN PERKINS, LLC
1000 WILSON AVE., SUITE 200
ATTN: CLAYTON KAHN
PERRIS, CA 92404
PHONE: (951) 770-1247

UTILITY SERVICES
GAS: WEST GAS
ELECTRIC: SOUTHWEST POWER AND LIGHT
TELEPHONE: SBC

BOUNDARY DESCRIPTION
LEGAL BOUNDARY DESCRIPTION FOR THE PARCEL MAP.

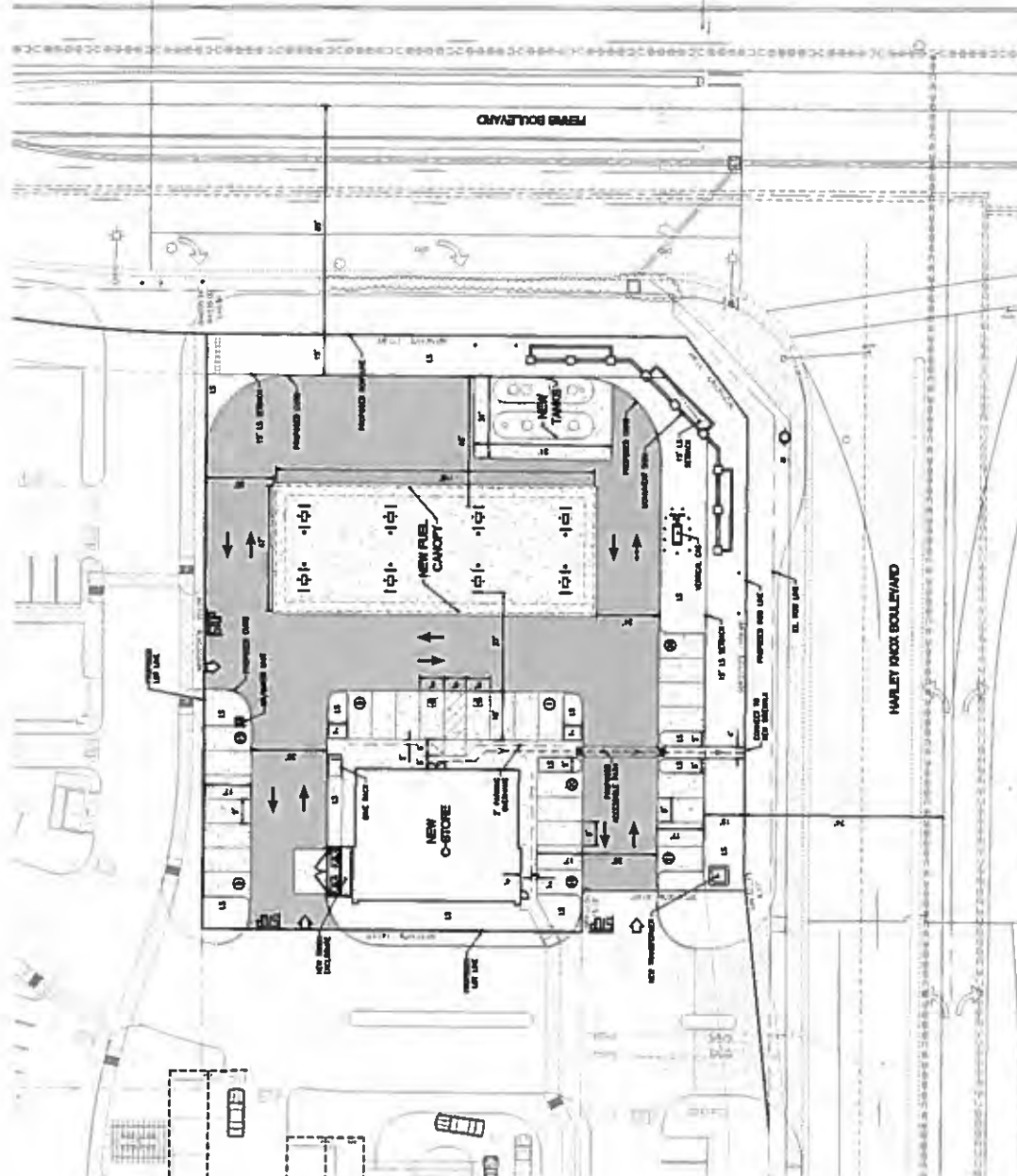
OWNER INFORMATION
OWNER INFORMATION FOR THE PARCEL MAP.

LEGAL INFORMATION
LEGAL INFORMATION REGARDING THE PARCEL MAP.

DEVELOPER INFORMATION
DEVELOPER INFORMATION AND CONTACT DETAILS.

PROPERTY ADRESSES
PROPERTY ADRESSES FOR THE PARCEL MAP.

PROPOSED 7-11 • HARLEY KNOX BOULEVARD AND PERRIS BOULEVARD PRELIMINARY SITE PLAN



PROTECT INFORMATION

PROJECT DESCRIPTION: PROPOSED 7-11 STORE, INC. CHOPRY AND SURROUNDING PUBLIC TRAFFIC ROAD PROJECT. SEE PLAN FOR MORE DETAILS.

DATE: 08/17/2011

PROJECT NO.: 11-00001-11717

PROJECT NAME: 7-11 STORE, INC. CHOPRY AND SURROUNDING PUBLIC TRAFFIC ROAD PROJECT.

PROJECT LOCATION: 111 S. 11th St, Phoenix, AZ 85003

PROJECT OWNER: 7-ELEVEN, INC.

DESIGNED BY: 7-ELEVEN, INC.

DATE: 08/17/2011

UTILITY PROVIDERS

WATER: CENTRAL ARIZONA WATER SERVICE, 1111 N. CENTRAL AVENUE, PHOENIX, AZ 85004, 602-497-1111

SEWER: CENTRAL ARIZONA WATER SERVICE, 1111 N. CENTRAL AVENUE, PHOENIX, AZ 85004, 602-497-1111

ELECTRIC: ARIZONA ELECTRIC POWER & LIGHT CO., 1000 N. CENTRAL AVENUE, PHOENIX, AZ 85004, 602-497-1111

TELEPHONE: VERIZON, 1-800-451-7799

CABLE: COMCAST, 1-800-451-7799

INTERNET: COMCAST, 1-800-451-7799

SOURCE OF PLAN

THIS PLAN WAS PREPARED BY THE ARCHITECT FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ARCHITECT: HARLEY KNOX AND PERRIS BLDG. PERIS, CA

DATE: 08/17/2011

PRELIMINARY SITE PLAN
7-11 & 1037338
HARLEY KNOX AND PERRIS BLDG
PERRIS, CA



7-ELEVEN, INC.
ONE ARTS PLAZA, 1722 SOUTH ST
DALLAS, TX 75201
771 CHRYSLER DRIVE
SAN DIEGO, CA 92114

Project No.	11-00001-11717
Project Name	7-11 STORE, INC. CHOPRY AND SURROUNDING PUBLIC TRAFFIC ROAD PROJECT
Project Location	111 S. 11th St, Phoenix, AZ 85003
Project Owner	7-ELEVEN, INC.
Designed By	7-ELEVEN, INC.
Date	08/17/2011

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 871-8222 FAX
SUNSHINE ENGINEERING SERVICES
11717 171ST AVENUE SOUTH
KENT, WA 98032

7335





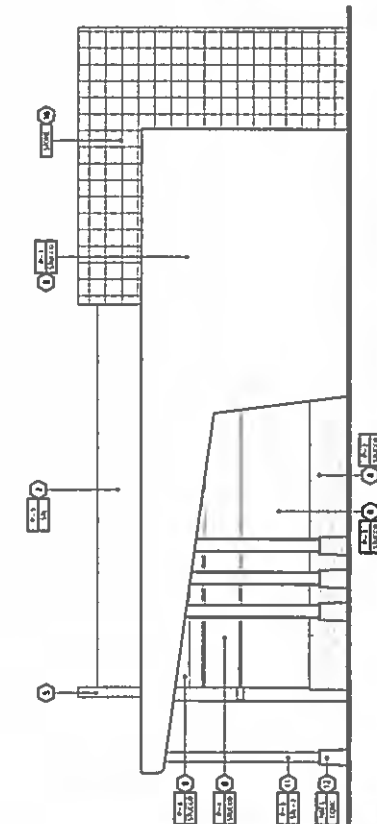
NO.	DATE	REVISION
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19	11/11/03	ISSUE FOR PERMIT
20	11/11/03	ISSUE FOR PERMIT



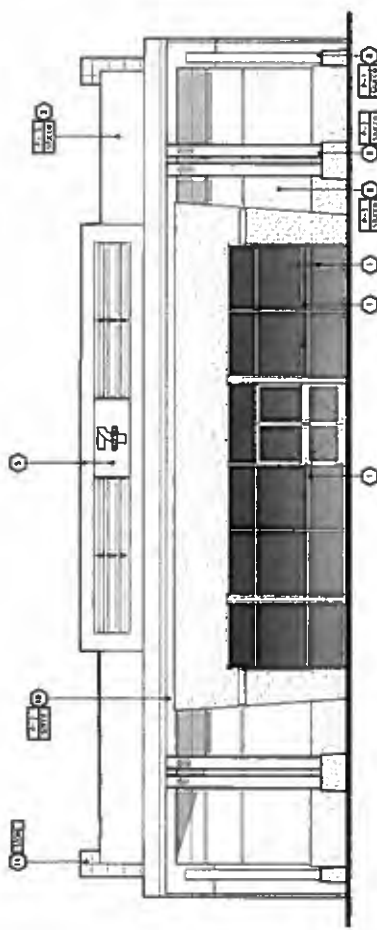
Ground Up
 STORE # 37338

Project No. 17338
 Date: 11/11/03
 Project Name: 7-Eleven #37338

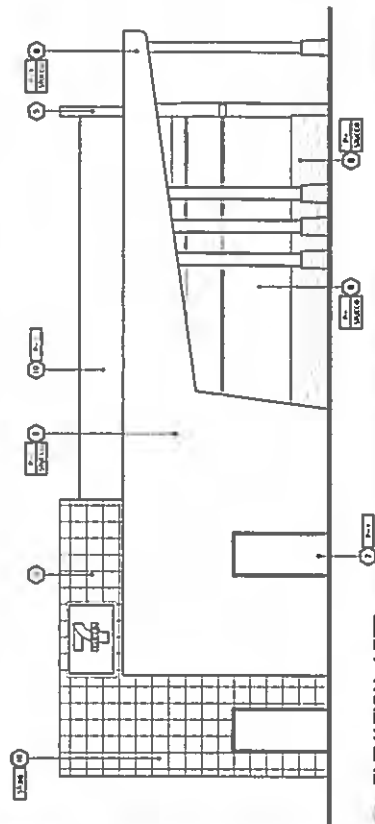
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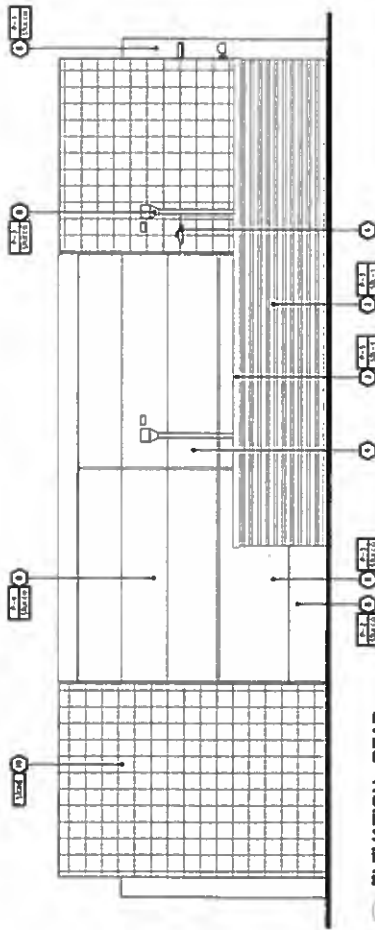
1 ELEVATION - FRONT
 11/11/03



2 ELEVATION - RIGHT
 11/11/03



3 ELEVATION - LEFT
 11/11/03



4 ELEVATION - REAR
 11/11/03

- KEYED NOTES**
- 1 ALUMINUM FINISHES AND DISCREET STAIRS
 - 2 CORRUGATED STEEL EQUIPMENT ENCLOSURE
 - 3 4" X 4" SIP - PAINT TO MATCH SUBJECT
 - 4 ROOF MEM BRICK OVERLAY STAIRS - PAINT TO MATCH SUBJECT
 - 5 1/2" X 1/2" X 1/2" ALUMINUM SURFACE MOUNTED BALL JOINT
 - 6 1/2" X 1/2" X 1/2" ALUMINUM SURFACE MOUNTED BALL JOINT
 - 7 4" X 4" SIP - PAINT TO MATCH SUBJECT SURFACE

- COLOR LEGEND**
- 1 ALUMINUM - MATCH MODEL PHOTO
 - 2 1/2" X 1/2" X 1/2" ALUMINUM
 - 3 1/2" X 1/2" X 1/2" ALUMINUM
 - 4 1/2" X 1/2" X 1/2" ALUMINUM
 - 5 1/2" X 1/2" X 1/2" ALUMINUM
 - 6 1/2" X 1/2" X 1/2" ALUMINUM
 - 7 1/2" X 1/2" X 1/2" ALUMINUM

- MATERIAL LEGEND**
- 1 ALUMINUM FINISH
 - 2 CORRUGATED STEEL
 - 3 4" X 4" SIP
 - 4 1/2" X 1/2" X 1/2" ALUMINUM
 - 5 1/2" X 1/2" X 1/2" ALUMINUM
 - 6 1/2" X 1/2" X 1/2" ALUMINUM
 - 7 1/2" X 1/2" X 1/2" ALUMINUM
 - 8 1/2" X 1/2" X 1/2" ALUMINUM
 - 9 1/2" X 1/2" X 1/2" ALUMINUM
 - 10 1/2" X 1/2" X 1/2" ALUMINUM
 - 11 1/2" X 1/2" X 1/2" ALUMINUM
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- KEYED NOTES**
- 1 ALUMINUM FINISHES AND DISCREET STAIRS
 - 2 CORRUGATED STEEL EQUIPMENT ENCLOSURE
 - 3 4" X 4" SIP - PAINT TO MATCH SUBJECT
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 - 7 4" X 4" SIP - PAINT TO MATCH SUBJECT SURFACE



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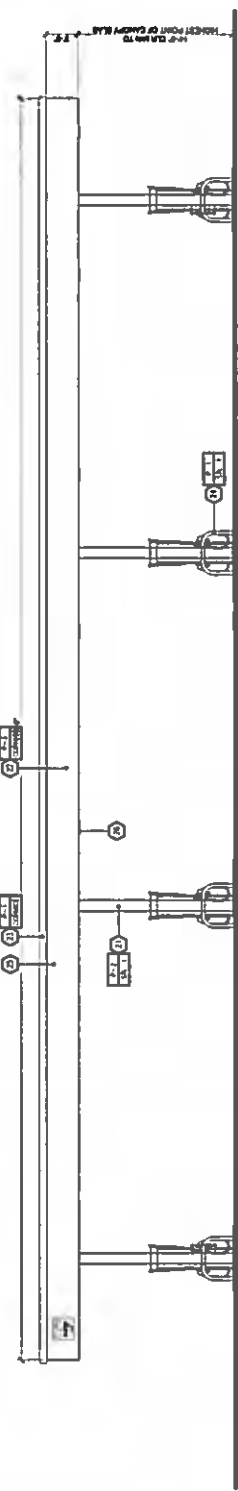


Drew Up
STONE & STONE

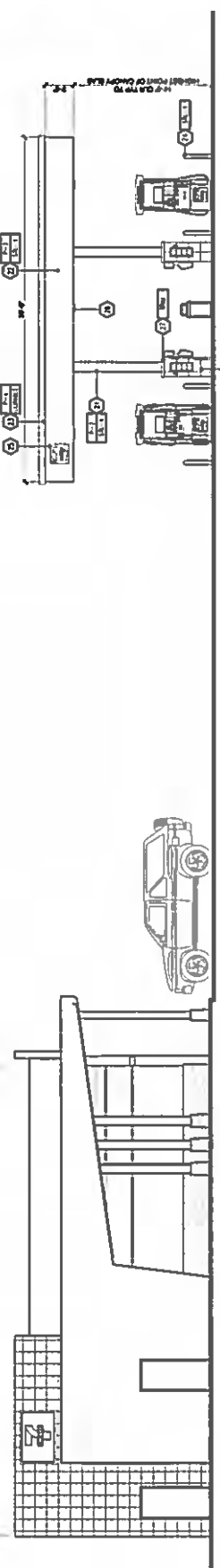
History Icons & Photo Book

DATE	1/23/08
BY	ST
CHECKED	ST
SCALE	AS SHOWN
TITLE	EXTERIOR ELEVATIONS
PROJECT	7-ELEVEN

A 2.1



1 ELEVATION - FRONT



2 ELEVATION - REAR

- KEYED NOTES**
- 1 ALUMINUM ENTRANCE AND STRUCTURAL SYSTEM
 - 2 COMPOSITE STEEL INSULATION ENCLOSURE
 - 3 4x4x4 COP PANEL IN MAIN ALCOVE
 - 4 200# GALV AND ANODIZED STEEL PANEL IN MAIN ALCOVE
 - 5 INTERNALLY INSULATED SURFACE BEHIND WALL, 2IN
 - 6 4x4x4 COP PANEL IN MAIN ALCOVE SURFACE
- COLOR LEGEND**
- COLORS TO BE REFERENCED BY SHOWING
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| 1 | ALUMINUM |
| 2 | STEEL |
| 3 | STEEL |
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- MATERIAL LEGEND**
- | | |
|---|----------|
| 1 | ALUMINUM |
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| 4 | STEEL |
| 5 | STEEL |
| 6 | STEEL |


BARGHAUSEN
 CONSULTING ENGINEERS
 180 SOUTH BOULDER BLVD
 SAN ANTONIO, TX 78203
 (214) 343-1111 FAX
 180 SOUTH BOULDER BLVD
 SAN ANTONIO, TX 78203
 (214) 343-1111 FAX

7-ELEVEN, INC.
 ONE ARTS PLAZA, 1122 SOUTH ST
 DALLAS, TX 75221
 7-11 # 37338
 Henry Keller and Phillip Boyd
 Fort Worth, TX



Project: 1122 South St
 Date: 11/17/2017
 Scale: 1/8" = 1'-0"



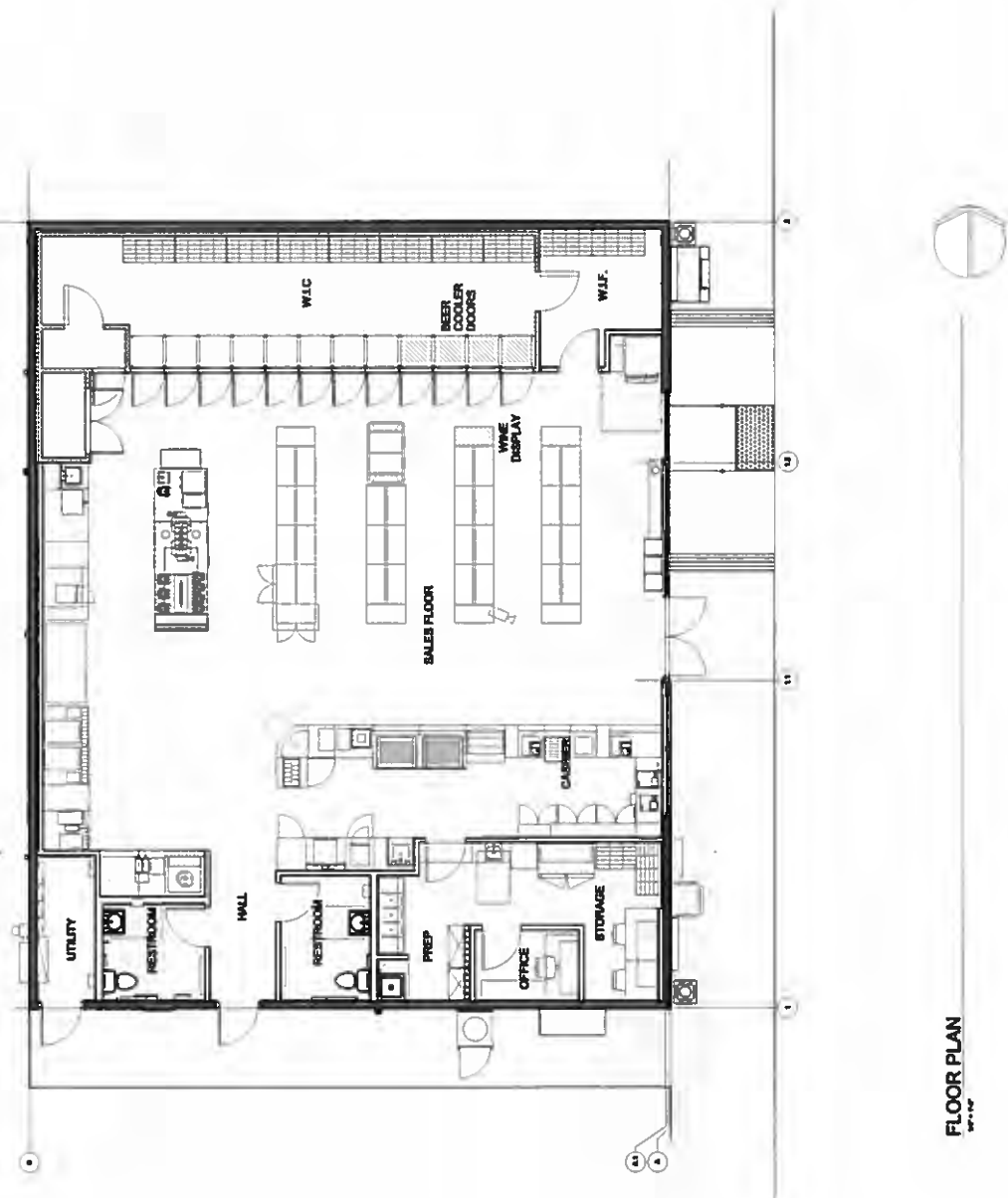
Created Up
 STORE # 37338

Nancy Jones
 & Phillip Boyd

DWG# 1122
 1122

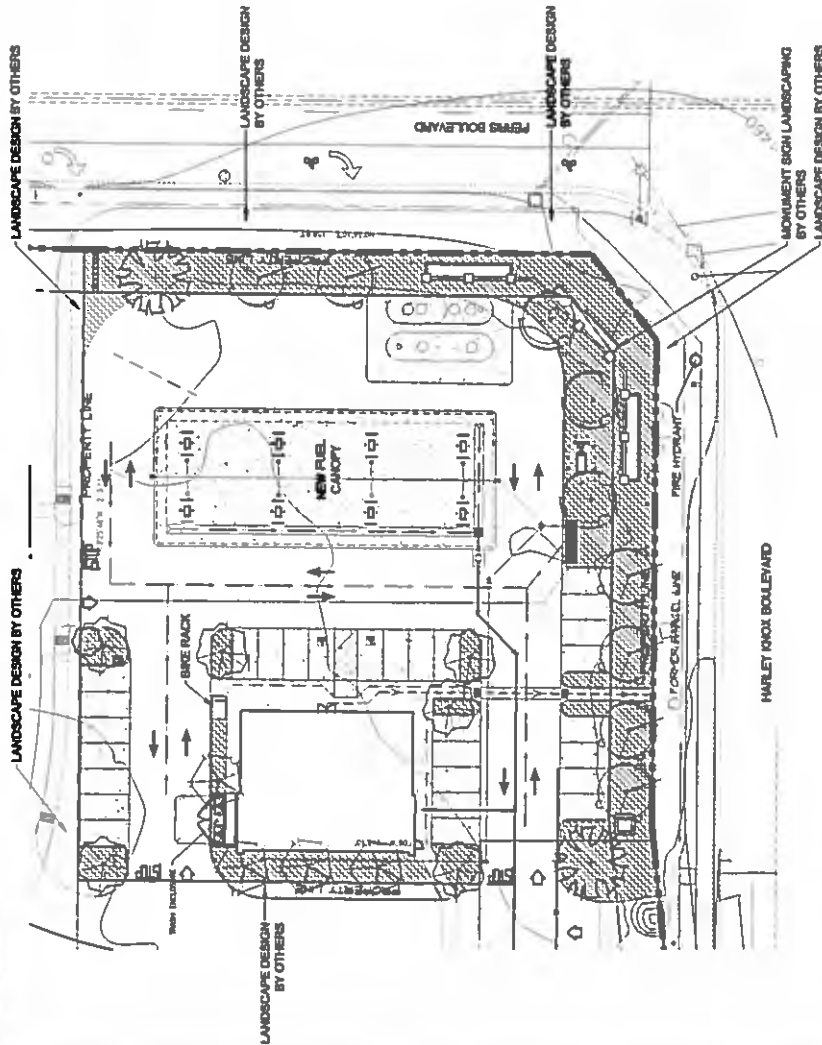
FLOOR PLAN

A1



FLOOR PLAN
 11/17/2017

PROPOSED 7-11 • HARLEY KNOX BOULEVARD AND PERRIS BOULEVARD
PRELIMINARY LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY	REMARKS
[Symbol]	LEUCISIA BRUNNEA / LEUCISIA BRUNNEA	12" DIA	48 STEMS	PLANT 6" IN DIA ON BRINKS 18" HIGH - PLANT 6" IN DIA AT 1' FALL 0.0000000000
[Symbol]	LEUCISIA BRUNNEA / LEUCISIA BRUNNEA	12" DIA	48 STEMS	PLANT 6" IN DIA ON BRINKS 18" HIGH - PLANT 6" IN DIA AT 1' FALL 0.0000000000
[Symbol]	LEUCISIA BRUNNEA / LEUCISIA BRUNNEA	12" DIA	48 STEMS	PLANT 6" IN DIA ON BRINKS 18" HIGH - PLANT 6" IN DIA AT 1' FALL 0.0000000000
[Symbol]	LEUCISIA BRUNNEA / LEUCISIA BRUNNEA	12" DIA	48 STEMS	PLANT 6" IN DIA ON BRINKS 18" HIGH - PLANT 6" IN DIA AT 1' FALL 0.0000000000
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[Symbol]	LEUCISIA BRUNNEA / LEUCISIA BRUNNEA	12" DIA	48 STEMS	PLANT 6" IN DIA ON BRINKS 18" HIGH - PLANT 6" IN DIA AT 1' FALL 0.0000000000
[Symbol]	LEUCISIA BRUNNEA / LEUCISIA BRUNNEA	12" DIA	48 STEMS	PLANT 6" IN DIA ON BRINKS 18" HIGH - PLANT 6" IN DIA AT 1' FALL 0.0000000000

7-ELEVEN, INC.
ONE ARTS PLAZA, 1722 SOUTH
DALLAS, TX 75231

7-Eleven San Diego
8777 Chastant Street
SAN DIEGO, CA 92134

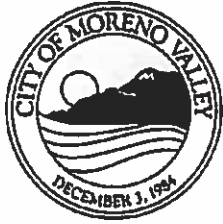
BANHAGEN
18215 72ND AVENUE SOUTH
FITCH, WA 98023
(425)251-8722 FAX

DATE: 10/11/11
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

811
Mark each below:
Call (800) 487-4811
Every year.

HARLEY KNOX AND PERRIS BLVD
7-11 & 1037338
PRELIMINARY LANDSCAPE PLAN
PERRIS, CA

17335
L-1
2



Community Development Department
Planning Division
14177 Frederick Street
P. O. Box 88005
Moreno Valley CA 92552-0805
Telephone: 951.413-3206
FAX: 951.413-3210

September 8, 2016

VIA EMAIL AND US MAIL

Diane Sbardellati
Planning Division
Development Services Department
City of Perris
135 N D Street
Perris, CA 92570

Subject: Comments on the Proposed March Plaza Commercial Center/Parcel Map with a 7-Eleven Convenience Store with Fueling Station

Dear Ms. Sbardellati:

The City of Moreno Valley appreciates the opportunity to comment on the site plan and other related plans provided for the proposed March Plaza Commercial Center Project. With its high visibility along Perris Boulevard and Harley Knox Boulevard, the City has a keen interest to see that the project is successful and is developed and maintained in a high quality fashion.

The City of Moreno Valley offers the following comments for your consideration:

- The raised median along Perris Boulevard should be extended to better restrict left turn movements at the northernmost driveway.
- A sight distance analysis should be performed for the northernmost driveway along Perris Boulevard. The bridge barrier and fencing to the north may obscure driver's line of sight from the driveway.

Thank you again for the opportunity to provide comments on the proposed March Plaza Commercial Center Project. Should you have any questions or concerns, please contact Claudia Manrique at (951) 413-3225.

Sincerely,



Richard Sandzimier
Planning Official

EXHIBIT F

RESOLUTION NUMBER 17-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMITS 16-05165 AND 16-05171, AND TENTATIVE PARCEL MAP 16-05166 TO SUBDIVIDE TWO LOTS WITH 8.28 COMBINED ACRES, INTO SEVEN PARCELS FOR THE DEVELOPMENT OF A 47,253 SQUARE FOOT COMMERCIAL-RETAIL CENTER AT THE NORTHWEST CORNER OF HARLEY KNOX BOULEVARD AND PERRIS BOULEVARD, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, Conditional Use Permit 16-05171 was filed to develop a convenience store and fueling station at the northwest corner of Harley Knox Boulevard and Perris Boulevard; and Conditional Use Permit 16-05165 and Tentative Parcel Map 16-05166 were filed to develop a 47,253 square foot commercial center that will include the convenience store and fueling station, and six additional pads (total seven building pads) to be created through the approval of Tentative Parcel Map 16-05166; and

WHEREAS, the proposed location of the use is in accordance with the objectives of the Perris Valley Commerce Center Specific Plan (PVCCSP) and the City's Zoning Ordinance, and the purpose of the PVCCSP-C (Commercial) zoning district; and

WHEREAS, the proposed project is consistent with the City's General Plan and other Ordinances and Resolutions of the City; and

WHEREAS, these Conditional Use Permits and the Tentative Parcel Map have been duly noticed; and

WHEREAS, a public hearing was held on March 15, 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, based upon on the Initial Study prepared for the project in accordance with the City's guidelines implementing the California Environmental Quality Act, all potential significant effects on the environment can be reduced to a less than significant level through the design of the development, the zoning code and standard requirements of the City, therefore a Negative Declaration 2331 has been prepared, with findings that:

- (a) The City has complied with the California Environmental Quality Act; and
- (b) This determination reflects the independent judgment of the City.

EXHIBIT G

Section 3. Based on the information contained in the staff report and supporting exhibits and plans for Conditional Use Permits 16-05165 and 16-05171, the Planning Commission hereby finds:

- a) The proposed location of the conditional use is in accordance with the objectives of this Title and the purposes of the Zone in which the site is located such that a commercial shopping center is a permitted use in the Commercial (C) zone of the Perris Valley Commerce Center Specific Plan. The proposed use complies with all Zoning Code requirements and standards of the PVCCSP and Zoning Code.
- b) The proposed plan is consistent with the City's General Plan and conforms to all zoning standards, applicable subdivision requirements, and other ordinances and resolutions of the City.
- c) The proposed location of the commercial shopping center 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.
- d) The proposed commercial shopping center and site improvements will be compatible with community standards for new construction and protects the character of adjacent development.
- e) The proposed landscaping for the commercial shopping center is sufficient to ensure visual relief and provides an attractive environment for the public's enjoyment.

Section 4. Based on the information contained in the staff report and supporting exhibits and plans for Tentative Parcel Map 16-05166, the Planning Commission hereby finds:

- A. The Tentative Parcel Map is consistent with the General Plan land use designation of PVCCSP-C (Commercial) and all other applicable General Plan policies; and
- B. The Tentative Parcel Map is consistent with the Zoning designation of PVCCSP-C and all other applicable Zoning Code standards; and
- C. The Tentative Parcel Map is in compliance with the Subdivision Map Act; and
- D. The site is physically suitable to create seven (7) individual parcels; and
- E. The design of the Tentative Parcel Map and the type of improvements will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and
- F. The design of the Tentative Parcel Map and the type of improvements will not cause serious public health problems; and

- G. The design of the Tentative Parcel Map 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
- H. The discharge of waste from implementation of the Tentative Parcel Map 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.

Section 5. For the foregoing reasons, the Commission hereby approves Conditional Use Permit (CUP) 16-05165, Conditional Use Permit (CUP) 16-05171, and Tentative Parcel Map 16-05166 to allow development of a 2,955 square foot 7-Eleven convenience store with fueling station, and a 47,253 square foot commercial center known as March Plaza on 8.28 acres of vacant land located at northwest corner of Harley Knox Boulevard and Perris Boulevard, based on the information and findings presented in the staff report and subject to the Conditions of Approval.

Section 6. 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 7. The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 15th day of March, 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 17-05 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 15th day of March 2017, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

City of Perris
135 N. "D" Street, Perris, California 92570
Environmental Checklist

Project Title	Conditional Use Permit 16-05165, Tentative Parcel Map 16-05166; Conditional Use Permit 16-05171																	
Lead Agency Name and Address	City of Perris Development Services Department Planning Division, 135 N. "D" Street, Perris, CA 92570																	
Contact and Phone Number	Diane Sbardellati, Associate Planner (951) 943-5003																	
Project Location	Northwest corner of Harley Knox Blvd. and Perris Blvd. (APNs 302-090-034, 302-090-037)																	
Project Sponsor's Name and Address	1) Elizabeth Shoemaker, Alliance Land Planning and Engineering 2248 Faraday Avenue, Carlsbad, CA 92008 (March Plaza) 2) Frank Allen Sipe, Barghausen Consulting Engineers, Inc. 3883 Ruffin Road, Suite B, San Diego, CA 92123 (7-Eleven)																	
General Plan Designation	Perris Valley Commerce Center Specific Plan (PVCCSP) - Commercial																	
Zoning Designation	Perris Valley Commerce Center Specific Plan (PVCCSP) - Commercial																	
Description of Project	Conditional Use Permit 16-05165 (March Plaza), Tentative Parcel Map 16-05166, and Conditional Use Permit 16-05171 (7-Eleven): CUP 16-05165 is a proposal to construct a 47,253 s.f. retail center at the corner of Harley Knox Blvd. and Perris Blvd. with a 2,955 s.f 7-Eleven and fueling center, three drive-through restaurants, two multi-tenant buildings, and one 5,200 s.f. stand-alone commercial building on 8.28 acres of vacant land. The 7-Eleven will be constructed first, with the commercial center to be developed speculatively. The Tentative Parcel Map (TPM 16-05166) will reconfigure two parcels into seven lots. Project improvements include parking for employees and patrons, an outdoor seating area, and new driveway accesses on Harley Knox Blvd and Perris Blvd. The CEQA analysis and information provided herein regarding the proposed retail center includes the proposed 7-Eleven convenience store (CUP 16-05171) and fueling center at the corner of Harley Knox Blvd. and Perris Blvd.																	
Surrounding Land Uses and Setting	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Boundary</th> <th style="width: 45%;">General Plan Designation</th> <th style="width: 30%;">Existing Land Use</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">North</td> <td>PVCCSP – Public; City of Moreno Valley</td> <td>Perris Valley Channel Lateral B; Industrial warehouse within City limits of Moreno Valley</td> </tr> <tr> <td style="text-align: center;">East</td> <td>PVCCSP – Light Industrial</td> <td>Light Industrial development</td> </tr> <tr> <td style="text-align: center;">South</td> <td>PVCCSP – Commercial</td> <td>Vacant land</td> </tr> <tr> <td style="text-align: center;">West</td> <td>PVCCSP – Commercial</td> <td>Vacant & Gas Station</td> </tr> </tbody> </table> <p>The project site is currently vacant land that has been disked and left with sparse, mostly non-native vegetation. One pile of concrete debris is located in the northeast corner of the site. According to the project biologist, the site is completely lacking in habitat for plants and wildlife.</p>			Boundary	General Plan Designation	Existing Land Use	North	PVCCSP – Public; City of Moreno Valley	Perris Valley Channel Lateral B; Industrial warehouse within City limits of Moreno Valley	East	PVCCSP – Light Industrial	Light Industrial development	South	PVCCSP – Commercial	Vacant land	West	PVCCSP – Commercial	Vacant & Gas Station
Boundary	General Plan Designation	Existing Land Use																
North	PVCCSP – Public; City of Moreno Valley	Perris Valley Channel Lateral B; Industrial warehouse within City limits of Moreno Valley																
East	PVCCSP – Light Industrial	Light Industrial development																
South	PVCCSP – Commercial	Vacant land																
West	PVCCSP – Commercial	Vacant & Gas Station																
Other public agencies whose approval is required	None																	

EXHIBIT H

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land Use/Planning		Hazards & Hazardous Materials
	Population/Housing		Noise
	Geology/Soils		Public Services
	Hydrology/Water Quality		Utilities/Service Systems
	Air Quality		Aesthetics
	Transportation/Traffic		Cultural Resources
	Biological Resources		Recreation
	Mineral Resources		Mandatory Findings of Significance
	Agriculture Resources	X	None

Determination (To be completed by the lead agency)

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant on the environment, and a NEGATIVE DECLARATION will be prepared
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Diane Sbardellati
Printed name

February 15, 2017
Date

City of Perris
For

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. LAND USE AND PLANNING. Would the project:				
a.	Physically divide an established community?			X
b.	Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigation an environmental effect?			X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?			X
Comments				
1.a.	<i>No Impact.</i> The proposed project will not divide an established community. The division of an established community typically refers to the construction of a physical feature (such as a highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying areas. The site is located on commercially-zoned land envisioned for a commercial development similar to the proposed use within the Perris Valley Commerce Center Specific Plan (PVCCSP). The development will support and not divide an established mostly industrial area by providing goods and services to existing and anticipated developments. Development of this commercial center and the proposed 7-Eleven would not divide an established community. No impacts would occur and no mitigation is required. (Source: 1, 4).			
1.b.	<i>No Impact.</i> The proposed use is consistent with the City's General Plan and Land Use Map, and the Zoning Code. Therefore, no impacts are anticipated. (Source: 1)			
1.c.	<i>No Impact.</i> The proposed project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and has no habitat value for plants and wildlife according to the Biological Reconnaissance Survey prepared by Sage Institute Inc. The project will pay regulatory fees at building permit issuance for MSHCP and Kangaroo Rat Habitat. (Source: 1 & 3)			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2. POPULATION AND HOUSING. Would the project:				
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X
b.	Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?			X
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X
Comments				
2.a.	<p><i>No Impact.</i> Citydata.com estimated the City's population in 2014 at 73,756 persons. Non-residential growth in the project area has been on-going and facilitated by the preparation of the Perris Valley Commerce Center Specific Plan (PVCCSP) in 2012. The PVCCSP area and its surroundings are in transition from an agricultural past to a modern-day commerce center providing for the needs of an ever-expanding regional market. The PVCCSP is primarily designated for Light Industrial land use, but also contains Commercial, General Industrial, Business/Professional Office and Public land use designations.</p> <p>The proposed project is a commercial center with seven pads for service and retail buildings that would create several new jobs in the City of Perris. The location would bring applicants for these jobs from both Perris and the City of Moreno Valley, since this project is located on the border of Perris and Moreno Valley. The extent to which the new jobs created by a project are filled by existing residents is a factor that tends to reduce the growth-inducing effect of a project. In addition to permanent full-time and part-time employment opportunities, the proposed project would also create short-term jobs during the construction phase. These short-term positions would be filled by workers who, for the most part, would reside in the project area. Therefore, construction of the proposed project would not generate a permanent increase in population within the project area.</p> <p>The new commercial center will support existing industrial development in north Perris by providing restaurants, a convenience store, a carwash and other desirable retail and service uses. The development will utilize and improve existing roadways and connect to existing utility systems. Since these systems are already in place, limited expansion of infrastructure is necessary beyond minor street improvements. The proposed project would not indirectly induce a substantial growth in population due to infrastructure improvements, and no mitigation is required beyond standard road improvements. Therefore, no impact is anticipated. (Sources: 17, 4, 15)</p>			
2.b &c.	<p><i>No Impact.</i> The proposed project would be constructed on vacant land and would not result in the removal of existing housing, require the construction of replacement housing, nor displace existing residents. Since no relocation of existing residents or construction of replacement housing would result, no impacts associated with this issue would occur. No mitigation is required. (Source: 1, 15)</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
3. GEOLOGY AND SOILS. Would the project:				
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving any of the following:			
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?		X	
ii)	Strong seismic ground shaking?		X	
iii)	Seismic-related ground failure, including liquefaction?		X	
iv)	Landslides?			X
b.	Result in substantial soil erosion or the loss of topsoil?			X
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d.	Be located on expansive soil, as defined in Table 1801-B of the Uniform Building Code (1994), creating substantial risks to life or property?		X	
e.	Have soil incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X
Comments				
3.a.i	<i>Less Than Significant Impact.</i> The subject property is not located within any Alquist-Priolo Study Zone or other area of known faults that would be subject to surface rupture. The City of Perris is located in the general area of the San Jacinto and Elsinore faults, as identified in the General Plan Environmental Impact Report. Any potentially significant impacts will be mitigated through building construction as regulated by the Uniform Building Code as it applies to Seismic Region 4. Therefore, less than significant impacts are anticipated. (Source: 1, 3)			
3.a.ii	<i>Less Than Significant Impact.</i> The project site is located within an area of moderately high potential of ground shaking (Zone 3), as identified in the Figure 3-4 of the General Plan Environmental Impact Report and the Master Environmental Assessment. Any potentially significant impacts will be mitigated through building construction that is consistent with the Uniform Building Code. Therefore, less than significant impacts are anticipated. (Source: 1, 3, 9)			
3.a.iii	<i>Less Than Significant Impact.</i> Liquefaction occurs when loose saturated cohesion-less soils are subject to ground shaking during an earthquake of large magnitude. Factors influencing a site's potential for liquefaction include area seismicity, onsite soil type and consistency of groundwater level (water table less than 30 feet below ground surface). The Geotechnical Evaluation prepared for the project by EEI indicated the water table was approximately 49 feet below the ground surface. The potential for earthquake-induced liquefaction within the site is considered very low to remote due to the low groundwater level, recommended engineered fill, and dense nature of deeper onsite soils. Therefore,			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	less than significant impacts are anticipated. (Source: 9)			
3.a.iv	<i>No impact.</i> The subject site is relatively flat and does not have steep slopes and undulating topography which has the potential for landslides. Therefore, no impact is anticipated. (Source: 9, 15)			
3.b.	<i>No impact.</i> The subject property and surrounding areas are generally flat to slightly sloping. The potential for landslides or slope instabilities to occur at the site is considered negligible. The proposed site will be graded, paved and landscaped to prevent erosion. Therefore, on-site erosion and/or loss of top soil is not anticipated. (Source: 8, 9)			
3.c.-d.	<i>Less Than Significant Impact.</i> See comments 3.a.iii and 3.a.iv, above. The project is not located on a geologic unit or soil that is unstable, or would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Due to the lack of shallow groundwater at the property and the relative density of the materials beneath the property, the potential for liquefaction and dynamic settlement to occur is considered low. Soil analysis identified undocumented fill 4 to 5 feet below the ground surface overlying Quaternary-aged alluvial deposits. The undocumented fill materials are not considered suitable for support of buildings or additional loads, and are required to be removed. The alluvial deposits encountered are potentially expansive and need further evaluation during grading to determine if they are suitable for use as compacted fill. A conventional shallow foundation system in conjunction with a concrete slab-on-grade floor appears to be suitable for support of the proposed buildings. Any potentially significant impacts will be mitigated through building construction that is consistent with the Uniform Building Code. Therefore, impacts are less than significant. (Source: 9)			
3.e.	<i>No Impact.</i> The project site is located within the Eastern Municipal Water District service area and will comply with conditions and requirements of the City Engineer. Septic systems or alternative wastewater systems will not be used and are prohibited. Therefore, no impacts are anticipated. (Source: 1, 15, 16)			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	
4. HYDROLOGY AND WATER QUALITY. Would the project:					
a.	Violate any water quality standards or waste discharge requirements?				X
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on-site or off-site?			X	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?			X	
e.	Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f.	Otherwise substantially degrade water quality?				X
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h.	Place within a 100-year flood hazard area structure, which would impede or redirect flood flows?				X
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j.	Expose people or structures to inundation by seiche, tsunami, or mudflow?				X

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Comments				
4.a.	<p><i>No Impact.</i> The project will comply with all water quality standards and waste discharge requirements addressing stormwater runoff and nuisance drainage onsite, and post-construction erosion and discharge impacts. The City of Perris Municipal Code requires the project proponent to prepare a project-specific Water Quality Management Plan (WQMP) in compliance with Regional Water Quality Control Board Order No. R8-2010-0033. The WQMP identifies measures to treat and/or limit the entry of contaminants into the storm drain system and travel to the identified receiving waters.</p> <p>Prior to City approval of the proposed retail development, approval of a Preliminary Water Quality Management Plan (PWQMP) is required. Alliance Land Planning and Engineering Inc. prepared a Preliminary Water Quality Management Plan for the project, which has been reviewed by the City's Water Quality Consultant, Cynthia Gabaldon, of CG Resource Management and Engineering. On March 14, 2017, Ms. Gabaldon determined the submitted PWQMP to be in substantial compliance with the requirements of the Riverside County WQMP Manual. A Final WQMP is required to be approved by the City Engineer prior to the issuance of the first grading or building permit for the project.</p> <p>The project proponent is also required to obtain a National Pollutant Discharge Elimination System (NPDES) General Construction permit, which includes a Stormwater Prevention Pollution Plan (SWPPP) to address erosion and discharge impacts associated with the proposed on-site grading. Best Management Practices (BMPs) will be identified in the SWPPP and implemented to reduce impacts to surface water from construction or stormwater discharges. BMPs utilized during the construction phase may include the use of gravel bags, silt fences, hay bales, check dams, hydroseed, and soil binders. The WQMP is required to be incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan.</p> <p>The project has fully complied with PWQMP requirements, which provide an outline of the Final WQMP to be prepared and approved in the future, before building permits can be issued. The applicant intends to obtain a NPDES General Construction permit as required. A less than significant impact is anticipated. (Sources: 1, 3, 7)</p>			
4.b.	<p><i>No Impact.</i> The proposed project does not require the withdrawal of groundwater, therefore the proposed project would not result in the direct lowering of the local groundwater table. The water table is approximately 49 feet below the ground surface, according to the geotechnical report. The proposed project would not interfere with groundwater recharge as the project site is not identified as a groundwater recharge area by the City. Through the addition of sidewalks, parking lots, and other hardscape surfaces (paved areas and building areas), development of the proposed project would reduce the amount of pervious surfaces that could facilitate percolation on site. However, the proposed project would include the installation of a storm drain system with a series of on-surface bioretention/biotreatment infiltration trenches (Modular Wetland Systems) that would allow percolation to occur on site. Because project design features would be sized to accommodate storm runoff and nuisance drainage on site, and since the site is not identified as a groundwater recharge area, implementation of the proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge to create a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, the impacts associated with this issue are less than significant and no mitigation is required. (Sources: 7, 9, 10, 15)</p>			
4.c. & d.	<p><i>Less Than Significant Impact.</i> The existing drainage patterns of the site run predominantly to the south, and the average surface slope is less than 0.5%. No streams or rivers cross the project site.</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
4.e. & f.				
4.g. & h				
4.i.				

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	Exhibit S-15 of the City's General Plan Safety Element. Based on this exhibit, the project site is not within the potential dam inundation plains of Pigeon Pass Reservoir, Lake Perris Reservoir, or Little Lake Reservoir. Since the project site is not susceptible to inundation resulting from dam failure, no impacts associated with this issue would occur. No mitigation is required. (Source: 1)			
4.j.	<i>No Impact.</i> Sites susceptible to tsunami and seiche events would need to be close to a large body of water and in seismically active areas. The closest water body is Lake Perris, approximately 1.5 miles to the southeast. The Pacific Ocean is approximately 40 miles south of the project site, and due to this distance, the project site would not be susceptible to a tsunami event there. Similarly, the project site would not be susceptible to a tsunami or seiche event associated with the failure of the Lake Perris Reservoir as the project site is outside of the inundation zone identified for the Lake Perris Reservoir. The project site would not be susceptible to a mudflow event as the project site is located in a relatively flat area that does not contain any canyons, arroyos, or gulches. Since the project site's distance and topographic features would not expose people or structures to inundation by seiche, tsunami, or mudflow, no impacts associated with this issue would occur and no mitigation is required. (Sources: 1, 9)			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5. AIR QUALITY. Where available, the significance criteria established by the applicable quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a.	Conflict with or obstruct implementation of the applicable air quality plan?		X	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?		X	
d.	Expose sensitive receptors to substantial pollutant concentrations?		X	
e.	Create objectionable odors affecting a substantial number of people?		X	
Comments				
5.a. & b.	<p><i>Less Than Significant Impact.</i> The South Coast Air Quality Management District (SCAQMD) has jurisdiction over the South Coast Air Basin in which the project site is located. The Air Quality Management Plan (AQMP) is SCAQMD's ongoing program for meeting federal and state air quality standards within the South Coast Air Basin. Despite consistent improvements in pollution levels in the South Coast Air Basin over the past 30 years, levels of reactive organic compounds (ROC) nitrogen oxides (NOX), carbon monoxide (CO), particulate matter (PM10) and sulfur oxides (SOX) in the Basin continue to exceed state and federal standards established to protect public health. The SCAQMD has developed the CEQA Air Quality Handbook that establishes suggested significance thresholds based on the volume of pollution emitted. According to the Handbook, any project in the Basin with daily emissions that exceed any of the following thresholds should be considered as having an individually and cumulatively significant air quality impact:</p> <ul style="list-style-type: none"> • 55 lbs. per day of ROG (reactive organic gases) (75 lbs./day during construction) • 55 lbs. per day of NOx (oxides of nitrogen) (100 lbs./day during construction) • 550 lbs. per day of CO (carbon monoxide) (550 lbs./day during construction) • 150 lbs. per day of PM-10 (respirable 10-micron diameter particulate matter) (150 lbs./day during construction) • 150 lbs. per day of SOx (oxides of sulfur) (150 lbs./day during construction). <p>Air emissions from the proposed project are subject to federal, state, and local rules and regulations as implemented through provisions of the Federal Clean Air Act, California Clean Air Act, and the Air Quality Management Plan (AQMP) adopted and updated regularly by the South Coast Air Quality Management District (SCAQMD). The Air Quality Management Plan for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use,</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<p>population, and employment characteristics defined in consultation with local governments.</p> <p>Kunzman Associates, Inc. prepared an Air Quality and Global Climate Change Traffic Impact Analysis dated July 14, 2016 which found the project would not exceed applicable regional thresholds of significance established by the SCAQMD. For localized emissions, the project will not exceed applicable Localized Significance Thresholds (LSTS) established by the SCAQMD. Moreover, project construction-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). The project will comply with all applicable SCAQMD construction-source emission reduction rules and guidelines. Project construction source emissions would not cause or substantively contribute to violation of the California Ambient Air Quality Standards (CAAQS) or National Air Quality Standards (NAAQS).</p> <p>The project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD nor would they result in or cause a significant localized air quality impact. Additionally, project-related traffic would not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO "hotspots"). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project. Less than significant impacts to air quality are anticipated. (Sources: 1, 5)</p>			

5.c.	<p><i>Less Than Significant Impact.</i> To determine if the project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors), air quality impacts were estimated using the Final 2012 Air Quality Management Plan prepared by SCAQMD and the computer-modeling program CalEEMod.2013.2.2, published by the SCAQMD for estimating air pollutant emissions. The results confirmed air quality impacts will be under the threshold considered to cumulatively significant.</p> <p>Both short-term and long-term emissions were compared to the applicable SCAQMD regional and localized significance thresholds. Air pollutant emissions associated with the project would occur over the short and long term. Short term emissions come from construction equipment exhaust, i.e., diesel particulate emissions Long term emissions are from mobile sources, truck and passenger vehicle exhaust generated traveling to and from the proposed project and the increase in use of electricity and natural gas. Short-term construction-related air quality impacts would not result in a long term (70 years) substantial source of toxic air contaminant emissions.</p> <p>CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources. Although the project area is out of attainment for both ozone and particulate matter (PM-10 and PM-2.5), and construction and operation of cumulative projects in the South Coast Air Basin will further degrade local air quality, in accordance with the SCAQMD methodology, a project such as the March Plaza retail center that does not exceed the SCAQMD criteria is not considered significant and does not add to the overall cumulative impact. With respect to long-term emissions, the project would create a less than significant cumulative impact.</p> <p>The project is subject to compliance with regional rules, which would assist in reducing the short-term air pollutant emissions. One such rule is SCAQMD Rule 403 that requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Implementation of these dust suppression techniques can reduce the fugitive dust generation and the PM-10 component. The following dust-reduction measures that are standard</p>
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	<p>requirements of Rule 402 are required by SCAQMD:</p> <ol style="list-style-type: none"> 1. Apply non-toxic chemical soil stabilizers according to manufactures' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). 2. Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving). 3. All truck hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114. 4. Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. 5. Pave construction access roads at least 100 feet onto the site from main road. 6. Compliance with the SCAQMD Rule 1113 on the use of architectural coatings shall be implemented. Emissions associated with architectural coatings would be reduced by complying with these rules and regulations, which include using pre-coated/natural color building materials, using water-based or low-VOC coating, and using coating transfer or spray equipment with high transfer efficiency. <p>No other construction mitigation beyond regulatory compliance is recommended by the March Plaza Air Quality and Global Climate Change Traffic Impact Analysis, as prepared by Kunzman Associates, Inc. Therefore, the project would not result in a cumulatively considerable net increase of a regional non-attainment criteria pollutant, and a less than significant impact is anticipated. (Sources: 1, 4, 5)</p>
5.d.	<p><i>Less than Significant Impact.</i> The project would not expose sensitive receptors to substantial pollutant concentrations because land uses such as residences, schools, childcare centers, athletic facilities, playgrounds, retirement and convalescent homes are not located close to the project site. The closest sensitive receptors are single-family detached residences located approximately 0.18 miles southeast, and 0.27 miles east of the project site. Other single family homes are located 0.74 and 0.79 miles away, with a mobilehome park located 0.93 miles south of the project. SCAQMD's Localized Significance Threshold (LST) Methodology, any receptor located closer than 25 meters (82 feet) shall use the 25 meter threshold. The nearest sensitive receptor is a single family home located approximately 0.18 miles (289.7 meters) southeast of the project site, and the SCAQMD Look-Up Tables for 200 meters were utilized conservatively. The data indicates that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, potential impacts are less than significant. (Sources 1, 5)</p>
5.e.	<p><i>Less than Significant Impact.</i> During the construction phase, various diesel-powered vehicles and construction equipment in use on the project site would create odors. With the exception of short-term construction-related odors (e.g., equipment exhaust or asphalt odors), the proposed uses do not include uses that are generally considered to generate offensive odors (e.g., agricultural uses, wastewater treatment plants, or landfills). While the installation of asphalt street parking and perimeter roadway improvement may generate odors, these odors are temporary and not likely to be noticeable beyond the project boundaries. SCAQMD Rules 1108 and 1113 identify standards regarding the application of asphalt and architectural coatings, respectively. These measures are typically enforced by permitting agencies such as the SCAQMD, the City of Perris, and the County Health Department. These measures are anticipated to reduce impacts from objectionable odors generated by the project to below a significant level. The SCAQMD CEQA Handbook states that an odor impact would occur if the proposed project creates an odor nuisance pursuant to SCAQMD Rule 402, which states:</p> <p style="padding-left: 40px;">A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odor emanating from agricultural operations necessary for the growing of</p>

crops or the raising of fowl or animals. If the proposed project results in a violation of Rule 402 with regards to odor impacts, then the proposed project would create a significant odor impact.

Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Also, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less than significant and no mitigation is required.

Solid waste generated by the proposed on-site uses would be collected by a City-contracted waste hauler, ensuring that any odors resulting from on site would be adequately managed. Because solid waste from the proposed project would be managed and collected in a manner to prevent the proliferation of odors, no significant odor impact would occur and no mitigation is required. (Sources: 1, 5)

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
6. TRANSPORTATION/TRAFFIC. Would the project:				
a.	Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X	
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X	
e.	Result in inadequate emergency access?		X	
f.	Result in inadequate parking capacity?		X	
g.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X
Comments				
6.a, b, & g.	<p><i>Less Than Significant Impact.</i> The proposed retail center is proposed for development on land zoned Commercial within the PVCCSP, which envisions a commercial development similar to the proposed use. The development will be located at the corner of two intersecting primary arterial streets with 128-foot of right-of-way designed to support high volumes of traffic with three lanes in each direction, divided by curbed medians. Access to the center will be provided from one new driveway on Perris Blvd. (right-turn only) and one new driveway on Harley Knox Blvd., and one existing shared driveway just west of the project's western boundary. These driveways are also right-turn only. The proposed land use will not maximize the lot coverage/land use intensity permitted on the site as the building footprint will occupy only 16% of the 8.28 acre lot, and the zoning code permits lot coverage up to 50% for commercial. The project will provide a southbound right-turn lane on Perris Blvd., and a dedicated westbound right-turn lane into the commercial center on Harley Knox Blvd.</p> <p>The City of Perris General Plan Circulation Element Policy II.A has established a minimum level of service (LOS) of "D" that must be maintained with the exception of any "Arterial" intersections such as the Perris Blvd. and Harley Knox Blvd. where the site is located. The Traffic Impact Analysis prepared for the project by Kunzman Associates (revised February 17, 2017) states the project is not projected to create an impact that would cause a substantial increase in traffic in relation to the existing traffic load and capacity of the street system because the study area intersections are projected to operate within acceptable Levels of Service (LOS) during peak hours for 'Existing Plus Project' traffic conditions; are not projected to be significantly impacted for 'Existing Plus Project' traffic</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<p>conditions; are projected to operate within acceptable Levels of Service (LOS) during the peak hours for 'Opening Year (2018) without Project' traffic conditions; are projected to operate within acceptable Levels of Service (LOS) during the peak hours for 'Opening Year (2018) with Project' traffic conditions, and study area intersections are not projected to be significantly impacted for 'Opening Year (2018) with Project' traffic conditions.</p> <p>The City's traffic consultant, RK Engineering, and the City Engineer's office has reviewed the proposal and provided conditions for sufficient road improvements to ensure traffic flows smoothly. Staff has also ensured that bicycle lanes have been provided adjacent to the project in accordance with the City's Circulation Element and the Perris Trail Master Plan. Therefore, any potentially significant impacts will be reduced to less than significant levels. (Source: 1, 6)</p>			
6.c.	<p><i>No Impact.</i> The proposed project does not have components that could result in a change in air traffic patterns, therefore no impacts are anticipated. (Source: 1)</p>			
6.d. & e.	<p><i>Less Than Significant Impact.</i> The proposed commercial center will be located at the corner of two intersecting primary arterial streets with 128-feet of right-of-way designed to support high volumes of traffic with three lanes in each direction. Access to the center will be provided from one new driveway on Perris Blvd. (right-turn only) and one new driveway on Harley Knox Blvd., and one existing shared driveway just west of the project's western boundary. These driveways are also right-turn only. Medians are present on both arterials. These streets have been reviewed by the City Engineer for appropriate width and transition lanes, and the project boundary along the southbound lanes of Perris Blvd. are required to be set back to provide additional clearance and visibility past the bridge over the storm drain channel, and to create a right turn lane at Harley Knox Blvd. Therefore, the commercial project does not have the potential to substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Walkways, entrances and exits will be clearly marked with directional signs. All access lanes will meet City requirements pursuant to the Uniform Building and Fire Code to ensure adequate emergency access throughout the project site. Therefore, no lack of emergency access and impacts associated with transportation design features are anticipated. (Sources: 1, 6)</p>			
6.f.	<p><i>No Impact.</i> The proposed project will not conflict with policies that support public transit as Riverside County Transportation Commission will determine where bus stops will be needed and the City Engineer will ensure their addition to the civil plans. Currently Perris Blvd is a designated bus route. In addition, the development will provide bike racks for those who use bicycles for transportation, as well as bicycle lanes on both Perris Blvd and Harley Knox Blvd. adjacent to the project in accordance with the City's Circulation Element and the Perris Trail Master Plan. The parking and pedestrian facilities have been designed to meet design standards for the commercial zone, and include Title 24 and Americans with Disability Act requirements. Therefore, no impacts are anticipated. (Sources: 1, 4)</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. BIOLOGICAL RESOURCES: Would the project:				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
c.	Have a substantial adverse effect of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X
f.	Conflict with the provisions of an adopted habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		X	
Comments				
7.a.	<i>No Impact.</i> A habitat assessment (burrowing owl, general biological reconnaissance) and MSHCP consistency analysis was conducted on May 6, 2016. The assessment included a physical survey of the site which determined that no burrowing owls or suitable burrows were located on site, and overall the site was “completely lacking in habitat for plants and wildlife.” The project site was recently disced and mostly lacking in any vegetation cover. Therefore no impacts to biological resources are anticipated, and no mitigation is required. (Source: 11, 18)			
7.b. & c.	<i>No Impact.</i> The site does not contain riparian/riverine, vernal pool, or any similar areas that might provide habitat for sensitive riparian birds or fairy shrimp species, and was determined to be devoid of habitat value for plants and wildlife. The project is completely isolated from any natural drainage system as defined by the California Department of Fish and Game Code. No impacts are anticipated. (Source: 1, 3, 11, 18)			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7.d.	<p><i>No Impact.</i> Habitat fragmentation occurs when a proposed action results in a single, unified habitat area being divided into two or more areas, such that the division isolates the two new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of the habitat to another or from one habitat type to another. An example is the fragmentation of habitats within and around clustered residential development. No wildlife corridor, established native resident, or native wildlife nursery site exists on the subject site. The project site is not within any proposed or existing Cores or Linkages as identified in the MSHCP. The project site is not in proximity to any known wildlife corridors. Due to the disturbed condition of the project site, the complete lack of habitat, the nature of adjacent development, and the intervening presence of roadways and infrastructure, development of the proposed project would not result in habitat fragmentation or substantially affect established wildlife corridors or wildlife movement. Therefore no impacts associated with this issue would occur and no mitigation would be required. (Sources: 1, 11, 18)</p>			
7.e. & f.	<p><i>No Impact.</i> The project is in compliance with the provisions of the adopted habitat Conservation Plan to protect biological resources. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was adopted by the City of Perris on September 30, 2003. The MSHCP is a comprehensive multi-jurisdictional habitat conservation planning program that provides a regional approach to conservation planning. The MSHCP addresses the needs of multiple species, including habitat, and the preservation of native vegetation in Western Riverside County. The MSHCP also provides the framework for assembly of Conservation Areas that consist of Core Areas and Linkages for the conservation of identified Covered Species. The Conservation Areas are assembled from 160-acre quarter sections known as Criteria Cells. Each Criteria Cell has specific criteria for species conservation.</p> <p>The project site is located within the Mead Valley Area Plan, which encompasses Perris City limits and surrounding communities. The project site is located within the MSHCP plan area but not within an identified MSHCP Reserve, MSHCP Criteria Cell, or any habitat linkage. Furthermore, the project site is not located within an MSHCP mammal or amphibian survey area, Criteria Area Plant Species Survey Area (CAPSSA), Narrow Endemic Plant Species Survey Area (NEPSSA), or a riparian, wetland, or vernal pool habitat/species survey area.</p> <p>A habitat survey was required for the Burrowing Owl, a Species of Special Concern. However, the project site is highly disturbed without habitat, foraging or nesting opportunities for the Burrowing Owl. Therefore, no additional surveys or conservation measures will be required for the project. The project is required to pay MSHCP fees and Kangaroo Rat Habitat fees upon building permit issuance. Therefore, no impact is anticipated. (Source: 11, 18)</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
8. MINERAL RESOURCES. Would the project:				
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			X
Comments				
8.a. & b.	<i>No Impact.</i> Based on the Mineral Resource Zones (MRZ) established by California Department of Conservation, the project site is not located within an MRZ area. The California Department of Conservation is primarily interested in preservation of access to significant mineral resources in MRZ areas. Lands within the City of Perris and its Sphere of Influence are designated MRZ3 and MRZ4, which are not defined as significant resource areas. Because the site is not designated as an area with known mineral resource value, development of the proposed retail center would not impact the availability of valuable mineral resources. No mitigation is required. (Sources: 1, 3)			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	
9. AGRICULTURE AND FOREST RESOURCES. Would the project:					
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to farmland mapping and monitoring program of the California resource agency, to non-agricultural use?				X
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in Public Resources Code section 51104 (g))?				X
d.	Result in loss of forest land or conversion of forest land to non-forest use?				X
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X
Comments					
9.a.	<i>No Impact.</i> Important farmland maps are compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). These maps utilize data from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey and current land use information using eight mapping categories and represent an inventory of agricultural resources within Riverside County. The project site is designated as “Farmland of Local Importance” by the FMMP, which means the land has soils that would be classified as prime and statewide but lack available irrigation water. According to aerial photographs of the site, farming occurred on the site intermittently from the 1940’s through the 1970’s but no farming operations currently exist on-site. Since no Prime, Unique, or Statewide Important farmland is located within the project limits, the proposed project would not result in the conversion of land designated as Prime, Unique, or Statewide Importance Farmland. Therefore, no impacts would occur and no mitigation is required. (Source: 1)				
9.b.	<i>No Impact.</i> There currently is no Williamson Act Conservation contract on the project site. In addition, the City does not have any designated agricultural zoning. Therefore, the proposed project would not conflict with an existing agricultural zoning designation. Since there are no Williamson Act contracts or existing agricultural zoning designations within the project site, no impacts associated with this issue would occur. No mitigation is required. (Source: 1)				
9.c. & d.	<i>No Impact.</i> The proposed retail center development would not conflict with any existing zoning for, or cause the rezoning of forest land or timberland, as none exists in the area. Therefore, no impact to forest land or timberland would occur and no mitigation is required. (Sources: 1, 3)				
9.e.	<i>No Impact.</i> There are only two small areas of agricultural farming within one mile of the project site, and these are a temporary nonconforming use on land zoned for industrial development within the Perris Valley Commerce Center Specific Plan. The land surrounding the site is classified as “Urban				

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<p>and Built-up Land” and “Farmland of Local Importance” by the FMMP. The project site is surrounded by large warehouses and other industrial uses, and vacant land. Since the project site is not zoned for agricultural use, no agricultural use is adjacent to the project site, and surrounding properties are being developed at a rapid pace with industrial buildings, the project would not surround or otherwise isolate an existing adjacent agricultural property to the point where agriculture activity is no longer feasible. Therefore, no impact with respect to conversion of agricultural lands to non-agricultural uses would occur and no mitigation is required. As previously discussed above, no impact to forest land or timberland would occur and no mitigation is required. (Sources: 1, 3 & 13)</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a.	Create a significant hazard to the public or the environment through the routine transportation, use, or disposal of hazardous materials?		X	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		X	
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X	
h.	Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X
Comments				
10.a.	<i>Less Than Significant Impact.</i> The proposed commercial project will not create a significant hazard to the public or the environment through the routine transportation, use, or disposal of hazardous materials as no hazardous materials are associated with the proposed project. Therefore, there is a less than significant impact associated with accidental explosion or release of hazardous substances. No mitigation is required. (Source: 8)			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10.b. & c.	<p><i>Less Than Significant Impact.</i> The proposed project will not result in hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste. The proposed project has a less than significant potential to create a significant hazard to the public or the environment through reasonable foreseeable upset and accidental conditions involving the release of hazardous materials into the environment due to state and local requirements. Therefore, a less than significant impact is anticipated. (Sources: 15, 16)</p>			
10.d.	<p><i>Less Than Significant Impact.</i> A Phase I assessment by EEI was performed on the 8.28 acre site in accordance with ASTM practice and standards, which concluded that there was no evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums/containers USTs, ASTs, illegal dumping, or improper waste storage/handling. In summary, there is no evidence of recognized environmental conditions in connection with the project site. Therefore, no further investigation or mitigated is required and a less than significant impact is anticipated (Sources: 1, 8)</p>			
10.e & f.	<p><i>Less Than Significant Impact.</i> The project is located within Zone D of the March Air Reserve Base/Inland Port Airport Compatibility Plan which has no limits to nonresidential intensity and prohibits uses that are hazards to flight. The project site is minimally impacted by current mission aircraft noise, flight paths, or any zones related to localized aircraft incident statistics. The project was not subject to require review by the Riverside County Airport Land Use Commission, however the following standard Conditions of Approval were recommended for the project:</p> <ol style="list-style-type: none"> 1. The following uses shall be prohibited: <ol style="list-style-type: none"> (b) 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. (c) 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. (d) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. 2. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. 3. The attached notice shall be provided to all potential purchasers and tenants of the property. 4. 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 gates, etc. 5. Any new aboveground detention or water quality 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. 			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<p>Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.</p> <p>The standard conditions from the base will ensure the project does not pose a significant safety threat to persons living or working in the vicinity, and a less than significant impact is anticipated. (Source: 4)</p>			
10.g.	<p><i>Less Than Significant Impact.</i> Implementation of the proposed project will generate an increase in the amount and volume of traffic on local and regional networks. The project proponent would be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, State and/or Federal requirements related to emergency access and evacuation plans. Construction activities, which may temporarily restrict vehicular traffic, would be required to implement measures to facilitate the passage of persons and vehicles through/around any required road closures. Adherence to these requirements would reduce impacts related to this issue to a less than significant level. No mitigation is required. (Source: 1)</p>			
10.h.	<p><i>No Impact.</i> The proposed project site is not located within a Fire Hazard Area or within an area susceptible to wildfires. Development of the proposed project would not expose persons or property to increased wildland fire risks. Therefore, no impacts associated with this issue would occur and no mitigation is required. (Source: 1)</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11. NOISE. Would the project result in:				
a.	Exposure of people to severe noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X	
b.	Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X	
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?		X	
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X
Comments				
11.a. & c.	<i>Less Than Significant Impact.</i> The project will generate short-term increases in existing noise levels, which will result from construction activities. However, standard City conditions of approval for construction noise will reduce these impacts to less than significant levels. (Source: 1, 2)			
11.b	<i>Less Than Significant Impact.</i> The project site is not adjacent or in close proximity of railroad tracks, and ground borne vibration or noise resulting from construction activity will be temporary (see 11.d. below). Less than significant impacts are anticipated. (Source 15, 16)			
11.d	<p><i>Less Than Significant Impact.</i> Temporary construction activity will increase ambient noise above levels existing without the project. However, standard City requirements for noise attenuation at construction sites will adequately address this potential impact. Such measures include:</p> <ol style="list-style-type: none"> 1. Construction Practices. To reduce potential noise nuisances, the following items shall be listed as "General Notes" on the construction drawings: <ol style="list-style-type: none"> 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. 			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<p>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.</p> <p>c. Construction routes are limited to City of Perris designated truck routes.</p> <p>d. 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.</p> <p>As a result, standard City requirements for noise attenuation at construction sites will reduce potential impacts of temporary construction to less than significant. (Source: 1, 2)</p>			
11.e.	<p><i>Less Than Significant Impact.</i> The project site is located approximately 1 mile east and slightly south of the March Air Reserve Base and is located in Zone D of the Airport Land Use Plan for the Base, but not within any accident potential zone. Zone D is a Flight Corridor Buffer, and as such, aircraft may fly at or below 3,000 feet above the airport elevation either on arrival or departure. Aircraft noise may be loud enough to be disruptive. The project site is located outside the 60 CNEL noise impact area, however noise measurements taken along the project's east and south property lines during daytime hours documented ambient noise levels measuring 62.2 to 63.6 dBA. Nighttime noise levels were estimated to be 5 dBA less. The dominant noise source was vehicular traffic on Harley Knox Blvd. and Perris Blvd., and high-altitude MARB jets flying overhead were audible during noise measurements.</p> <p>A commercial shopping center is expected to have noise levels up to 77 CNEL, which is conditionally acceptable for the use according to the Perris General Plan, and noise projections for the site are not expected to exceed 70 CNEL. All proposed outdoor sensitive uses (locations where people congregate) are located away from subject roadways and are shielded by proposed noise barrier walls surrounding the site on the west and north property boundaries. Therefore, the anticipated 65-70 CNEL is within the conditionally acceptable range for commercial land uses and no mitigation for exterior noise is required. Less than significant impacts are anticipated. (Source: 1, 4, 13)</p>			
11.f.	<p><i>No Impact.</i> The project is not located within the vicinity of any private airstrip. No significant impacts are anticipated as a result of this proposal. (Source 1, 15, 16)</p>			

Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>12. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?</p>					
a.	Fire protection?			X	
b.	Police protection?			X	
c.	Schools?				X
d.	Parks?				X
e.	Other public facilities?				X
Comments					
12.a.	<i>Less Than Significant Impact.</i> Potential impacts to fire protection will be partially offset by implementation of Uniform Fire Code requirements for the proposed development. Therefore, less than significant impacts are anticipated. (Source: 1, 3)				
12.b.	<i>Less Than Significant Impact.</i> Emergency access to the project site would not be affected, nor would demand for other police services. The development will be required to comply with all City standards and requirements to address potential impacts to emergency services. The required payment of fees to annex into the Community Facilities District will partially offset impacts to the Riverside County Police and Sheriff's Department. The project is far less intense in building coverage than permitted by the zoning code for commercial zoning, therefore, less than significant impacts are anticipated. (Source: 1, 3)				
12.c.	<i>No Impact.</i> The project site is located within the Val Verde Union School District. To address potential impacts, the applicant will be required to pay school impact fees to the school district prior to building permit issuance. Therefore, no impacts are anticipated. (Source: 1, 3)				
12.d.	<i>No Impact.</i> The project is a commercial center and will not result in the need for park space. Any potential impacts will be mitigated through the payment of development impact fees. Therefore, no impacts are anticipated. (Source: 1, 3)				
12.e.	<i>No Impact.</i> The proposed project does not have the potential to affect governmental services or create a need for new facilities, in excess of those previously considered by the General Plan. The proposed commercial center will provide jobs, services and shopping opportunities to Perris and Moreno Valley businesses and residents. Therefore, no impacts are anticipated. (Source: 1, 3)				

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
13. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		X	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X	
c.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X	
d.	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		X	
e.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
f.	Comply with Federal, State, and local statutes and regulations related to solid waste?			X
Comments				
13.a.	<i>Less than Significant Impact.</i> The NPDES permit system requires all existing and future municipal and industrial discharges to surface waters within the City to be subject to requirements specified in the Santa Ana River Basin Plan (Region 8) and in project permits. Operational discharge flows would be treated at the Perris Valley Regional Water Reclamation Facility (PVRWRF), which is required to comply with their associated waste discharge requirements. Compliance with the NPDES, the condition or permit requirements established by the City and Eastern Municipal Water District (EMWD), and WRDs at the PVRWRF will ensure that discharges into the sewer system resulting from the operation of the proposed project do not exceed applicable RWQCB wastewater treatment requirements. Therefore, a less than significant impact would occur and no mitigation is required. (Source 10)			
13.b.	<i>Less Than Significant Impact.</i> The City Engineer will require that the project connect to the City's future infrastructure (water, sewer) system to serve the area, and comply with Eastern Municipal Water District requirements. The preliminary hydrology and drainage study confirms that the proposed infrastructure improvements will not require the construction of new water or wastewater treatment facilities or expansion of existing facilities, and therefore will not cause any significant environmental effects. The project will not exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board and a less than significant impact is anticipated. (Source: 1, 10)			
13.c.	<i>Less Than Significant Impact.</i> Storm drain facilities will be designed in accordance with the City Engineer, Riverside County Flood Control and Water Conservation District design standards to			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	provide protection from a 100-year storm event. Storm water flows will be directed to Lateral B and away from Harley Knox Blvd., as the site currently drains. By complying with these requirements, all potential impacts are considered less than significant. (Source: 1, 10)			
13.d.	<i>Less Than Significant Impact.</i> Although the proposed project will increase the need for water supplies, this need can be handled from existing entitlements, resources, and City Engineering requirements. The proposed intensity of use is significantly less (14.6% vs. 50% lot coverage) than allowed by the underlying land use designation of commercial for the property, and therefore no significant impact is anticipated (Source: 1, 2)			
13.e. & f.	<i>No Impact.</i> The proposed project will comply with all federal, state and local statutes and regulations related to solid waste. CR&R Inc. Environmental Services is the City's contracted trash services provider. Development will increase the amount of solid waste being sent to landfills, thereby incrementally shortening the lives of those landfills. However, potential impacts from solid waste created by this development will be mitigated through local and state regulations requiring participation in source reduction and recycling programs. Therefore, no impacts are anticipated as a result of this project. (Source: 1, 2)			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
14. AESTHETICS. Would the project:				
a.	Have a substantial adverse effect on a scenic vista?			X
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcropping, and historic building within a state scenic highway?			X
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			X
d.	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?		X	
Comments				
14.a. – c.	<i>No Impact.</i> On-site topography is primarily flat, with no hills, valleys, rock outcroppings, waterways, or other scenic resources that create a scenic vista. Currently there is trash and debris scattered across the property. The Perris General Plan 2030 does not identify any specific landform or scenic vistas that exist within the project area. There are no historical buildings on the site, nor does the site feature rock outcroppings or vegetation. The site is vacant, disturbed land in a developing section of the City of Perris, and a significant entry point into the City. The Perris Valley Commerce Center Specific Plan identifies both Perris Blvd and Harley Knox Blvd as Visual Overlay Zones, with requirements for aesthetic enhancements, which the project has met. The proposed high-quality commercial development will greatly improve the appearance of this corner. Because of this, and that the proposed project would not significantly impact a designated State scenic highway or scenic resource, no impacts associated with this issue would occur and no mitigation is required. (Sources: 1, 3, 12)			
14.d.	<i>Less Than Significant Impact.</i> The City of Perris General Plan recognizes that as undeveloped areas are built up, light and glare will increase, and the Zoning Code and Mt. Palomar Ordinance adopted by the City of Perris provide requirements to avoid adverse glare or light impacts. Sources of light and glare include streetlights, which are required along all public streets, and illumination of walking and parking lot areas. The project site will utilize lighting fixtures with full cut-off features directed downward to prevent light above the horizontal plane of the bottom of the light fixture and minimize glare onto adjacent properties. As a result, neither source is anticipated to cause significant adverse glare or light impacts. Therefore no significant effects from light and glare are anticipated. (Sources: 1, 2, 3)			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
15. CULTURAL RESOURCES. Would the project:				
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 1506.5?		X	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 1506.5?		X	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X	
d.	Disturb any human remains, including those interred outside of formal cemeteries?		X	
Comments				
15.a-c.	<p><i>Less Than Significant Impact.</i> The project is located in area of the City considered to have low probability for encountering cultural resources. The field survey of the project site and records search at the EIC University of California, Riverside, by L & L Environmental, Inc., dated June 14, 2016, did not identify any documented historic resources within or immediately adjacent to the project site. The findings suggest there is a low probability that prehistoric or historic age cultural resources will be encountered during project-related ground disturbance. Archaeological monitoring was not recommended by L & L Environmental.</p> <p>However, in the event that buried cultural resources are discovered during construction, such resources could be damaged or destroyed. Therefore, if subsurface cultural resources are encountered during construction, if evidence of an archaeological site is observed, or if other suspected historic resources are discovered, it is recommended that all ground-disturbing activity cease within 100 feet of the resource. A professional archaeologist shall be consulted to assess the find and to determine whether the resource requires further study. The archaeologist shall assist the lead Agency by generating measures to protect the discovered resources. Any previously undiscovered resources found during construction should be recorded on appropriate DPR forms and evaluated for significance under all applicable regulatory criteria. If the resources are determined to be unique resources as defined under §15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the archaeologist and recommended to the lead agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect the resources. Based on the conclusions of the Phase 1 Cultural Assessment, less than significant impacts to unique cultural, paleontological, or historical resources are anticipated. (Source: 1, 3, 12)</p>			
15.d.	<p><i>Less Than Significant Impact.</i> In the unlikely event that human remains are encountered during project construction, all excavation will cease until the Riverside County Coroner has been informed and determined whether or not an investigation of the cause of death is required. If the coroner suspects or determines that the remains are of Native American origin, the coroner will notify the NAHC and the Commission will identify the MLD. Despite the affiliation of any Native American observers at the site, the NAHC's identification of the MLD will stand. Therefore, a less than significant impact is anticipated. (Source: 1, 3, 12)</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION. Would the project:				
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
b.	Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			X
Comments				
16.a. & b	<i>No Impact.</i> The proposed project is a retail development and will not have an impact or increase the demand for new parks or recreational facilities. Therefore, no impacts are anticipated. (Source: 1, 14)			
17. GREENHOUSE GAS EMISSION. Would the project:				
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X	
Comments				
17.a	<p><i>Less Than Significant Impact.</i> During the construction of the project, equipment and vehicles would be used that will generate greenhouse gases in small amounts. It is known that concentrations of CO₂ in the atmosphere result in global climate change and may contribute to adverse environmental effects including sea level rise, loss of snowpack, and severe weather events.</p> <p>The project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD Regulation XXVII, Climate Change, currently includes three rules:</p> <ul style="list-style-type: none"> ■ The purpose of Rule 2700 is to define terms and post global warming potentials. ■ The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD. ■ Rule 2702, the Greenhouse Gas Reduction Program, was adopted on February 6, 2009 to create a GHG Reduction Program for GHG emission reductions in the SCAQMD. <p>A variety of agencies have developed greenhouse gas emission thresholds and/or have made recommendations for how to identify a threshold. However, the thresholds for projects in the jurisdiction of the SCAQMD remain in flux. The California Air Pollution Control Officers Association explored a variety of threshold approaches, but did not recommend one approach (2008). The ARB recommended approaches for setting interim significance thresholds (California Air Resources Board 2008b), in which a draft industrial project threshold suggests that non-transportation related emissions under 7,000 MTCO₂e per year would be less than significant; however, the ARB has not approved those thresholds and has not published any other guidance document since then.</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The SCAQMD is in the process of developing thresholds based on five tiers, however the SCAQMD Board has not yet approved the thresholds, and the interim GHG significance threshold for stationary sources, rules, and plans applies only to projects where the SCAQMD is the lead agency, so these tiers cannot at this time be applied to the proposed project. Without an established numerical threshold, the project must be evaluated on the basis of applicable regional thresholds of significance, and whether sensitive receptors would be impacted. Because the project construction-source emissions will not exceed regional or local thresholds of significance established by SCAQMD, and neither would operational-source emissions from the project exceed these thresholds, and project traffic will not cause or result in CO2 concentrations exceeding state and/or federal standards ("CO2 hotspots"), less than significant impacts are anticipated. (Source: 1, 5).

17.b. *Less Than Significant Impact.* The City of Perris is part of the Western Riverside Council of Governments (WRCOG). The WRCOG adopted the WRCOG Subregional Climate Action Plan (CAP) in September 2014. The CAP consists of an emissions reduction target of 15% below 2010 levels by 2020, and 49% below 2010 levels by 2035. As indicated in the CAP, the emission reduction target of 15% from 2010 levels equates to a GHG emissions reduction of nearly 2,330,647 metric tons below business-as-usual (BAU) conditions by 2020. In order to reach these goals, the CAP provides feasible strategies, while affording its communities other economic and environmental benefits. To determine whether the project's GHG emissions are significant, this analysis uses the SCAQMD draft local agency Tier 3 threshold of 3,000 MTCO2e per year for all land use types. The project will also be subject to the requirements of the California Green Building Code and 2016 Title 24 Building Energy Efficiency Standards which would reduce project-related greenhouse gas emissions.

To determine if the project complies with regulations or requirements adopted to implement an adopted statewide, regional, or local plan for the reduction of or mitigation of GHG emissions, the project's 2010 (WRCOG Baseline) emissions were compared to the project's 2020 mitigated emissions. CalEEMod Version 2013.2.2 was used to calculate the GHG emissions from the proposed project. Table 12 below shows that the proposed project would generate unmitigated GHG emissions of 2,807.94 MTCO2e per year, which is less than the SCAQMD draft local agency Tier 3 threshold of 3,000 MTCO2e per year for all land use types.

Table 12

Project-Related Greenhouse Gas Emissions¹

Phase 1 Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO2	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	0.01	0.01	0.00	0.00	0.01
Energy Usage ³	0.00	365.91	365.91	0.01	0.00	367.51
Mobile Sources ⁴	0.00	2,339.37	2,339.37	0.08	0.00	2,341.01
Solid Waste ⁵	21.93	0.00	21.93	1.30	0.00	49.15
Water ⁶	1.48	23.92	25.40	0.15	0.00	29.80
Construction ⁷	0.00	20.39	20.39	0.00	0.00	20.46
Total Emissions	23.41	2,749.59	2,773.00	1.55	0.01	2,807.94
SCAQMD Screening Threshold						3,000
Exceeds Threshold?						No

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<p>¹ Source: CalEEMod Version 2013.2.2.</p> <p>² Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.</p> <p>³ Energy usage consist of GHG emissions from electricity and natural gas usage.</p> <p>⁴ Mobile sources consist of GHG emissions from vehicles for Year 2019</p> <p>⁵ Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.</p> <p>⁶ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.</p> <p>⁷ Construction GHG emissions CO₂e based on a 30 year amortization rate.</p>			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X	
b.	Does the project have the potential to achieve short-term, to the disadvantage of long term, environmental goals?		X	
c.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)		X	
d.	Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X	
Comments				
17.a.- d.	<i>Less Than Significant Impact.</i> All potentially significant adverse impacts identified in this assessment are readily and feasibly offset by standard City practices, regulatory requirements, and/or conditions of approval that will reduce each impact to less than significant levels.			

Issues and Supporting Information Sources	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
19. EARLIER ANALYSES. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets.				
a., b. & c.	No earlier analyses were used.			

SOURCES

1. City of Perris General Plan 2030
2. City of Perris Zoning Ordinance
3. City of Perris General Plan 2030 Final Environmental Impact Report
4. Perris Valley Commerce Center Specific Plan, revised 2014
5. March Plaza Air Quality and Global Climate Change Traffic Impact Analysis, Kunzman Associates, Inc., July 14, 2016.
6. March Plaza Traffic Impact Analysis, Kunzman Associates, Inc., February 17, 2017.
7. Preliminary Water Quality Management Plan, Alliance Land Planning & Engineering, Inc., December 20, 2106.
8. Phase 1 Environmental Site Assessment, EEI Geotechnical & Environmental Solutions, May 31, 2016
9. Geotechnical Evaluation, Alliance Land Planning & Engineering, Inc., November 30, 2015.
10. Hydrology Report – March Plaza, Alliance Land Planning & Engineering, Inc., January 2017.
11. Biological Reconnaissance Survey for the March Plaza Project, Perris, California, Sage Institute, June 10, 2016.
12. Phase 1 Cultural Resources Assessment for the March Plaza Project, L & L Environmental, Inc., June 14, 2016.
13. March Plaza – Noise Impact Analysis, Kunzman Associates, Inc., July 8, 2016.
14. California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP); accessed via internet on February 7, 2017.
15. March Plaza development plans dated January 3, 2017.
16. 7-Eleven development plans dated January 4, 2017.
17. Citydata.com for estimated City of Perris population; accessed via internet February 7, 2017.
18. Riverside County Integrated Plan, Multiple Species Habitat Conservation Plan (MSHCP)

**CITY OF PERRIS
NEGATIVE DECLARATION NO. 2331**

Name, if any, and a brief description of project:

March Plaza Commercial Center and 7-Eleven Convenience Store with Fueling Station: Conditional Use Permits 16-05165 and 16-05171, respectively, for development of a 47,253 square foot shopping center, and Tentative Parcel Map 16-05166 to subdivide 8.28 acres of vacant land into seven (7) lots for the construction of seven (7) buildings that will comprise the retail center.

Location:

Northwest corner of Perris Blvd. and Harley Knox Blvd.

Entity or person undertaking project:

A. City of Perris

B. Other (private)

1. Name: Alliance Land Planning & Eng. (March Plaza)
Address: 2248 Faraday Avenue, Carlsbad, CA 92008

2. Name: Barghausen Consulting Engineers (7-Eleven)
Address: 3883 Ruffin Road, Suite B, San Diego, CA 92123

Determination:

The Planning Commission, having reviewed the Initial Study and supporting documents for this proposed project, and having reviewed the written comments received during the public review process, including the recommendation of the city's staff, does hereby find and declare that there is no substantial evidence that the proposed project will have a significant effect on the environment and that the Negative Declaration reflects the lead agency's independent judgement and analysis. A brief statement of the reasons supporting the Commission findings is as follows:

On the basis of the Environmental Assessment, staff has concluded that the project could not have a significant effect on the environment because standard conditions of approval, revisions to the project, and state and county regulations will address all potential environmental impacts, therefore a Negative Declaration has been prepared. Negative Declaration 2331 states that there are no potentially significant impacts associated with the proposed project.

A copy of the Environmental Assessment may be obtained at:

City of Perris, Planning Division
135 North D Street
Perris, CA 92570
Phone: (951) 943-5003

Date adopted by the Planning Commission: March 15, 2017