



CITY OF PERRIS PLANNING COMMISSION

AGENDA

April 20, 2022

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: Jimenez, Gomez, Lopez,
Chair Hammond, Vice-Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Gomez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for April 6, 2022

7. PUBLIC HEARING:

A. Conditional Use Permit (CUP) 22-05055 and Variance 22-05101 – A proposal to construct a 3,885 SF In-N-Out Burger drive-through restaurant and a variance to allow a 65-foot-tall freeway sign on a 1.63-acre lot located at the terminus of Old Nuevo Road, adjacent to the I-215 Freeway, and south of Nuevo Road within the Commercial zone. **Applicant:** Jeff Bryant, In-N-Out Burger

REQUESTED ACTION: Adopt Resolution No. 22-11 finding the Project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development; and approve CUP 22-05055 and Variance 22-05101 based on the findings and subject to the Conditions of Approval.

B. Scoping Meeting for an Environmental Impact Report associated with Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map (TPM) 21-05219 (38292), Development Plan Review (DPR) 21-00013, Conditional Use Permit (CUP) 21-05216, and Environmental Impact Report (EIR) 21-05217 for the Ramona Gateway Commerce Center Project – A proposal to amend the PVCC Specific Plan zoning from 19.23 acres of Business Professional Office and 23.19 acres of Commercial to Light Industrial, and a Tentative Parcel Map to create seven (7) parcels to facilitate the construction of a 950,224 square foot industrial building on 42.2 acres

and a 37,215 square foot commercial center on 7.6 acres located on the south of Ramona Expressway, between Nevada and Webster Avenues. **Applicant:** Mr. Daniel Sachs, Perris Landco LLC.

REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments regarding the proposed Project for the preparation of an Environmental Impact Report.

8. BUSINESS ITEM:

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

COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

ZOOM MEETING INFORMATION

When: April 20, 2022, 6:00 PM Pacific Time (US and Canada)
Topic: Planning Commission Meeting

In order to provide Public comments via Zoom, participants will be required to register in advance at the following link:

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_N01j6aIjTYy2bYJOrIT6Ig

After registering, you will receive a confirmation email containing information about joining the meeting. During the Planning Commission meeting, if you wish to speak, via Zoom, for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

Planning Commission Agenda

CITY OF PERRIS

April 20, 2022

Item

6A

Planning Commission Minutes for

April 06, 2022

CITY OF PERRIS

MINUTES:

Date of Meeting: April 6, 2022

06:01 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, and Chairman Hammond.

1. CALL TO ORDER:

2. ROLL CALL: Commissioners: Jimenez, Gomez, Lopez, Chair Hammond, Vice-Chair Shively

Commission Members Present: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, and Chairman Hammond.

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for March 2, 2022

Commissioner Lopez, commented that he would abstain from this item due to being absent from the last meeting.

The Chair called for a motion.

M/S/C: Moved by Commissioner Gomez, seconded by Commissioner Jimenez to Approve A. Planning Commission Minutes for March 2, 2022

AYES: Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, Chairman Hammond.

NOES:

ABSENT:

ABSTAIN: Commissioner Lopez.

7. PUBLIC HEARING:

A. General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-05032) – A proposal to amend the General

Plan Land Use and Zoning designation of approximately 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan and R-10,000 to R-6,000 to facilitate a 192 single-family lot subdivision with six (6) lettered lots. Applicant: Jason Keller, Mission Pacific Land Company. REQUESTED ACTION: Adopt Resolution No. 22-07 recommending that the City Council Adopt the Mitigated Negative Declaration 2370 and Approve GPA 21-05040, ZC 21-05039, Tentative Tract Maps 38071, and 38071-1 (TTM21-05032) and based on the findings and subject to the Conditions of Approval.

Commissioners Jimenez and Hammond, acknowledged that they visited the site prior to the meeting.

Senior Planner Perez, presented the item to the Commission.

Commissioner Gomez, asked for clarification on the request for the zone change and if the adjacent developed tracts previously utilized a zone change and commented on limiting commercial truck traffic in the area.

Staff commented on restricting commercial truck traffic as a separate item being addressed by the City Engineer's office as a separate matter and that the zone change associated with the development is to increase density consistent with the adjacent development.

Commissioner Lopez, asked if the basins would be closed to the public and if the tract is required to install a park for the community.

Commissioner Jimenez, commented on the locations of the proposed traffic signals and asked why a park was not included.

Deputy Engineer Pourkazemi, commented that the traffic signalization will be required for the northern project entrance to align with the future residential development to the west.

Commissioner Gomez, asked if the road designation and sizing influence the need for additional traffic signals.

Commissioner Jimenez, asked for a revision to the Planning COA #7 to include repainting of entire panel for graffiti cleanup and if the sidewalk design will match that of the developed tract to the north.

Staff commented on the sidewalk specifications utilized for the development.

Commissioner Gomez, commented on the need for a landscape buffer between the sidewalk and Evans Rd.

Vice Chair Shively, asked about the current specific plan zoning of the property and the option for other zoning opportunities.

Staff commented on the zoning designation for the project.

Commissioner Gomez, asked if there was a possible area to include a park for the project.

Staff commented on the feasibility of a park for the site.

Vice Chair Shively, asked about the fencing utilized for the project.

Commissioner Jimenez, commented if the architecture of the homes would match that of the adjacent developments.

Applicant Jason Keller, presented to the Commission.

Commissioner Gomez, thanked the applicant for the project and asked why they chose to develop at this location.

Applicant Jason Keller, commented on the development history of Stratford Ranch development.

Commissioner Gomez, asked about the parkway landscaping within the tract.

Applicant Jason Keller, commented on the landscaping areas within the tract and the focus on landscaping along the entry drive aisles.

Commissioner Gomez, commented on the need for shade trees along Evans Rd.

Applicant Jason Keller, commented that he would work with staff to provide enhanced landscaping along Evans Rd.

Commissioner Lopez, thanked the applicant for bringing new housing into the City and commented that future tracts should have internal parks.

Commissioner Jimenez, commented that a park would be beneficial for the project and that a safe crossing area is needed for the high school students.

Commissioner Gomez, commented that dedicated parkland should be utilized for all new residential projects.

Vice Chair Shively, understood the request for smaller residential lots and commented that the windows facing east should be rated to withstand the noise from the speedway.

Chair Hammond, commented on his disapproval of the project based on the proximity to the fairgrounds, noise from the speedway, the need for more mixed-use walkable developments, and the property being a prime location for a mixed-use development.

Vice Chair Shively, commented that a study should be conducted to determine the feasibility of commercial development as this site is in close proximity to a residential area with new residential construction.

Staff commented on the limiting factors for commercial development as there is a Department Of Water Resources (DWR) drainage swale along Ramona Expressway that limits the access to the site.

Chair Hammond, commented that access over the DWR drainage channel along Ramona Expressway is plausible, and that a mixed-use project would be a better fit as the site is adjacent to the fairgrounds, and that access to the site can also be provided along Evans Rd.

Vice Chair Shively, commented on revising Planning COA #7 to include re-painting of the entire panel for graffiti removal.

Commissioner Jimenez, commented on the lack of open space within the project and the lack of commercial development for the adjacent homes in the north end of the City.

Applicant Jason Keller, presented to the Commission regarding the potential for commercial development for the site.

Commissioner Jimenez, commented on the noise from the fairgrounds.

Commissioner Gomez motioned for approval.

Assistant City Attorney Khuu, clarified the motion for approval to include a revision to Planning COA #7 to include re-painting of the entire panel for graffiti cleanup, acoustical study to mitigate noise from the speedway, installation of an 8ft block wall along Lake Perris Dr, Public Works 1-year landscape maintenance period, and the architecture to match the development to the west.

Assistant City Attorney Khuu commented the motion failed as there was no second motion.

Chair Hammond, commented the reason to support the denial recommendation to the City Council due to incompatibility with noise from the adjacent fairgrounds to the east, and mixed-use was not considered for an area that would be more appropriate in light of proximity to the Perris fairgrounds property.

Commissioner Lopez, commented another reason for the motion for denial was that no green/open space was provided within the project.

Assistant City Attorney Khuu, clarified the motion for denial.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Vice Chair Shively to Deny A. General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-05032) – A proposal to amend the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan and R-10,000 to R-6,000 to facilitate a 192 single-family lot subdivision with six (6) lettered lots. Applicant: Jason Keller, Mission Pacific Land Company.

REQUESTED ACTION: Adopt Resolution No. 22-07 recommending that the City Council Adopt the Mitigated Negative Declaration 2370 and Approve GPA 21-05040, ZC 21-05039, Tentative Tract Maps 38071, and 38071-1 (TTM21-05032) and based on the findings and subject to the Conditions of Approval.

AYES: Commissioner Lopez, Commissioner Jimenez, Vice Chair Shively, Chairman Hammond.

NOES: Commissioner Gomez.

ABSENT:

ABSTAIN:

- B. Development Plan Review (DPR) 20-00022 – Proposal to construct a 15,127 square foot medical office/pharmacy building on 1.32-acres located on the south side of 4th

Street and approximately 500-feet west of Park Avenue within the Community Commercial zone (CC). Applicant: Curtis Lively, Grand West Associates REQUESTED ACTION: ADOPT Resolution No. 22-10 finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and Approving DPR 20-00022 to construct and operate 15,127 square foot medical office/pharmacy building, based on the findings and subject to the Conditions of Approval.

The meeting went into recess.

The meeting reconvened at 7:47pm.

Commissioners Jimenez, Hammond, and Shively acknowledged visiting the site prior to the meeting.

Associate Planner Garcia, presented the item to the Commission.

Commissioner Gomez, asked how many EV parking spaces are included with the project and about the potential to close the gap area of the trash enclosure to discourage transients.

Associate Planner Garcia, commented on adding guy wire to the trash enclosure to limit access.

Staff commented that a landscape finger is required for every six parking stalls.

Commissioner Gomez, requested more shade trees to be utilized for the project.

Staff commented that they would work with the applicant to modify the landscaping plan to include more shade trees.

Commissioner Lopez, commented on the location of the proposed bike rack and noted his approval of utilizing rooftop solar.

Commissioner Jimenez, asked for clarification on the floor plan, the number of exits, and circulation for the site.

Vice Chair Shively, asked if solar panels and EV chargers would be provided during the construction of the project and for further clarification on the bike rack utilized.

Chair Hammond, asked for clarification on the site drainage and the number of handicap spaces provided for the medical use.

Staff commented that they could work with the applicant to analyze if additional handicap parking stalls could be utilized for the project.

Commissioner Lopez, asked if a landscape buffer could be installed between the sidewalk and 4th St.

Staff commented on the potential for adding a landscape buffer along the sidewalk.

Architect Curtis Lively, presented to the Commission.

Commissioner Jimenez, asked if the applicant had developed other medical buildings.

Commissioner Gomez, asked if there was any conversation about the building being two stories.

Commissioner Jimenez, asked about limiting vehicle access around the site.

Vice Chair Shively, asked if the applicant would install the EV charging stations during construction and if a bike locker could be included for the site.

Chair Hammond, asked if the applicant would be willing to include additional handicap spaces due to the medical use proposed.

Commissioner Jimenez, asked if additional architectural elements could be added along the 4th Street elevation.

Alex Marin from the public, commented on concerns about traffic at the site being in proximity to the elementary school and pedestrian access from A Street to the site.

Architect Curtis Lively, responded to the public comments.

Commissioner Lopez, appreciated the inclusion of the solar panels in the project and requested a landscape buffer along the sidewalk.

Vice Chair Shively, approved of the architecture of the project and requested additional architectural elements be included along 4th Street and asked for additional handicap parking stalls.

Chair Hammond, approved of the project and commented that this portion of the City would benefit from this development.

Staff clarified the motion to include: adding a condition to install trash enclosure guy wire, landscape buffer along the sidewalk, working with Staff to provide a fire access gate to limit circulation, working with Staff to provide more handicap parking spaces, and updating the building elevation fronting 4th St.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Jimenez to Approve B. Development Plan Review (DPR) 20-00022 – Proposal to construct a 15,127 square foot medical office/pharmacy building on 1.32-acres located on the south side of 4th Street and approximately 500-feet west of Park Avenue within the Community Commercial zone (CC). Applicant: Curtis Lively, Grand West Associates
REQUESTED ACTION: ADOPT Resolution No. 22-10 finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and Approving DPR 20-00022 to construct and operate 15,127 square foot medical office/pharmacy building, based on the findings and subject to the Conditions of Approval. The motion also includes: adding a condition to install trash enclosure guy wire, landscape buffer along the sidewalk, working with Staff to provide a fire access gate to limit circulation, working with Staff to provide more handicap parking spaces, and updating the building elevation fronting 4th St.

AYES: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, Chairman Hammond.

NOES:

ABSENT:

ABSTAIN:

- C. Development Plan Review (DPR) 20-00017 – A proposal to construct a 109,229 square foot industrial building on five acres located at the southeast corner of Nance Street and Webster Avenue within the General Industrial Zone of the Perris Valley Commerce Center. Specific Plan. Applicant: Katrina DeArmey, Phelan Development. REQUESTED ACTION: Adopt Resolution No. 22-09 Adopting Mitigated Negative Declaration 2371 and approving Development Plan Review 20-00017 to allow construction of a 109,229 square foot industrial, based on the findings and subject to the Conditions of Approval.

Commissioners Jimenez and Hammond, acknowledged that they visited the site prior to the meeting.

Associate Planner Garcia, presented the item to the Commission.

Commissioner Lopez, asked for clarification if the building is solar-ready.

Commissioner Jimenez, asked about circulation for the driveway along N Webster Ave and the 7 parking spaces to the southeast.

Associate Planner Garcia, commented on the circulation of the N Webster Ave driveway.

Commissioner Jimenez, noted her concern with the 7 passenger vehicle parking spaces in the truck court.

Vice Chair Shively, requested relocating the 7 parking stalls within the truck court to another location.

Commissioner Gomez, asked for the potential of having an indoor break room.

Commissioner Lopez, requested clarification on the tree sizing proposed for the project.

Associate Planner Garcia, commented on working with the applicant on looking at tree sizing.

Applicant Kathelene Ledbetter for Phelan Development, presented to the Commission.

Commissioner Gomez, thanked the applicant for addressing the feedback provided by the Commission.

Commissioner Lopez, asked for clarification on the rooftop solar.

Vice Chair Shively, commented on the solar-ready roof requirements, requested that 1 EV station be installed, and voiced his concern about the solar lighting allowing additional heat into the building.

Chair Hammond, asked for clarification on the fencing provided and the width of the truck drive aisle around the site.

Vice Chair Shively, asked if truck and trailer storage is planned for within the truck court area.

Applicant Emily Mandrup, commented on the solar-ready roofing, solar tube sky lights, and truck parking within the truck court.

Tyler Dunford from the Southwest Carpenters Union, commented on his support for this project utilizing local union jobs.

Jose Radillo from Laborer's International Union of North America (LIUNA), commented on his support for the project and that it is utilizing local union jobs which benefits the community.

Omar Cobian from the Southwest Carpenters Union, commented on his support for the project and appreciated that the applicant is working with local unions to help residents.

Commissioner Gomez, thanked the public for their comments and noted her approval that the applicant is utilizing local union jobs.

Commissioner Jimenez, thanked the applicant for the 19% landscaping provided, the union members for attending the meeting, and the applicant for utilizing local union jobs.

Vice Chair Shively, appreciated the project and that the applicant planned to install additional solar and sky lights and was aware of limiting heat within the building.

Chair Hammond, commented on the need to work with March Air Reserve Base when installing roof-mounted solar to limit glare, utilizing local union jobs, and his approval of the architecture.

Chair Hammond clarified the motion to include: larger tree sizing for landscaping, working with Staff for fencing/truck access, utilizing solar tube sky lights for cool roofing, and installing at least 1 EV charging station.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by 0 to Approve C. Development Plan Review (DPR) 20-00017 – A proposal to construct a 109,229 square foot industrial building on five acres located at the southeast corner of Nance Street and Webster Avenue within the General Industrial Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Katrina DeArmey, Phelan Development
REQUESTED ACTION: Adopt Resolution No. 22-09 Adopting Mitigated Negative Declaration 2371 and approving Development Plan Review 20-00017 to allow construction of a 109,229 square foot industrial, based on the findings and subject to the Conditions of Approval. The motion also includes: larger tree sizing for landscaping, working with Staff for fencing/truck access, utilizing solar tube sky lights for cool roofing, and installing at least 1 EV charging station.

AYES: Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, Chairman Hammond.

NOES:

ABSENT:

ABSTAIN:

8. BUSINESS ITEM:

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:

Commissioner Gomez, commented on the recent League of Cities event that the Commissioners attended, local community events, and thanked Staff for the projects provided.

Commissioner Lopez, thanked Staff for the projects and commented on the League of Cities event and the upcoming 5k color run in the City.

Commissioner Jimenez, commented on what she learned from the League of Cities event asked about conditioning projects to submit for additional review prior to re-painting buildings.

Vice Chair Shively, commented on the items learned from the League of Cities event and asked if there are any City event's planned for earth day.

Chair Hammond, commented on a handout showing a mixed-use development and asked for a Commissioner's handbook for all Commissioners and if the Development Services Department could provide it to the Commissioners.

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

Director of Development Services, commented on the upcoming City events, KFC grand opening, next Planning Commission meeting on April 20th, and the APA awards.

12. ADJOURNMENT COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION
With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

Planning Commission Agenda

CITY OF PERRIS

April 20, 2022

Item

7A

**Conditional Use Permit (CUP) 22-05055
and Variance (22-05101)**



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: April 20, 2022

SUBJECT: **Conditional Use Permit (CUP) 22-05055 and Variance 22-05101** – A proposal to construct a 3,885 SF In-N-Out Burger drive-through restaurant and a variance to allow a 65-foot-tall freeway sign on a 1.63-acre lot located at the terminus of Old Nuevo Road, adjacent to the I-215 Freeway, and south of Nuevo Road within the Commercial zone. **Applicant:** Jeff Bryant, In-N-Out Burger

REQUESTED ACTION: **Adopt Resolution No. 22-11** finding the Project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development; and approve CUP 22-05055 and Variance 22-05101 based on the findings and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND / PROJECT DESCRIPTION:

The applicant Jeff Bryant, representing *In-N-Out Burger*, is proposing to construct a 3,885 SF drive-through restaurant with an attached 836 SF covered patio and a 65-foot-tall freeway sign on 1.63 acres (APN:311-050-015 and a portion of APN:311-050-032) generally located along the Old Nuevo Road terminus, east of the I-215 Freeway, south of Nuevo Road (“Project”) within the Community Commercial (CC) zone. The site improvements include 15,525 square feet of landscape area, lighting, fifty-eight (58) standard parking stalls, and water quality management improvements. The pick-up window is located on the south side of the building, with an outdoor covered seating area located on the northeast of the building. The Project site is accessible by Old Nuevo Road, surrounded by an existing gas station to the north, vacant land to the south and east, and the I-215 Freeway to the west. The Project site is currently vacant land and improved with a curb along the project frontage.

The Variance application (VAR 18-05182) is requested to increase the height of a proposed free-standing freeway sign from fifty (50) feet to sixty-five (65) feet located at the northwest corner of the project site. Also, a Conditional Use Permit (CUP) is required for all freeway signs pursuant to Section 19.75 of the Municipal Code. The freeway sign will serve In-N-Out Burger and another tenant in the potential future shopping center when the adjacent vacant land is ready to develop. Granting of the Conditional Use Permit would allow for a freeway sign, which is similar to other freeway signs in the vicinity. Per PMC 19.54, both the CUP and Variance applications are reviewed and approved by the Planning Commission.

ANALYSIS:

Zoning and General Plan Consistency

The existing site is vacant and is zoned for Commercial Community (CC). The proposed Project is consistent with this designation. This land use designation is intended for commercial development that supports a wide range of retail, professional office, and service-oriented business uses. Information about adjacent properties is as follows:

<i>Area Surrounding the Project Site</i>			
	<i>General Plan Designation</i>	<i>Zoning</i>	<i>Land Uses</i>
North:	Commercial	Commercial	Arco Gas Station
South:	Commercial	Commercial	Vacant land
West:	Public	Public	I-215 Freeway
East:	Commercial	Commercial	Vacant land

Commercial Community Development Standards

The proposed project lot coverage, floor area ratio (FAR), structure height, and setbacks comply with the Commercial zoning standards. See the table below for development standards compliance.

<i>Commercial Community Development Standards</i>			
<i>Development Standard</i>	<i>Required</i>	<i>Provided</i>	<i>Complies?</i>
Structure Height	45 feet max	23 feet	Yes
Lot Coverage	50% max	6%	Yes
Front Setback (Old Nuevo Road)	5 feet min (local street)	210 feet	Yes
Side Setback	None	N/A	N/A
Side Setback (Freeway)	15 feet	33.5 feet	Yes
Rear Setback	None	N/A	N/A

Overall, the Project complies with Commercial development standards for setbacks, structure height, lot coverage, and floor area ratio (FAR).

Parking, Access & Circulation

The Parking and Loading Standards of the Perris Zoning Code (Section 19.69) require that all commercial developments provide off-street parking. The proposed drive-thru fast-food restaurant requires one (1) parking space for every 50 square feet of dining area plus ten (10) parking stalls. Also, all drive-thru restaurants require a minimum drive-through lane stacking of eight (8) vehicles. The proposed Project provides a dual queuing drive-through lane to accommodate stacking for up to 23 vehicles and includes fifty-eight (58) standard parking stalls. In addition, the four-teen (14) vehicle parking stalls along the northern property boundary will be designated for employee parking so that

an additional twelve (12) vehicles drive-through stacking could be accommodated during the peak period that is known to occur at other locations. The required parking calculation is provided in the table below.

<i>Parking Requirements</i>			
<i>Use</i>	<i>Square footage of the dining area</i>	<i>City Ratio</i>	<i>Spaces Required</i>
Drive-thru Fast-Food Restaurants	1,540 square feet	One space per 50 square feet of dining area plus ten spaces	41 spaces
Drive-Thru stacking	N/A	8 vehicles stacking required	23 vehicles stacking provided
Total Parking Spaces Required			41 spaces
Total Parking Spaces Provided			58 spaces

Per the table above, the Project exceeds the zoning code requirement for off-street parking and drive-through stacking. The Project will provide one point of access along Old Nuevo Road, including a reciprocal access agreement and shared drainage easement that accommodates future expansion with the adjacent vacant land.

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 15,525 sq. ft. or approximately 22% of the site, which exceeds the minimum 10% landscape requirement of the code. Also, the Project provides landscape within the 15-foot-wide Caltrans easement located along the western property line with a 36' inch high shrub border using a double-row of 5-gallon shrubs along the drive-thru lane to conceal it from the I-215 Freeway. Landscaping has been provided throughout the parking areas, adjacent to the building, and the trash enclosure area.

Lighting

All exterior lighting will provide one (1) foot-candle illumination for pedestrian safety and security along parking lots and pedestrian areas. All exterior lighting shall provide cut-off fixtures and will be downward facing away from the Freeway and neighboring properties per City standards.

Building Elevations/Architecture

The Project proposes the current In-N-Out Burger corporate architectural design, colors, and materials. The colors and materials include white (“Bone China White”) and red (“Ino Red”) with Coronado pro-ledge veneer at the base of the building. The proposed awnings consist of a durable PVC-coated wick-resistant material. The building also provides varying roof heights by including a parapet to conceal all rooftop mechanical equipment from public view. Also, the proposed decorative trash enclosure is consistent with the proposed building architecture through the use of similar stucco materials, colors and finishes.

Freeway Sign and Height Variance

Municipal Code Section 19.75.100 addresses the location requirements for freeway signs. The proposed freeway sign meets or exceeds the criteria with the exception of height. The sign location is within a proposed landscaped planter area adjacent to the freeway interchange and no closer than five (5) feet from the west and north property lines. The sign is double-faced and internally illuminated using standard aluminum construction. The materials for the sign include a stucco finish and a veneer base similar to the proposed In-N-Out Burger restaurant. Also, the supporting base of the sign is at least 30% of the sign's width. The following table provides a breakdown of the sign code standards.

<i>PMC 19.75 Freeway Sign Standards</i>			
<i>Development Standard</i>	<i>Required</i>	<i>Provided</i>	<i>Complies?</i>
Max Height	50 feet max	65 feet	No, Variance requested
Max Sign Area	150 sq. ft.	150 sq. ft.	Yes
Minimum distance from Freeway	Business 660 feet or less from the Freeway	15 feet	Yes
Distance from property lines	5 feet	10 feet	Yes
Minimum base thickness	minimum 30% sign width or more	30%	Yes

A Variance application is requested to increase the maximum height of the free-standing freeway sign from fifty (50) feet to sixty-five (65). The Variance is needed as the site has limited visibility from the I-215 Freeway going northbound and southbound. A photo simulation "flag test" was conducted, which shows that the increased height is needed as the freeway sign would be obscured by the Nuevo Road overpass, sound walls, an Amber Alert board, and overgrown trees that prevent adequate visibility of the project site from southbound traffic. Also, the project site is not visible by northbound traffic because of the directional curvature of the Freeway, visual obstruction of a 30-foot freeway sound wall, and the raised freeway on-ramp. Overall, unique physical circumstances impede the site from providing freeway signage visibility from the I-215 Freeway without the Variance approval.

Overall, the proposed freeway sign is consistent with the Municipal Code related to development sign standards, architecture, and design, which requires the freeway sign to be architecturally compatible with the design of the building. Also, staff supports granting the Variance for the height adjustment to provide visibility similar to the height of the existing freeway signs nearby, including the Arco pylon sign (55 feet) and Perris de Plaza pylon sign (64 feet).

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

CEQA Compliance Process and Determination

The Project is Categorically Exempt pursuant to CEQA Article 15331 Class 32 for In-fill development within city limits on less than five acres of land in compliance with applicable general plan policies and zoning requirements and with no habitat value for biological resources.

RECOMMENDATION:

ADOPT Resolution No. 22-11 finding the Project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development; and approve Conditional Use Permit (CUP) 22-05055 and Variance 22-05101 based on the findings contained in the staff report and subject to the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: The cost for processing this application is paid by the applicant.

Prepared by: Nathan Perez, Senior Planner
REVIEWED BY: Kenneth Phung, Director of Development Services

Exhibits:

- A. PC Resolution 22-11 including Conditions of Approval (Planning, Engineering, Public Works, Community Services, Fire, and Building)
- B. Aerial View
- C. General Plan
- D. Zoning Map
- E. Drive-thru restaurant site plan and architecture
- F. Freeway sign plans

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

Exhibit A

PC Resolution 22-11 including Conditions of Approval (Planning, Engineering, Public Works, Community Services, Fire, and Building)

RESOLUTION NUMBER 22-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) 22-05055 FOR A PROPOSAL TO CONSTRUCT A 3,885 SQUARE FOOT IN-N-OUT BURGER DRIVE-THROUGH RESTAURANT, AND VARIANCE 22-05101 TO ALLOW A 65-FOOT TALL FREEWAY SIGN ON A 1.63-ACRE LOT LOCATED AT THE TERMINUS OF OLD NUEVO ROAD, ADJACENT O THE I-215 FREEWAY, SOUTH OF WEST NUEVO ROAD, WITHIN THE COMMERCIAL ZONE SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Jeff Bryant of In-N-Out Burger filed a Conditional Use Permit (CUP) 22-05055 (“CUP 22-05055”) for a proposal to construct a 3,885 square foot In-N-Out Burger drive-through restaurant and Variance (VAR) 22-05101 (“VAR 22-05101”) to allow a 65-foot-tall freeway sign (the “Sign”) on a 1.63-acre lot (APN no. 311-050-015 and a portion of APN no. 311-050-032) generally located at the terminus of Old Nuevo Road, adjacent to the I-215 Freeway, and south of Nuevo Road within the Commercial zone; and

WHEREAS, the applicant applied for VAR 22-05101 to allow an increase in sign height of fifteen (15) feet over the maximum permitted by the sign code regulations in the City of Perris Municipal Code (“PMC”) to construct the Sign; and

WHEREAS, CUP 22-05055 and VAR 22-05101 are hereafter collectively referred to as the “Project”; and

WHEREAS, CUP) 22-05055 and Variance VAR 22-05101 are considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Project is categorically exempt pursuant to CEQA Section 15332 Class 32 for in-fill development because it meets the following conditions: (a) the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the Project site has no value, as habitat for endangered, rare or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the Project site can be adequately served by all required utilities and public service; and

WHEREAS, a Planning Commission held a duly noticed public hearing on April 20, 2022, at which time all interested persons were given full opportunity to be heard and to present evidence related to the Project and the Sign; and

WHEREAS, Chapter 19.54 of the PMC (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for conditional use permits and variances; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approval as mentioned above, including all oral and written evidence presented to the City during all meetings and hearings related to the Project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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, and are incorporated herein by this reference.

Section 2. Based upon the forgoing, the Initial Study prepared for the Project in accordance with the City of Perris (“City”) guidelines for implementing CEQA, and all oral and written testimony made at the public hearing on April 20, 2022, (including, but not limited to, the staff report and all attachments/exhibits), the Planning Commission has determined that the Project is exempt from review under CEQA pursuant to Section 15332 Class 32 for in-fill development because it meets the following conditions: (a) the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the Project site has no value, as habitat for endangered, rare or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the Project site can be adequately served by all required utilities and public service.

Section 3. Based upon the forgoing, and all oral and written testimony made at the public hearing on April 20, 2022, (including, but not limited to, the staff report and all attachments/exhibits), with respect to CUP 22-05055, the Planning Commission finds that:

1. *The proposed location of the conditional use is in accord with the objectives of Title 19 of the Perris Municipal Code and the purposes of the zone in which the site is located.*

The zoning and General Plan designation of the site are Community Commercial. This zone permits retail uses that are anticipated to include signs. As conditioned, the Project meets or exceeds the objectives of the Community Commercial land use designation. Overall, the proposal is in harmony with the allowed Commercial zone uses.

2. *The proposed Project is consistent with the City’s General Plan and conforms to all Specific Plans, zoning standards, applicable subdivision requirements, and other*

ordinances and resolutions of the City.

The proposed Project conforms to the goals of the General Plan and Zoning Code by complying with the developments standards of the Community Commercial Zone, providing superior sign design/architecture, and allowing for future landscaping.

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

As conditioned, the Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is subject to the City's Zoning Code development standards for commercial uses and will also comply with fire accessibility requirements. Also, as conditioned, the proposed freeway Sign will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City. All future businesses that are being developed will benefit from the Sign.

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

The architecture conforms to all City standards and has been reviewed by City staff for conformance to said standards and compatibility with the character of the community. The architecture is harmonious with the neighborhood character and meets all pertinent community standards. The Project site is adjacent to commercial uses to the north and east. Immediately south of the site are residential uses. The Project is set back over 330 feet from the adjacent residential homes, the homes facing away from the Project site. Overall, the elevations include the following architectural features, which define the building's base, body, and cap, which are consistent with the architectural standards of the City. Also, as conditioned, the proposed architecture of the Sign meets or exceeds the design standards for the Community Commercial Zone and the City's Sign Code. The materials proposed for the construction of the Sign reflect the materials similar to the drive-through restaurant. The base of the pylons is faced with a stone veneer finish, and the remainder of the Sign support pylons have a light stucco finish with colors/materials matching the In-N-Out Burger drive-through restaurant.

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

The City's landscape standards ensure the Project will visually buffer the surrounding land uses while providing an attractive environment for business patrons as well as those living in the community who would see this Project daily.

The Project exceeds City landscape standards and provides landscape plantings covering 22% of the lot, and as a result, it provides sufficient landscape plantings and space to make an attractive environment the public will enjoy. Also, as conditioned, the site plan fully conforms to the requirements of the PMC regarding the required landscape area that must surround any freeway or freestanding sign (PMC Section 19.75.100). The standard requires each freestanding sign to be located in a planted landscaped area of a shape, design, and size not less than the sign area.

Section 4. Based upon the forgoing, and all oral and written testimony made at the public hearing on April 20, 2022, (including, but not limited to, the staff report and all attachments/exhibits), with respect to VAR 22-05101 to increase the Zoning Code maximum height requirement for freeway signs from 50 feet to 65 feet, the Planning Commission finds that:

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

Currently, the Project site has no visibility from high-speed northbound I-215 and southbound I-215 freeway traffic. The proposed freestanding freeway sign and Project site are obscured by the Nuevo Road overpass, which prevents visibility of the Project site from all southbound traffic. The Project site is also not clearly visible by northbound traffic since the freeway curves and is blocked by a 30-foot freeway sound wall and on-ramp. Overall, unique physical circumstances preclude the Project site from providing visible signage from the I-215 freeway.

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

The strict application of the zoning standard would prohibit the use at this location and potential freeway signage location. As mentioned earlier, the Project site is less visible because of the Nuevo Road overpass and 30-foot freeway sound wall and on-ramp located to the south of the site. The strict application of zoning standards would deprive this property of rights enjoyed by other similar properties in the area.

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

The proposed variance is not a special privilege, and similar variances have been granted at other locations in the City. Due to the Project site constraints mentioned above, the granting of a variance does not constitute a special grant or special privileges.

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

The granting of the variance will not adversely affect the objectives, policies and programs contain in the City of Perris General Plan.

Section 5. Based on the forgoing, the Initial Study prepared for the Project in accordance with the City of Perris guidelines for implementing CEQA, all oral and written testimony presented by members of the public and City staff at the April 20, 2022, public hearing (including, without limitation, the staff report and all attachments/exhibits), the Planning Commission finds and determines that the Project is exempt from CEQA.

Section 6. Based upon the forgoing, the determination that the Project is exempt in accordance with the City's guidelines for implementing CEQA, and all oral and written testimony presented by members of the public and City staff at the April 20, 2022, public hearing (including, without limitation, the staff report and all attachments/exhibits), the Planning Commission hereby approves CUP 22-05055 and VAR 22-05101, subject to the attached Conditions of Approval.

Section 7. The Planning Commission declares that should include 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 8. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 20th day of April 2022.

CHAIRPERSON, PLANNING COMMISSION

Attest:

Secretary, Planning Commission

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

I, Kenneth Phung, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 22-11 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 20th day of April 2022, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Designee Secretary of the Planning Commission

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

FINAL CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) 22-05055 and Variance 22-05101

April 20, 2022

Project: Conditional Use Permit (CUP) 22-05055 and Variance 22-05101 – A proposal to construct a 3,885 SF In-N-Out Burger drive-through restaurant and a variance to allow a 65-foot-tall freeway sign on a 1.63-acre lot located at the terminus of Old Nuevo Road, adjacent to the I-215 Freeway, and south of Nuevo Road within the Commercial zone. **Applicant:** Jeff Bryant, In-N-Out Burger

GENERAL CONDITIONS:

1. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Commercial Community (CC) zone standards of Chapter 19 of the Perris Municipal Code.
3. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
4. **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.
5. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
6. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the set of plans approved by the Planning Commission on April 20, 2022, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
7. **Approval Period for Development Plan Review 22-05055 and Variance 22-05101.** 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 (3) 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. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review and Variance.

8. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
9. **City Engineer.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **April 5, 2022**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
10. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults, and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included on building plans. 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>.
11. **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall in the memo dated April 6, 2022, and as identified below:
 - a. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
 - b. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
 - c. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
 - d. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1,500 GPM for 2- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - e. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
 - f. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - g. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.

- h. The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
 - i. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - j. 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.
 - k. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
 - l. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - m. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surface and near the main entrance door.
12. **Building.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **February 28, 2022**.
13. **Public Works.** The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **March 31, 2022**.
14. **Community Services.** The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **April 5, 2022**.
15. **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 approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Development Review (DPR) 22-05055 and Variance 22-05101**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
16. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison SCE area service planner to complete the required forms prior to commencement of construction.

17. **Variance for Freeway Monument Sign.** The proposed Variance is to allow the increase of height from 50 feet to 65 feet per plan. Please note that the Freeway Sign is required to be built concurrently or after the drive-thru restaurant is built.
18. **Signage.** The project approval does not include signage. Any proposed wall or monument sign will require a sign application and be reviewed and approved by the Planning Division before building permit issuance.
19. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
20. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
21. **Graffiti.** The site shall be maintained in a graffiti-free state at all times. Graffiti located on-site shall be removed within 48 hours. Graffiti shall be painted over in panels and not patches. In addition, it will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on walls.
22. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. If possible, these facilities shall also be screened from the public right-of-way by landscaping.
23. **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070.
24. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
25. **Payment of Notice of Exemption.** Within three (3) days of Planning Commission approval, the applicant shall submit a Notice of Exemption (NOE) with the County documentary handling fee payable to "Riverside County Clerk-Recorder" in the amount of \$50.00 to the County of Riverside Clerk's Office.
26. **Preliminary Water Quality Management Plan (PWQMP) 22-05055.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 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 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 one bioretention basin, self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.
27. **Trash Enclosures.** Trash enclosures are required to be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover as per the development plans presented to the Planning Commission. Also, a metal mesh shall be provided between the trellis cover and the trash enclosure stucco wall.
28. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
 - c. Construction routes are limited to City of Perris designated truck routes.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earthmoving, 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 the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
 - f. Project applicants shall provide construction site electrical hookups 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.
29. **Property Maintenance.** The project shall comply with provisions of the Perris Municipal code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Conditions of Approval No. 5, dated March 31, 2022.

PRIOR TO THE ISSUANCE OF GRADING PERMITS

30. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
31. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

DURING CONSTRUCTION

32. **Dust Monitor.** A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a dust control sign shall be placed adjacent to each phase to allow the public to call for any dust issues.
33. **Construction Fencing.** A six-foot temporary chain link fence is required along the perimeter of each phase during construction. The fence shall limit public access to each construction site.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

34. **Landscaping Plans.** Prior to the issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
 - a. **All Drive-through Lanes.** Landscape areas along all drive-thru lanes shall be screened by a 36' inch high shrub border using a double-row of 5-gallon shrubs at 3.6 feet o.c.(off-center) or screen pony wall.
 - b. **Accent Landscaping.** Large trees (24" to 36" box) shall be included in the landscape design at all driveway entrances to the project site.
 - c. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be a 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.

- d. **Conceal parking lot areas.** All parking areas along old Nuevo Road and easterly drive isle shall be screened by a minimum 36' inch high shrub border using a double-row of 5-gallon shrubs at 3.6 feet off-center.
 - e. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) should be used for all driveway entrances and pedestrian pathways.
 - f. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - g. **Shade Tree.** The project shall provide three (3) shade tree species, including a Chinese Elm Tree.
 - h. **Water Conservation.** All irrigation systems shall require rain-sensing override devices and soil moisture sensors. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - i. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
35. **Building Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
 - b. **Conditions on Plans.** All Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver of the sheet (or sheets) and detail(s) indicating satisfaction with the conditions.
36. **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 plan of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
37. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City;
 - e. If applicable, appropriate Road and Bridge Benefit District fees or TUMF;
 - f. Appropriate City Development Impact Fees in effect at the time of development.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

38. **City 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 before the issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a

certificate of occupancy, as applicable). Such districts may include but are not limited to the following:

- a. Landscape Maintenance District No. 1;
 - b. Flood Control Maintenance District No. 1;
 - c. Maintenance District No. 84-1;
 - d. North or South Perris Community Facilities Assessment District;
 - e. And any other applicable City Assessment and Community Facilities Districts
39. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-off from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.
40. **Lot Line Adjustment.** Prior to issuance of occupancy, the applicant shall submit a Lot Line Adjustment application to move the property line to include the entire project site.
41. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
42. **Employee Parking Signage.** The fourteen (14) parking stalls along the northerly border shall be designated with signage for employee parking.
43. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
44. **Reciprocal Access and Drainage.** The project site shall provide reciprocal access and drainage to adjacent properties.
45. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to the Planning sign off.

END OF CONDITIONS



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1453
April 5, 2022
CUP 22-05055 – In-N-Out
Old Nuevo Road
Par 1 Blk 2 – MB 016/093
APN 311-050-015

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides the following street improvements and/or road dedications 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 their omission may require the site plan 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 conditions 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.

In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

1. The developer/property owner shall secure City Departments and appropriate agencies clearances and approvals of the improvement plans.

2. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.
3. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Prior to Issuance of Grading Permit:

4. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
5. Tributary and onsite runoff shall be conveyed to an adequate outlet as approved by the City Engineer.
6. The floor elevation shall be one (1) foot above the calculated 100-year water surface elevation or the existing adjacent flowline grade.
7. One 30-foot-wide driveway is permitted on Old Nuevo Road to the project site.
8. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes to accommodate ADA.
9. A reciprocal access, ~~parking~~ and drainage agreement/easement with the adjacent property owner to the east shall be processed and shall be recorded.
10. The developer/property owner shall submit the following to the City Engineer, and RCFCD as applicable, for review and approval:
 - a. Onsite Grading Plans and Erosion Control Plans - Plans shall show the approved WDID No.
 - b. Street Improvement Plans
 - c. Storm Drain Improvement Plans
 - d. Signing and Striping Plans
 - e. Final Drainage Plans, Hydrology and Hydraulic Report
 - f. Final WQMP (for reference)
 - g. Street Light Plans prepared by a registered Electrical engineer per City of Perris Safety Lighting Standards

The design shall be in compliance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

Prior to Issuance of Building Permits:

11. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.
12. Lot/parcel mergers and line adjustments along with certificate of compliance shall be submitted to the City for review and approval and shall be recorded.
13. Water and Sewer Improvement Plans, per Fire Department and Eastern Municipal Water District (EMWD) standards, shall be submitted to the City Engineer for review and approval.
14. Fire Department and EMWD approval of the Water Improvement Plans are required prior to City Engineer's approval.
15. The full width right-of-way on Old Nuevo Road is 80 feet with a 56-foot-wide roadway/pavement section and 12 feet wide parkways. Adequate right-of-way shall be dedicated on Old Nuevo Road along the project boundary to accommodate a 40-foot half width right-of-way and a cul-de-sac per County of Riverside No. 800 or as approved by the city Engineer.
16. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.
17. Paved access shall be provided to the proposed building per the Precise Grading Plan.
18. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of Certificate of Occupancy:

19. Old Nuevo Road (80'/56') along the property frontage within the dedicated right-of-way shall be improved to provide for a 6-foot-wide sidewalk and streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer, per City of Perris, County of Riverside and Caltrans standards.

The existing pavement on Old Nuevo Road along the property frontage shall be analyzed and shall be removed and replaced if not in a good condition. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.

20. A Signing and Striping Plan for Old Nuevo Road prepared by a project's Traffic Engineer shall be submitted for review and approval.
21. The signal timing of the existing traffic signals at the intersection of Nuevo Road and old Nuevo Road and Nuevo Road and Town Center/Perris Plaza shall be analyzed by the project's Traffic Engineer and shall be adjusted if needed per the project's Traffic Engineer's recommendation.
22. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.



Stuart E. McKibbin
Contract City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: March 31, 2022

To: Nathan Perez, Senior Planner

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector CB

Subject: CUP 22-05055 - Conditions of Approval

Proposal to construct a 3,885 square foot drive-thru restaurant (In-N-Out Burger), on Old Nuevo Road.

-
- Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:

 - **Old Nuevo Road** - Provide offer of dedication as needed to provide for full half width Street (80' ROW, 40 halfwidth) curb gutter, sidewalk, and off-site landscaping requirements, per City Engineering Conditions, including minimum 11' public parkway from face of curb.
 - 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.
 - Landscaping Plans.** (3) copies of a Site Responsibility Maintenance Exhibit Three shall be submitted prior to submitting the Landscape Plans for approval. This site plan shall be titled "Site Responsibility Maintenance Exhibit for CUP22-05055" and identify, with different colors, each area and who will be responsible for the maintenance, such as LMD, HOA, or Privet, on the plans. Also include square footage, trees, location of off-site irrigation controller and number of stations for each individual area. Provide (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 "Off-site Landscape Plan for CUP 22-05055" and shall be 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:
 - **Old Nuevo Road** - Streetscape Landscape design planting pallet, sizing, and spacing requirements per the City landscape zoning code will consist of the following: Primary Street Trees at 30' on center minimum – Podocarpus macophyllus “Yew Pine” Secondary Tree Lagerstromia Indica Muskogee. Use of drought resistant shrubs and ground cover including but not limited to the following: Photinia fraseri, Muhlenbergia lindheimeri, Lantana sellowiana trailing lantana, Yucca flaccida gold garland.
- 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 Rainbird XBT-20PC w/ diffuser, Salco emitters or equal on ½” 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 (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- 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 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 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 gravel, rock, or cobble areas.
 - i. **Wire Mesh and Gravel at Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land** – Provide 12" wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6" to 12".
 - k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
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) 657-3280 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 off-site improvements, including 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. **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. Streetlights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **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) 657-3280 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 Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (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 Wildan Financial Services, 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.** This project will benefit from existing downstream storm drain facilities including under sidewalk drains, channels and various sized reinforced concrete pipe "RCP" storm drains, and shall pay a fair share contribution to its ongoing maintenance. 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) 657-3280 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, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** -New off-site parkway landscape proposed by the project on Old Nuevo Road.

- **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer and fair share contribution to existing storm drain facilities on Old Nuevo and Nuevo Roads.

- Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industria, #200
Temecula, CA 92590

- 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

April 6, 2022

City of Perris
Attn: Nathan Perez, Senior Planner
135 N. D Street
Perris, CA 92570-2200

Subject: Development Plan Review for In-N-Out Burger (CUP22-05055)

As requested, a review of the subject property was completed. The following conditions shall apply:

1. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
2. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
3. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
4. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1,500 GPM for 2- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
5. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
6. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
7. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
8. The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.

9. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
10. 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.
11. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
12. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
13. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.

Respectfully,



Dennis J Grubb, CFPE

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

Planning Case File No(s): **CONDITIONAL USE PERMIT #22-05055**

Case Planner: **Nathan Perez (951) 943-5003, EXT 279**

Applicant: **Jeff Bryant**

Location: **Generally located along Old Nuevo Road terminus east of the I-215 Freeway South of Nuevo Road**

Proposal to construct a 3,885 SF Drive Thru restaurant (In-N-Out) with a 836 SF attached Patio and two drive thru lanes

Project:

Associated Cases: **APN: 311-050-015 - 032**

Reviewed By: **David J. Martinez, CBO**

Date: **02-28 -2022**

SPECIFIC COMMENTS

1. None

GENERAL CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Energy Code
 - E. 2019 California Fire Code
 - F. 2019 California Green Building Standards Code
 - G. Proposed Project will have to comply with the Title 24 Access Regulations and ADA Access regulations
2. All signs if any shall be Underwriters Laboratories, or equal, approved.
3. You will have to comply with the new EV charging station requirements.
4. The entire site will have to have proper fire access.
5. The structure and the attached patio will have to have fire sprinklers

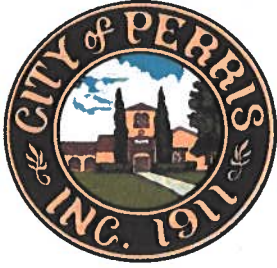
6. Any proposed buildings cannot be built across any property lines. The parcels will have to be consolidated prior to any building permits being issued

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - A. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - B. Precise grading plans shall be submitted and approved
 - C. Rough grading shall be completed
 - D. Compaction must be certified
 - E. The Pad elevations must be certified
 - F. The rough and finish grade must be inspected and signed off

FIRE CONDITIONS

1. Fire Conditions will be provided by Dennis Grubb and Associates



CITY OF PERRIS
COMMUNITY SERVICES

MEMO

Date: April 5, 2022
To: Nathan Perez, Project Planner
From: Sabrina Chavez, Director of Community Services
Cc: Arcenio Ramirez, Community Services Manager
Arturo Garcia, Parks Supervisor
Joshua Estrada, Parks Coordinator
Subject: Conditional Use Permit 22-05055 In-N-Out – Comments

Community Services Staff reviewed CUP 22-05055 and offer the following comment(s):

Development Impact Fees

- The Project is subject to payment of Industrial Park Development Impact Fees.
- The Project is subject to payment of Residential Park Development Impact Fees.
- This Project is subject to payment of Public Art Development Impact Fees.

Special Districts

- The project shall annex into the Community Facilities District No. 2018-02 (Public Services)

Exhibit B
Aerial view



Exhibit C
General Plan

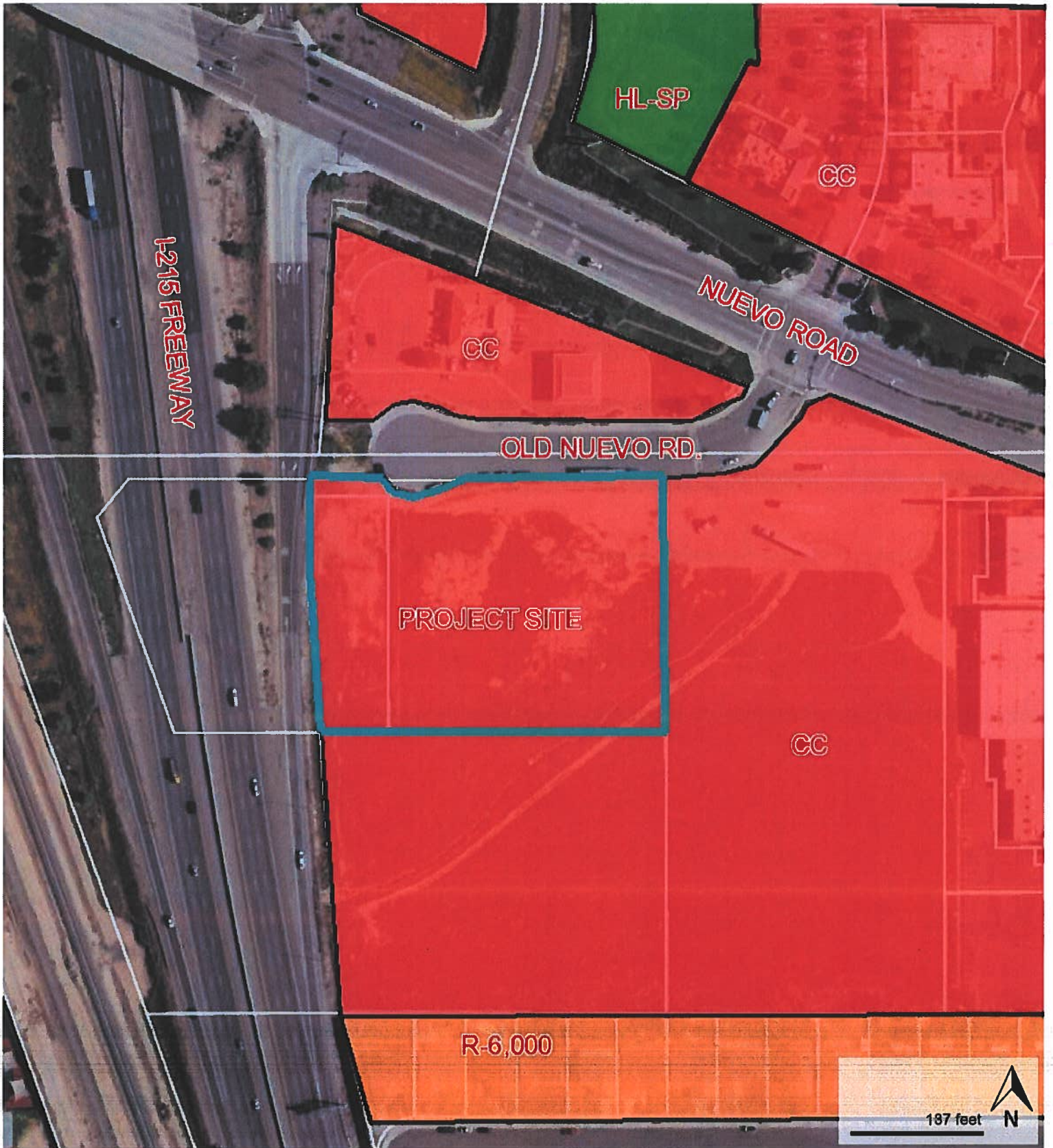


Exhibit D

Zoning Map

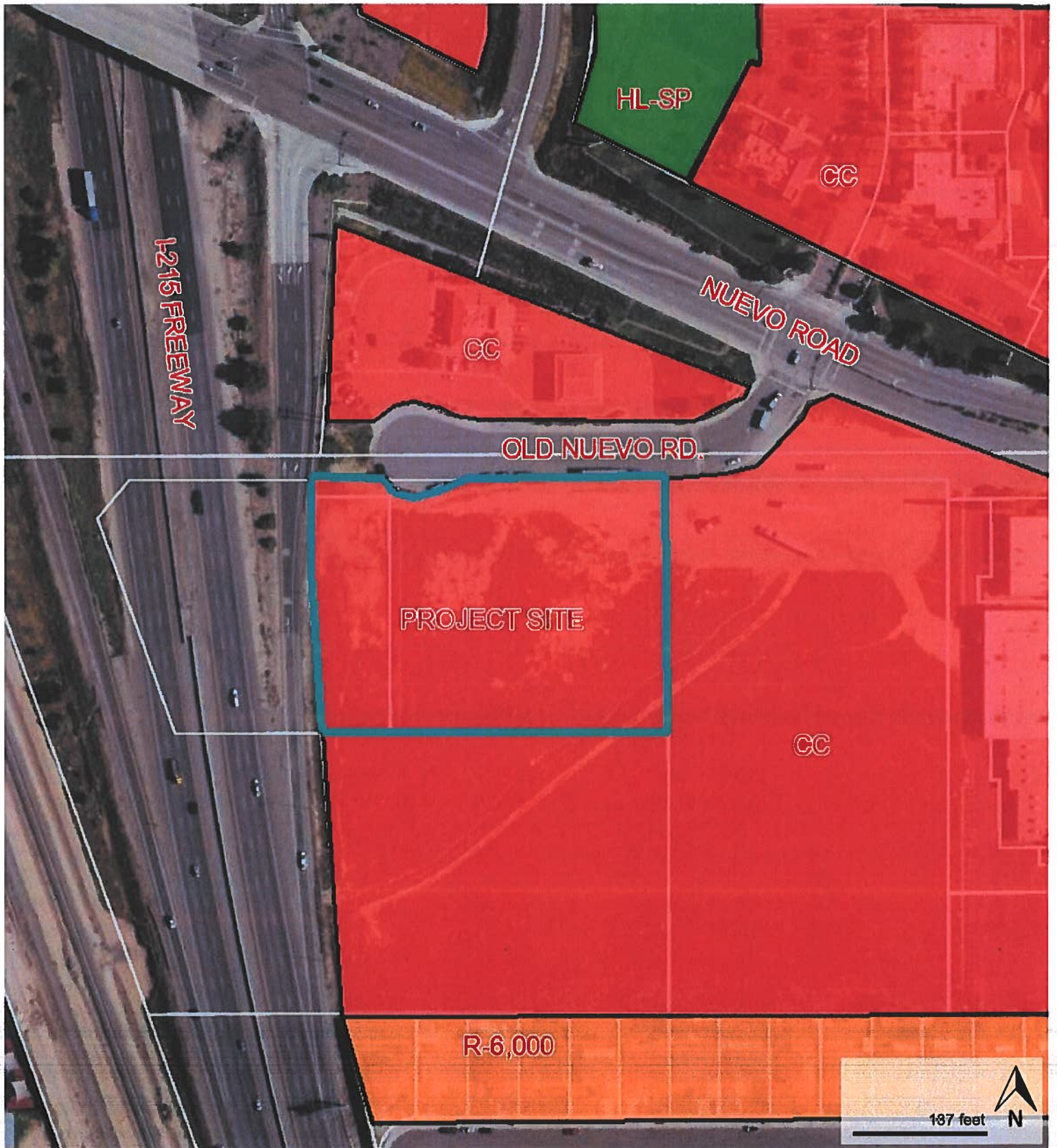


Exhibit E

Drive-thru Restaurant site plan and architecture



DEVELOPER:
IN-N-OUT BURGER
 BALDWIN PARK, CA 91706
 CONTACT: JEFF BRYANT
 PHONE: 626 813-8273

Underground Service Alert
 Call for Free
811
 To Report a
 Utility Issue

REVISIONS

CMA PROJECT NO. ...
CI/A
 CIVIL ENGINEERING
 1000 N. GARDEN ST.
 SUITE 100
 ANAHEIM, CA 92816
 TEL: (714) 754-9500
 FAX: (714) 754-9501

CIVIL ENGINEER:
MS ENGINEERING, INC.
 CIVIL ENGINEERING AND LAND SURVEYING
 1000 N. GARDEN ST., SUITE 100
 ANAHEIM, CA 92816
 TEL: (714) 754-9500
 FAX: (714) 754-9501

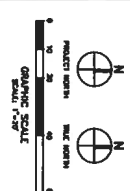
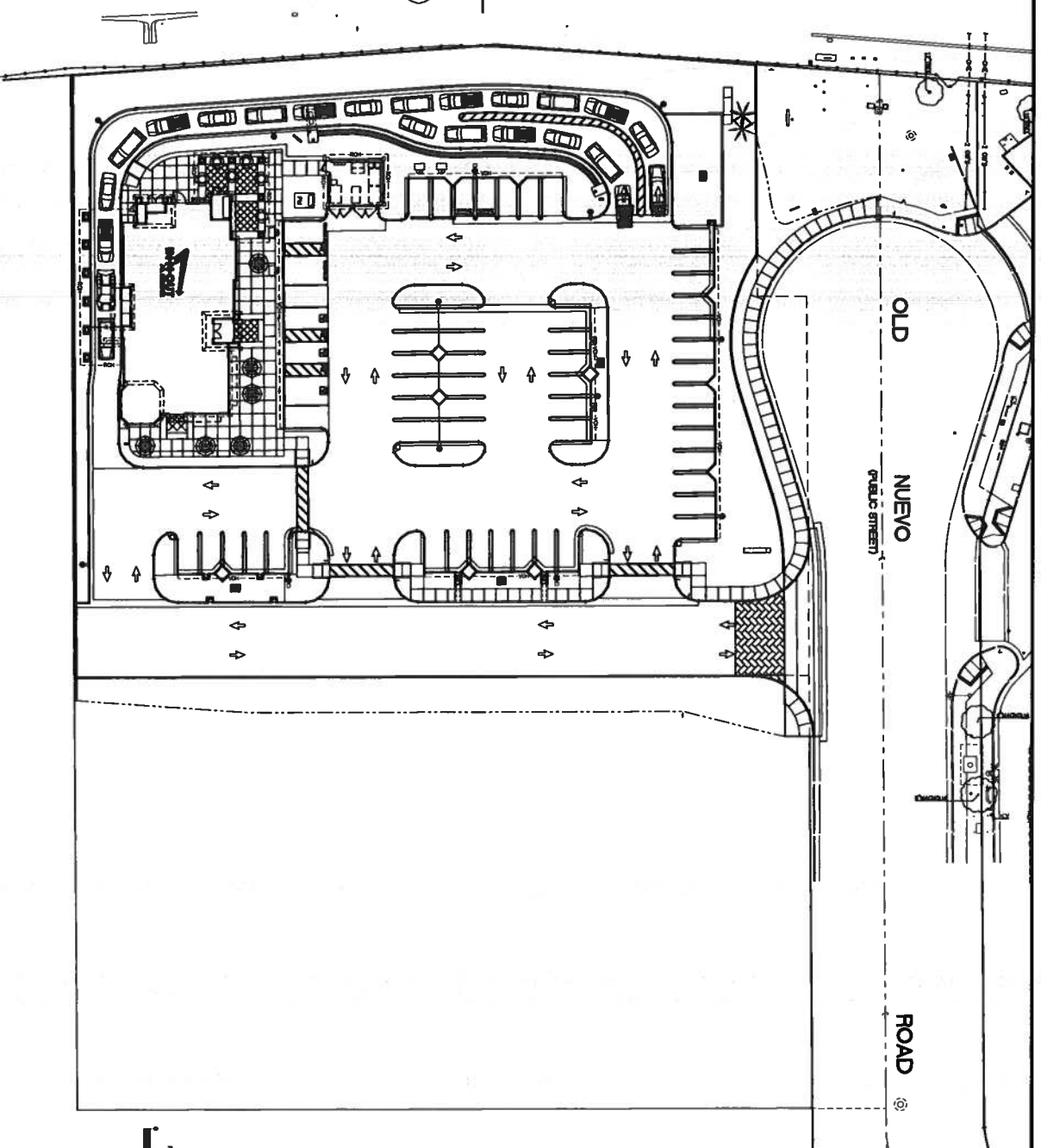


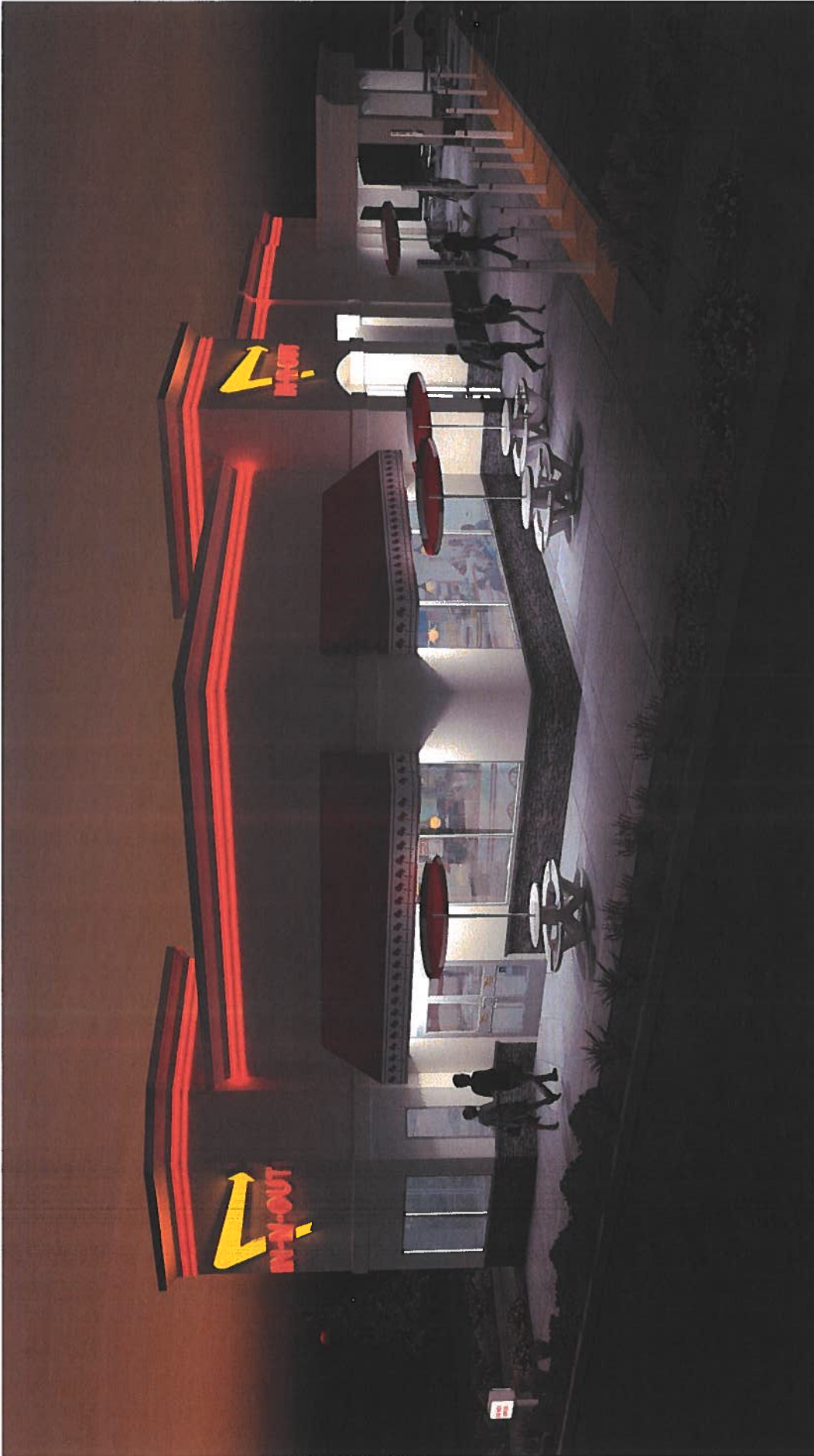
IN-N-OUT BURGER
 SEQ. OF NUEVO ROAD AND I-215
 PERRIS, CA 92571

CITY ENTITLEMENT
NEW SITE PLAN

C30.0

INTERSTATE NORTHBOUND OFFRAMP





"GOD BLESS AMERICA"
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

PERRIS, CA
SEC I-215 & NUEVO RD.

ISSUED: 02/04/22



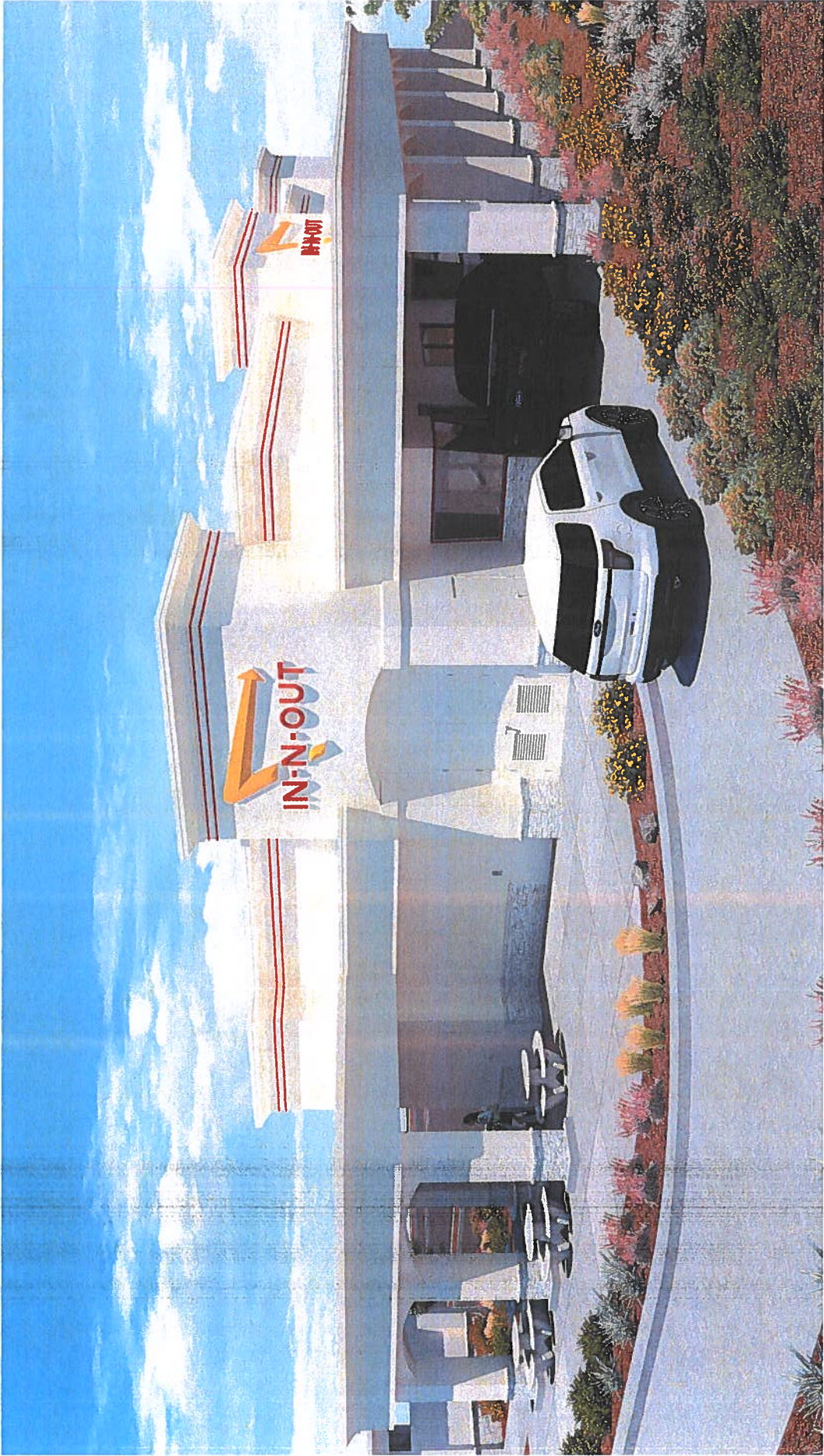
"GOD BLESS AMERICA"
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

PERRIS, CA

SEC I-215 & NUEVO RD.

PRO LEDGE WHITE WAINSCOT, COOLEY BRITE AWNINGS

ISSUED: 12/21/21



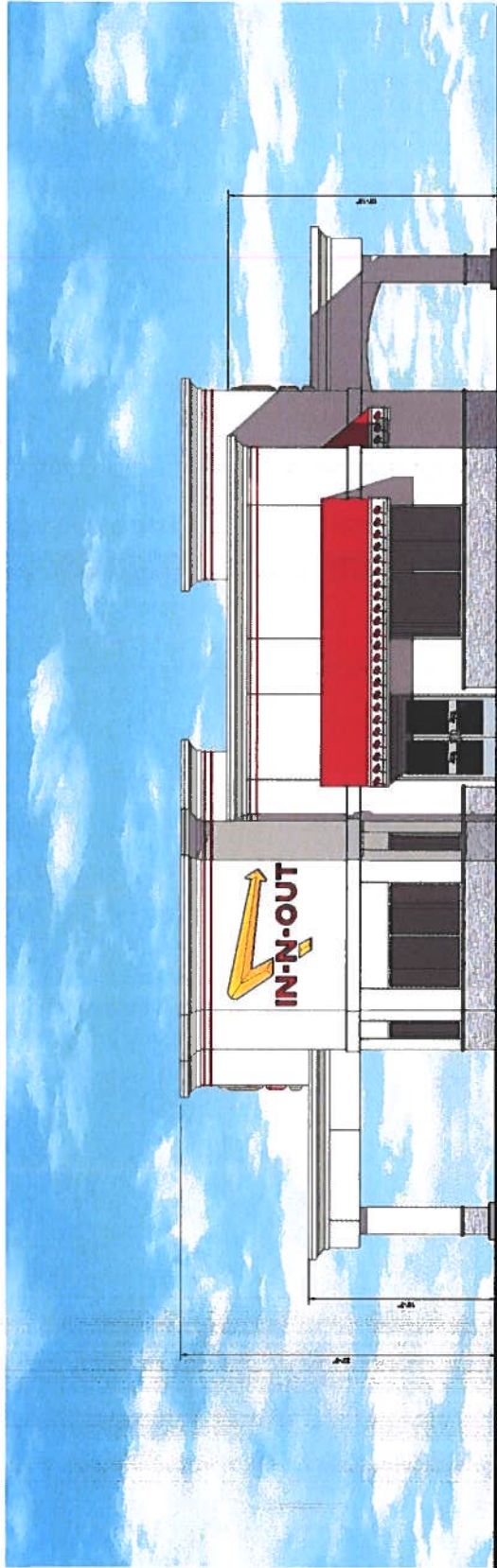
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13502 HAMBURGER LANE
BALDWIN PARK, CA 91708

PERRIS, CA

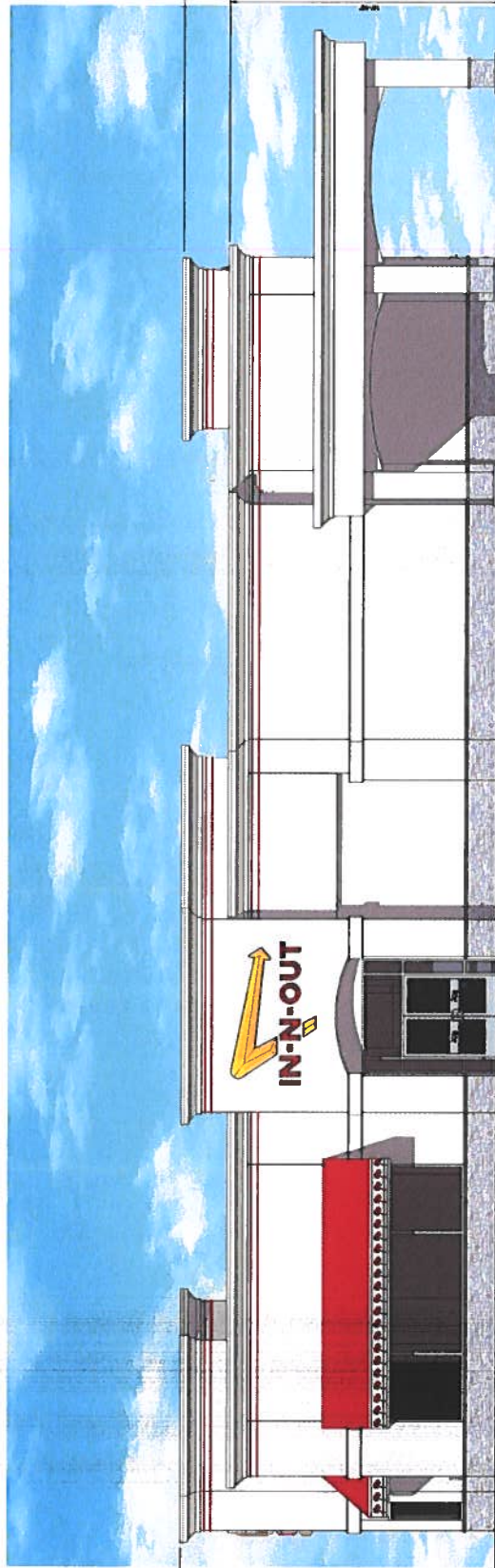
SEC I-215 & NUEVO RD.

PRO LEDGE WHITE WAINSCOT, COOLEY BRITE AWNINGS

ISSUED: 12/21/21



EAST ELEVATION



NORTH ELEVATION

PERRIS, CA
 SEC I-215 & NUEVO RD.

DATE: 2-15-22

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

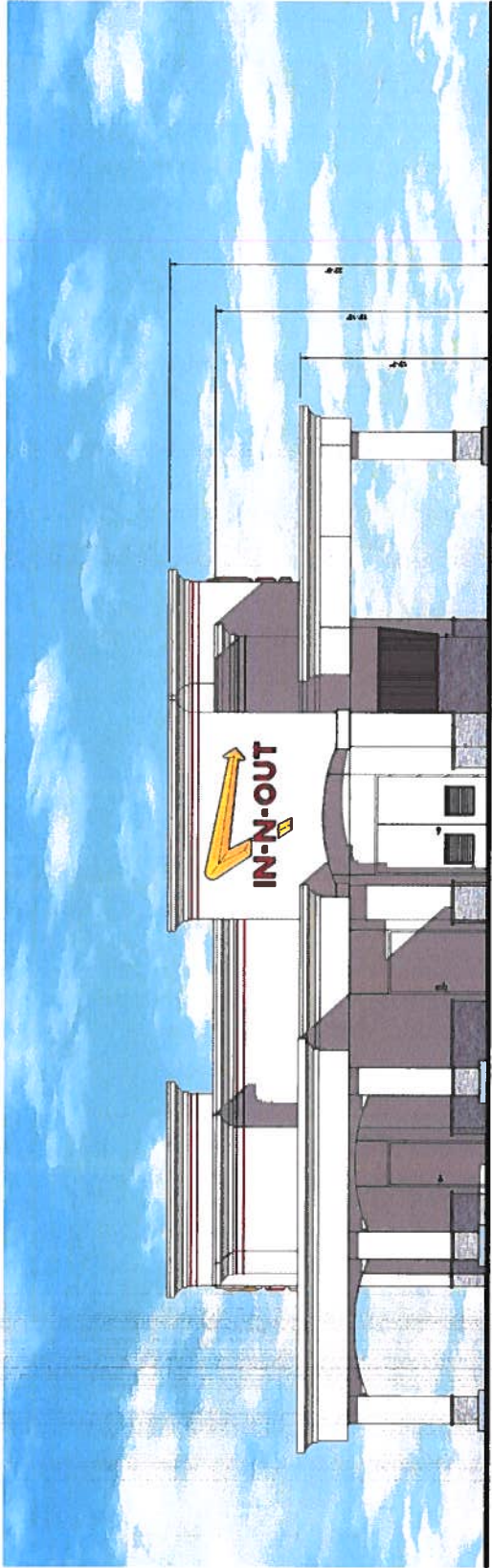


COO BLESS AMERICA
 13502 MANAGER LANE
 BALDWIN PARK, CA 91706

ELEVATIONS A8

THE INFORMATION, DIMENSIONS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF IN-N-OUT BURGER. THESE DOCUMENTS MAY NOT BE LOANED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IN-N-OUT.

OF 1



WEST ELEVATION



SOUTH ELEVATION

PERRIS, CA

SEC 1-215 & NUEVO RD.

DATE: 2-16-22

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

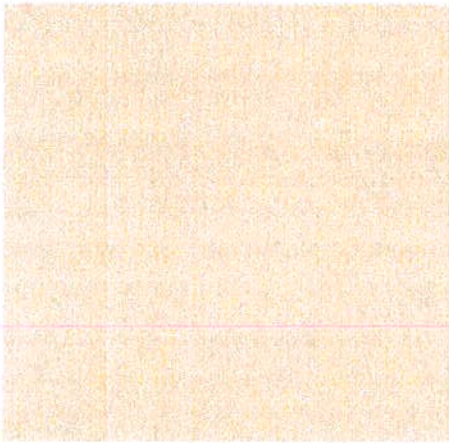


OOO BLESS AMERICA
13502 MANAGER LANE
MADISON PARK, CA 91706

ELEVATIONS A9

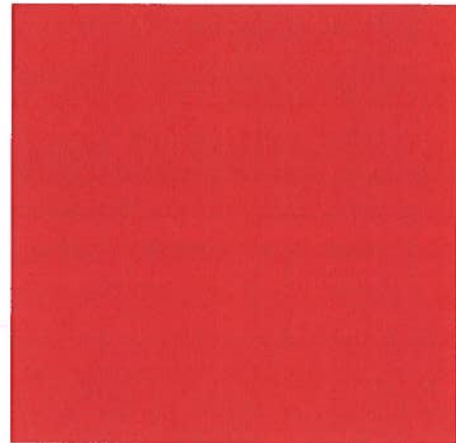
1/2 SHEET OF 1

THE INFORMATION, DRAWINGS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF IN-N-OUT. THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IN-N-OUT.



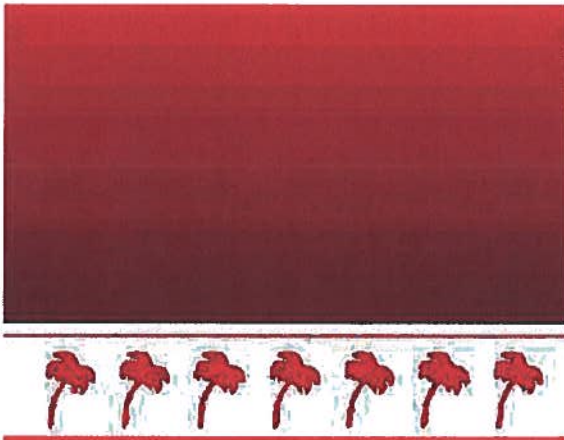
EP-1, EP-2, EP-3

DUNN EDWARDS
DEW339
"BONE CHINA WHITE"



EP-4

DUNN EDWARDS
ASHL70
"INO RED"



MATERIAL 5

AWNING WITH PVC COATED
WICK RESISTANT ERADICABLE
POLYESTER AND IN-N-OUT
CUSTOM COLORS



MATERIAL 6

CORONADO
PRO LEDGE
"WHITE"



"GOD BLESS AMERICA"
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

COLOR AND MATERIALS

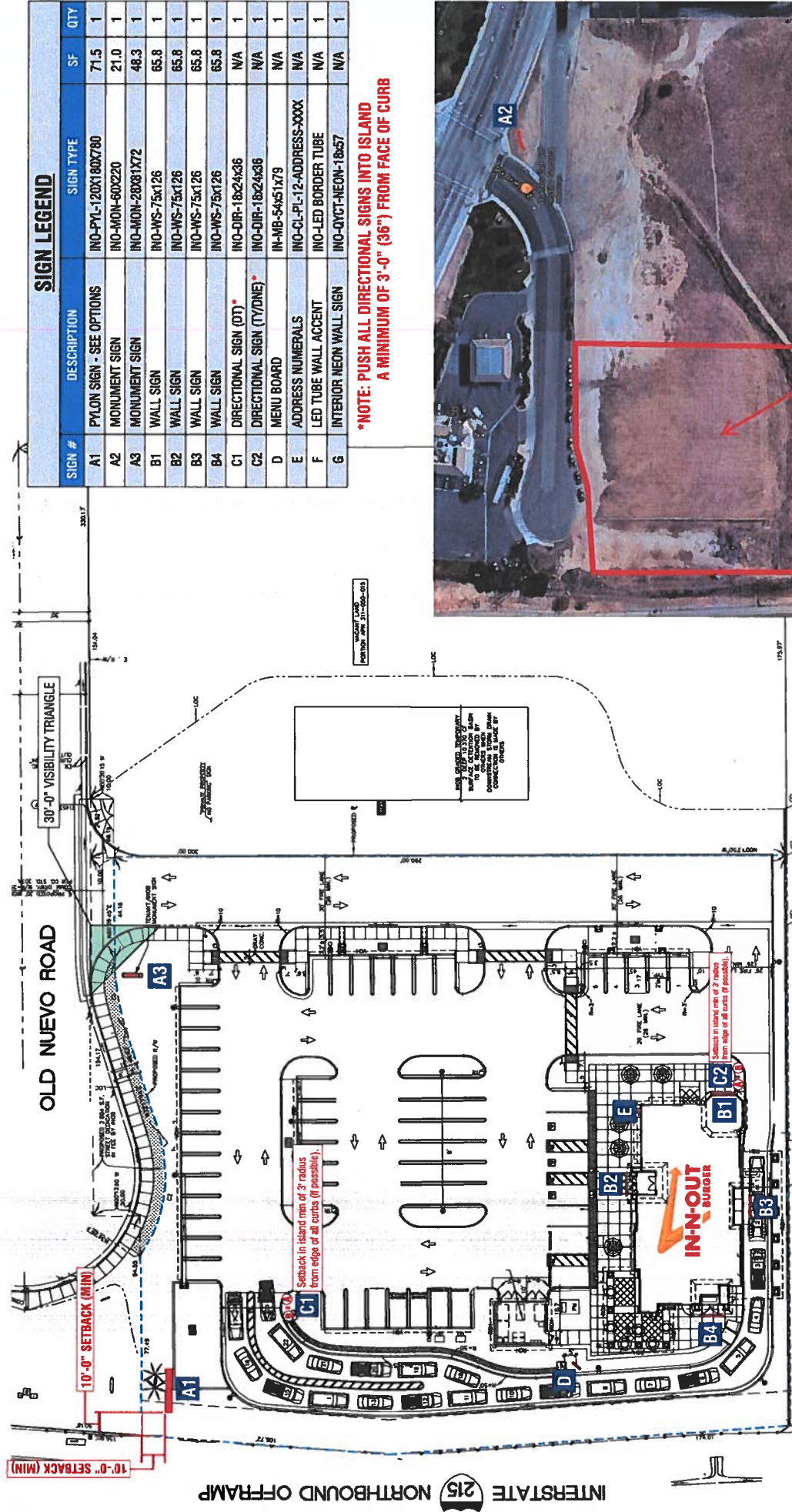
PERRIS, CA

SEC I-215 & NUEVO RD.

ISSUED: 02/15/22

Exhibit F

Freeway Sign plans



SIGN LEGEND

SIGN #	DESCRIPTION	SIGN TYPE	SF	QTY
A1	PLYON SIGN - SEE OPTIONS	INO-PYL-120X180X780	71.5	1
A2	MONUMENT SIGN	INO-MON-60X220	21.0	1
A3	MONUMENT SIGN	INO-MON-28X81X72	48.3	1
B1	WALL SIGN	INO-WS-75X126	65.8	1
B2	WALL SIGN	INO-WS-75X126	65.8	1
B3	WALL SIGN	INO-WS-75X126	65.8	1
B4	WALL SIGN	INO-WS-75X126	65.8	1
C1	DIRECTIONAL SIGN (DT) *	INO-DIR-18X24X36	N/A	1
C2	DIRECTIONAL SIGN (TY/DNE) *	INO-DIR-18X24X36	N/A	1
D	MENU BOARD	IN-MB-54X51X79	N/A	1
E	ADDRESS NUMERALS	INO-CL-PL-12-ADDRESS-XXXX	N/A	1
F	LED TUBE WALL ACCENT	INO-LED BORDER TUBE	N/A	1
G	INTERIOR NEON WALL SIGN	INO-QYCT-NEON-18x57	N/A	1

***NOTE: PUSH ALL DIRECTIONAL SIGNS INTO ISLAND
A MINIMUM OF 3'-0" (36") FROM FACE OF CURB**



North

SITE PLAN **SCALE: 1" = 40'-0"**

Date: 10/06/21
 Drawing: 21-01632 Rev: 5-03.21.22
 Quote:
 Project ID: IN-N-OUT_NUEVO_1

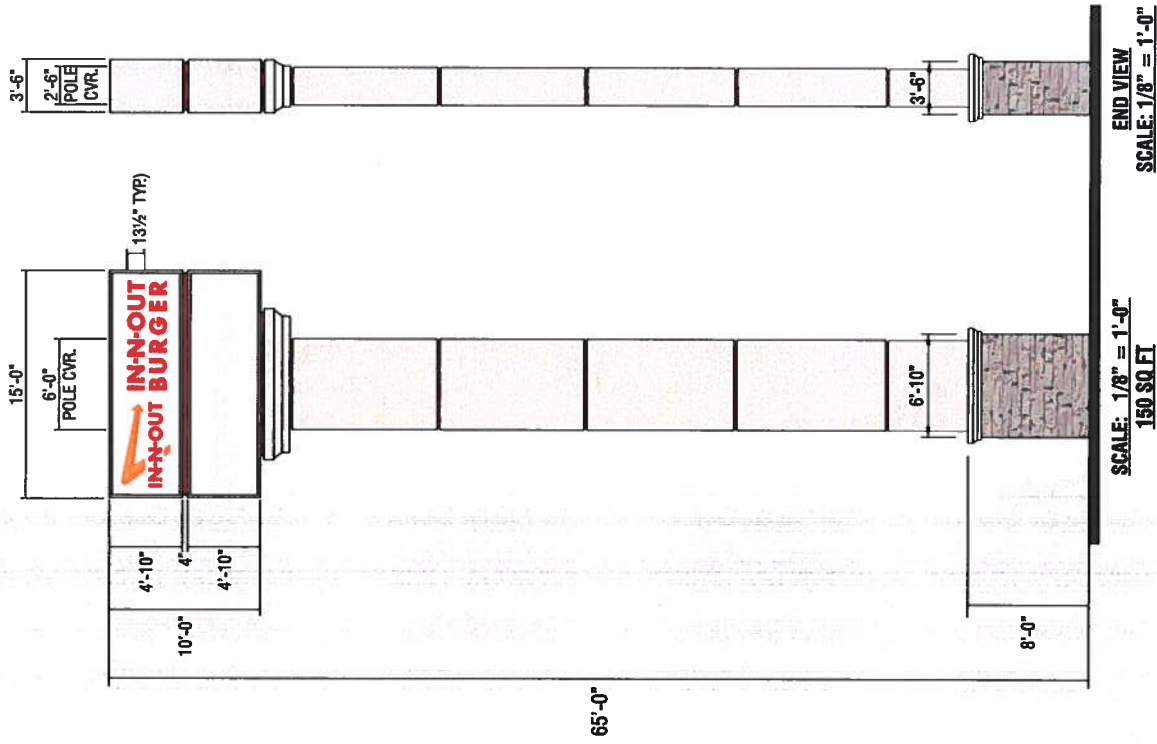
Sales: Bob McCarter
 Coordinator: Garry Wilcox
 Design: Thomsen
 Engineering:

In-N-Out
 SEC I-215 and Nuevo Rd., Perris, CA 92571

4444 Federal Blvd San Diego, CA 92102
 (619) 527-6100 signtech.com



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A1 SIGNTYPE INO-PYL-120X180X780

MANUFACTURE AND INSTALL: ONE (1) D/F INTERNALLY ILLUMINATED PYLON SIGN
 CABINETS: ALUMINUM FABRICATION
 REVEALS: ALUMINUM FABRICATION
 SIGN FACES: WHITE PANAFLEX WITH FIRST SURFACE VINYL GRAPHICS
 ILLUMINATION: WHITE LEDS AS REQUIRED
 REVEALS: ALUMINUM FABRICATION
 POLE COVER: ALUMINUM FABRICATION
 BASE: CORONADO STONE PRO LEDGE 'WHITE'

PAINT

- P1** PAINTED TO MATCH DUNN EDWARDS #SP-514 'BONE CHINA' W/ SATIN FINISH
- P3** PAINT TO MATCH 'IN-N-OUT RED' W/ HIGH GLOSS FINISH

MATERIALS

- M2** WHITE PANAFLEX

VINYL

- V2** 3M 3630-235 'AUTUMN YELLOW' TRANSLUCENT
- V4** 3M 3630-33 'RED' TRANSLUCENT
- V10** 3M 3630-125 'GOLDEN YELLOW' TRANSLUCENT - APPLIED ON TOP OF 'BRIGHT YELLOW' VINYL
- V13** 3M 7725-15 'BRIGHT YELLOW' - OPAQUE VINYL APPLIED TO ACRYLIC FACE WITH 'GOLDEN YELLOW' VINYL ON TOP

SCALE: 1/8" = 1'-0"
 150 \$0 FT

END VIEW
 SCALE: 1/8" = 1'-0"

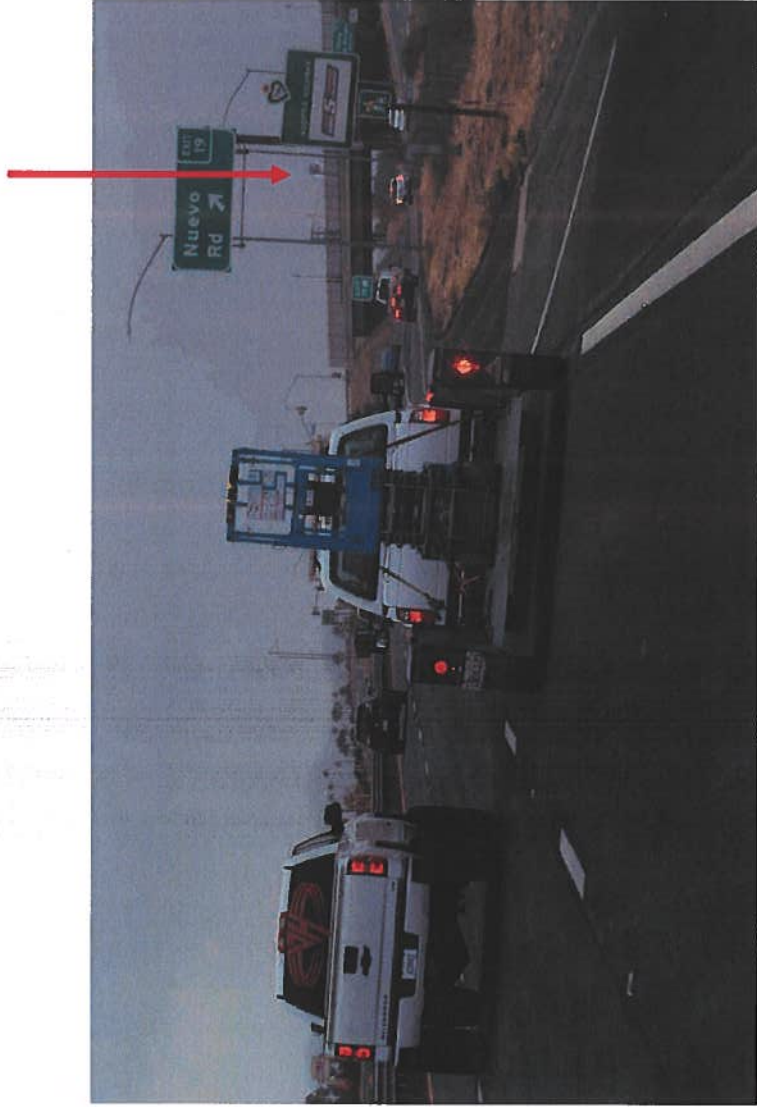
Flag Test - Southbound I-215



301 Southbound I-215

Approx 2,500 ft from flag.

Flag at 50'



Flag at 50'



Zoomed section of image to the left.

303 Southbound I-215

Approx 1,800 ft from flag.

Flag at 50'



Flag at 50'



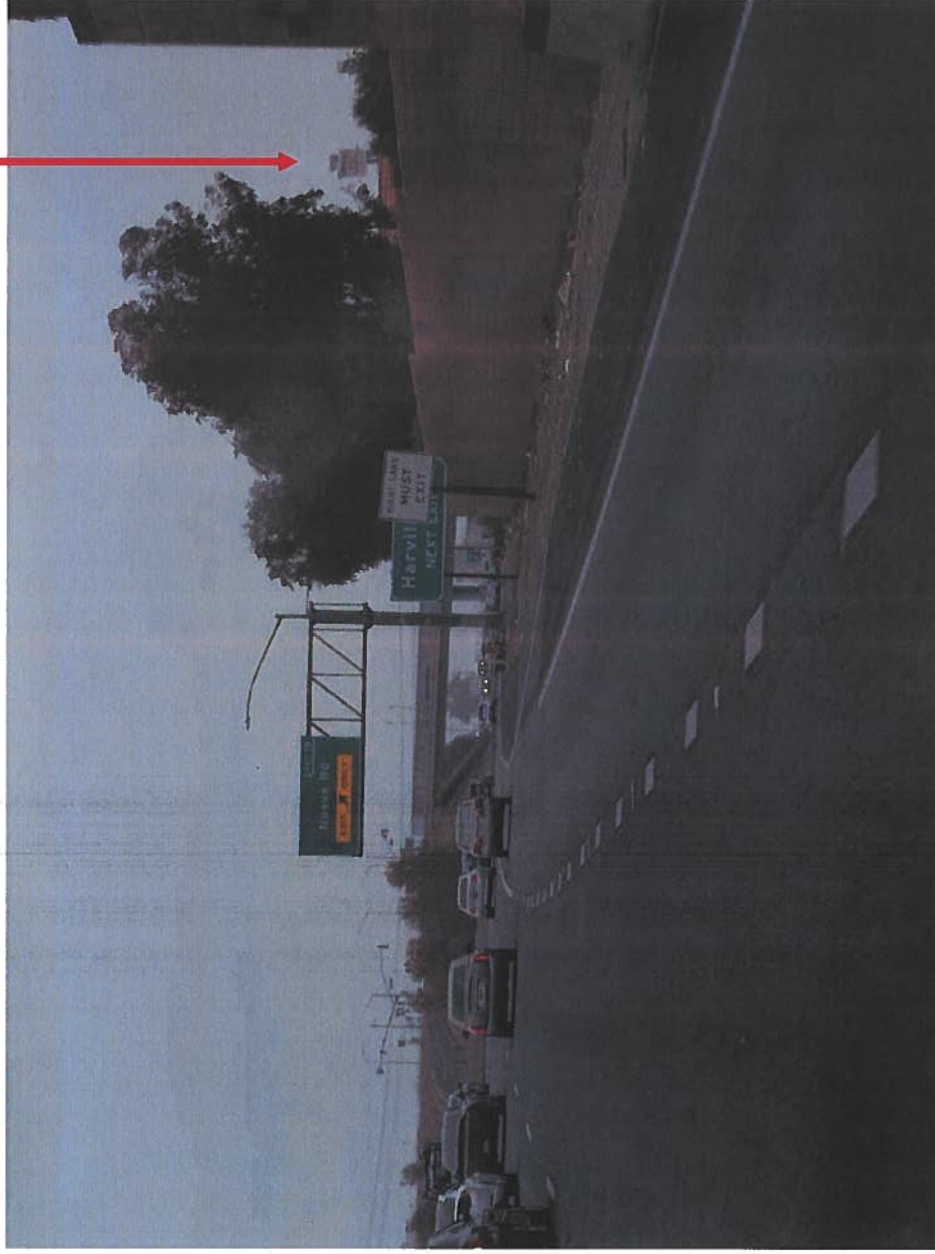
Zoomed section of image to the left.

Flag Test - Northbound I-215



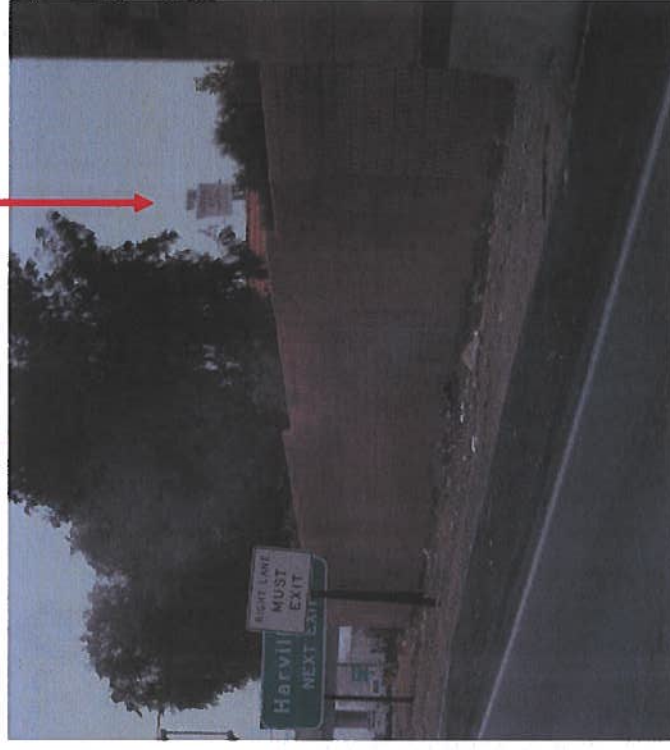
313 Northbound I-215

Approx 1,000 ft from flag.



Flag at 50'

Flag at 50'



Zoomed section of image to the left.

314 Northbound I-215

No site of flag



Planning Commission Agenda

CITY OF PERRIS

April 20, 2022

Item

7B

Scoping Meeting for EIR for Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map (TPM) 21-05219 (38292), Development Plan Review (DPR) 21-00013, Conditional Use Permit (CUP) 21-05216, Environmental Impact Report (EIR) 21-05217 for Ramona Gateway Commerce Center Project



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: April 20, 2022

SUBJECT: Scoping Meeting for an Environmental Impact Report associated with **Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map (TPM) 21-05219 (38292), Development Plan Review (DPR) 21-00013, Conditional Use Permit (CUP) 21-05216, and Environmental Impact Report (EIR) 21-05217 for the Ramona Gateway Commerce Center Project** – A proposal to amend the PVCC Specific Plan zoning from 19.23 acres of Business Professional Office and 23.19 acres of Commercial to Light Industrial, and a Tentative Parcel Map to create seven (7) parcels to facilitate the construction of a 950,224 square foot industrial building on 42.2 acres and a 37,215 square foot commercial center on 7.6 acres located on the south of Ramona Expressway, between Nevada and Webster Avenues. **Applicant:** Mr. Daniel Sachs, Perris Landco LLC.

REQUESTED ACTION: Conduct a public **Scoping Meeting** to review, discuss, and provide comments regarding the proposed Project for the preparation of an Environmental Impact Report (EIR)

RELATED CASES: N/A

CONTACT: Kenneth Phung, Director of Development Services

PROJECT DESCRIPTION AND BACKGROUND:

The applicant, Mr. Daniel Sachs, Perris Landco LLC, is proposing multiple applications to facilitate the development of the Ramona Gateway Commerce Center Projects consisting of the following requests:

- A Specific Plan Amendment (SPA 21-05218) in order to the rezone 19.23 acres of Business Professional Office (BPO) and 23.19 acres of Commercial to the Light Industrial (LI) within the PVCC Specific Plan (PVCCSP);
- A Tentative Parcel Map (TPM) which is proposed for the purpose of re-subdividing five (5) existing parcels into seven parcels (six parcels for the proposed retail uses and one parcel for the proposed industrial use) and vacating Dawes Street, a “paper street” which extends east-west through the site,

- A Development Plan Review (DPR) to construct a 950,224-square-foot Class A high-cube warehouse building (with 20,000 square feet of office space) on 42.4 acres,
- A Conditional Use Permit (CUP) in order to construct 37,215 square feet of retail uses comprised of eight (8) buildings including four (4) drive-thru restaurants, two (2) multi-tenant buildings (one with a drive-thru), a gas station with a canopied fuel station and associated convenience store (with potential alcohol sales for off-site consumption), a car wash, also associated with the gas station, on approximately 7.6 acres, generally located south of Ramona Expressway, west of Webster Avenue, and east of Nevada Avenue.

If the Specific Plan Amendment is approved, the proposed warehouse project would be a “permitted use” (“warehouse/distribution centers”) under Light Industrial zone within the PVCCSP land use designation. The proposed retail shopping center is a “conditional use” within the Commercial zone of the PVCCSP.

The Applicant is requesting approvals for all of the aforementioned applications as noted above and as described below. It is anticipated that the proposed retail and warehouse uses would be initiated in 2023 and would be completed by 2024.

Specific Plan Amendment for the Proposed Industrial Warehouse Building

The current General Plan land use designation and Zoning for the Project site is Specific Plan (i.e., the PVCCSP). The Project site has a PVCCSP land use designation of Commercial (northern portion of the Project site) and Business Professional Office (BPO) (southern portion of the Project). A Specific Plan Amendment is required for the proposed industrial use. Specifically, the following amendments to the PVCCSP (most recently amended in January 2022) are proposed.

- **Change (rezone) the PVCCSP land use designation** for 19.23 acres of BPO and 23.19 acres of Commercial to Light Industrial (LI) to facilitate the proposed 950,224 square feet warehouse building development.
- **Revise Figure 2.0-1, Specific Plan Land Use Designation**, to change the land use designations for the southern portion of the Project site (approximately 42.4 acres) from Commercial and BPO to Light Industrial (LI) as indicated above.
- **Revise Table 2.0-1, Land Use Comparison**, to update the acreage calculations for “Proposed Acres” as follows: reduce Commercial from 270 to 251 acres, reduce BPO from 271 to 248 acres, and increase LI from 2,033 to 2,075 acres.
- **Revise Figure 4.0-16, Residential Buffer**, to reflect the proposed changes in land use designations for the Project site as described above for Figure 2.0-1.
- **Revise Various PVCCSP figures to remove Dawes Street**, a “paper” street within the Project site that would be vacated as part of the Project.

Development Plan Review (DPR) for the Proposed Industrial Warehouse Building

The applicant is requesting a DPR for the proposed construction and operation of the industrial warehouse building described below and shown on the conceptual site plan.

- **Warehouse Building.** The industrial component of the Project would include a 950,224-square-foot Class A high-cube warehouse building (including 20,000 square feet of office space) on approximately 42.4 gross acres (42.2 net acres). The warehouse building would include 850,224 square feet of ground-floor building area and up to 100,000 square feet of mezzanine area. A final end-user/tenant is unknown at this time, and thus for purposes of analysis, it is assumed that 95 percent of the building square footage would be operated as a high-cube fulfillment center warehouse, 5 percent would be operated as a high-cube cold storage warehouse, and the building could potentially operate 24 hours a day, seven days a week.

The proposed building would be a cross-dock building with 124 loading dock positions (62 on both the east and west sides of the building) and four at-grade doors (for truck access or service access into the building) within enclosed/screened truck courts for truck trailer parking. The building would comply with applicable standards and guidelines outlined in the PVCCSP related to architecture and, in general, would have a modern industrial design. The building would have a maximum building height of 49 feet. Required indoor and outdoor employee amenities would also be provided.

- **Access, Circulation, and Parking.** Access would be provided from driveways along Webster and Nevada Avenues. Stop-controlled driveways near the southern property border on both Nevada and Webster Avenues exclusively for automobiles would provide access to the automobile parking area south of the warehouse building for employees and visitors entering/exiting the primary office area located in the southeast corner of the building. Two additional stop-controlled driveways would be provided along Nevada Avenue exclusively for truck access. The northern driveway would provide access to the east and west truck courts. The automobile parking area on the north side of the building is intended for use by delivery and maintenance vans/vehicles. There would be no truck access to the southern automobile parking area (with the exception of emergency access vehicles). The separated auto and truck access is intended to prevent potential conflicts between trucks, automobiles, and pedestrians.

On-site pedestrian pathways would connect to existing and proposed sidewalks along adjacent roadways, and bicycle facilities would be provided on-site to encourage non-vehicular modes of transportation.

- **Truck Routes.** Trucks traveling to/from the Project site would be required to access PVCCSP-designated truck routes. Directional signage would be provided on-site to direct drivers accordingly. Based on direction from the City and concurrence by the Val Verde School District, to access the nearest designated truck route, trucks would use Nevada Avenue, the Frontage Road, and Placentia Avenue, a PVCCSP designated truck route, to travel to and from I-215. The I-215/Placentia Avenue interchange is scheduled to be completed by 2022.

Conditional Use Permit (CUP) for the Proposed Retail Development

The proposed commercial uses are consistent with the land use and zoning designations for the Project site; however, as required by the PVCCSP, the applicant is requesting a “master” CUP for the proposed drive-thru restaurants and convenience store, described below. Specific retail tenants have not been identified and therefore, for purposes of analysis in the EIR, the proposed conceptual site plan represents the anticipated mix and site design for retail uses at the Project site. However, other retail uses may ultimately be contemplated, consistent with that allowed within the Commercial zone designation of the PVCCSP.

- **Buildings.** The retail component of the Project encompasses approximately 7.6 gross acres (7.0 net acres) along the south side of Ramona Expressway and based on the current conceptual site plan would include up to 37,215 square feet of retail uses in eight buildings including four drive-thru restaurants, two multi-tenant buildings (one with a drive-thru), a convenience store (with potential alcohol sales for off-site consumption), a gas station with a canopied fuel station, and a car wash.
- **Access, Circulation, and Parking.** Access to the proposed retail uses would be provided via driveways on Webster Avenue, Nevada Avenue, and Ramona Expressway. Stop-controlled driveways would be provided along both Nevada and Webster Avenues. The applicant’s proposed site plan includes two access points along Ramona Expressway; the western access along Ramona Expressway would be signalized, allowing for full access (no turn restrictions), and the eastern access would be stop-controlled. A signal would also be installed at the intersection of Nevada Avenue and Ramona Expressway. As directed by the City, access options are being evaluated in the EIR and supporting technical studies, as applicable, including elimination of the eastern driveway along Ramona Expressway, and limiting turning movements at the other stop-controlled driveways. An alternate Retail Access Site Plan without the eastern driveway along Ramona Expressway is also contemplated. On-site parking provided will meet and exceed the City’s parking requirements.

Tentative Parcel Map (TPM) 21-05219

The Project also includes proposed TPM 21-05219 (TPM No. 38292) to re-subdivide the existing five-parcel Project site into seven (7) parcels (six parcels for the proposed retail uses and one parcel for the proposed industrial use); and a street vacation of Dawes Street, which is a “paper street” (no physical improvements) that connects east-west through the site. The existing APNs subject to the proposed changes are: 317-120-021, 317-130-048, 317-130-025, 317-130-017, and 317-130-021.

ANALYSIS:***Specific Plan and General Plan Consistency***

The proposed Project is located in Planning Area 3, “Agricultural Conservation Area” of the General Plan, which has proximity to the Interstate 215 corridor and suggests a conversion of agricultural land, over the long term, to uses that are compatible with surrounding commercial and

Staff Report

industrial uses. Conversion could enhance the economy of the City by attracting new uses that complement the existing distribution centers and provide jobs for local residents. Planning Area 3 is bounded to the north by Ramona Expressway to the north, Rider Avenue to the south, Interstate 215 to the west, and the Perris Valley Drainage Channel to the east. The General Plan describes Planning Area 3 as including large tracts of land currently used for agriculture that can be converted over the long term to uses that are compatible with surrounding commercial and industrial uses.

The Project site is currently designated as Business Professional Office (BPO) and Commercial within the Perris Valley Commerce Center Specific Plan area (PVCC SP), which was adopted by the City of Perris in January 2012 (Ordinance No. 1284) with a Specific Plan (SP) General Plan Land Use designation. The proposed retail commercial center is a Conditional Use in the Commercial zone, and the industrial building would be a permitted use in the Light Industrial (LI) zone, which allows industrial uses and related activities, including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail-related to manufacturing. Per the PVCC SP (Section 2.0), a Development Plan Review (DPR) application is required to review architecture and site design layout, subject to Planning Commission review and approval. The Commercial retail shopping center requires a Conditional Use Permit application for the proposed site design and layout, architecture, drive-thru restaurants, and the sale of alcohol for off-site consumption in association with the proposed gas station convenience store.

The surrounding Perris Valley Commerce Center Specific Plan land use designations and surrounding land uses are as follows:

<i>Area Surrounding the Project Site</i>			
	<i>General Plan Designation</i>	<i>Zoning</i>	<i>Land Uses</i>
North:	Specific Plan (SP)	Commercial	Vacant
South:	Specific Plan (SP)	Public and Seim-Public Facilities	School/Institutional
East:	Specific Plan (SP)	Light Industrial	Vacant and existing warehouse use
West:	Specific Plan (SP)	Commercial and Potential Basin Areas	Vacant/Water Basin

NOTICE OF PREPARATION AND ENVIRONMENTAL IMPACT REPORT:

Notice of Preparation

A Notice of Preparation (NOP) has been prepared (attached) that identifies the need for an Environmental Impact Report (EIR). The public review period for the NOP is from March 30, 2022, to April 29, 2022. It is expected that comments will be received prior to the end of the comment period on April 29, 2022. All comments received will be addressed in the EIR, and all commenting agencies will be forwarded a copy of the Draft EIR when it is complete.

Environmental Impact Report

An EIR will be prepared for the Project, which shall contain a detailed project description, a map identifying the location of the project site and surrounding land uses, a description of the existing environmental setting, project-specific impacts, cumulative impacts, mitigation measures to reduce potentially significant impacts to less than significant levels, and an alternatives analysis.

Based on currently available information, the City has determined that the Project would have no impacts or less than significant impacts related to mineral resources, population and housing, recreation, and wildfire. Therefore, no further analysis of these environmental topics will be provided in the Draft EIR.

The analysis to be provided in the forthcoming Draft EIR, and the supporting technical studies to be included in the Draft EIR, will address the following environmental topics due to the potential for significant impacts, and mitigation measures will be identified, if necessary:

- **Aesthetics.** The Project, which is in a developing area, would alter the existing visual character of the Project site and would introduce new sources of light during construction and operation. The Draft EIR will evaluate the potential for the Project to have an adverse effect on a scenic vista, to degrade the visual character of the area character, and to create potential light and glare impacts. The Project site is not within a State scenic highway, which will also be discussed in the Draft EIR.
- **Air Quality.** The Project area is in the South Coast Air Basin (Basin). Air quality in the Basin is administered by the South Coast Air Quality Management District. Impacts related to the following topics will be addressed in the forthcoming Draft EIR: consistency with the Air Quality Management Plan for the Basin; the potential for a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under applicable air quality standards; the potential exposure of sensitive receptors to substantial pollutant concentrations, including mobile source health risk impacts; and potential for the other emissions (such as those leading to odors adversely affecting a substantial number of people).
- **Biological Resources.** As previously identified, the Project area is within the Western Riverside County MSHCP area. The Draft EIR will identify existing biological resources at the Project site and will address potential impacts to sensitive species, sensitive natural communities, riparian habitat and protected wetlands, and wildlife movement. The Project's consistency with the City's Urban Forestry Ordinance (Ordinance 1262), and the Western Riverside County MSHCP will also be addressed in the Draft EIR.
- **Cultural Resources.** During construction of the Project, ground-disturbing activities could encounter previously unknown historical or archaeological resources or human remains. Potential impacts to cultural resources will be addressed in the Draft EIR.
- **Energy.** The Project will consume energy resources during construction and operation. The Draft EIR will address the potential for the Project to result in the wasteful, inefficient, or

unnecessary consumption of energy resources and whether the Project would conflict with state or local plans for renewable energy or energy efficiency.

- **Geology and Soils.** The Draft EIR will address the geological, soil, and seismic hazards having the potential to impact the Project and Project occupants. The Project site is in an area with high paleontological sensitivity, and the potential to impact paleontological resources will be addressed in the Draft EIR.
- **Greenhouse Gas Emissions.** The potential for the Project to generate greenhouse gas (GHG) emissions during construction and operation, either directly or indirectly, that may have a significant impact on the environment will be addressed in the Draft EIR. Furthermore, the Draft EIR will include an evaluation of consistency of the Project with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs.
- **Hazards and Hazardous Materials.** The Draft EIR will address potential hazards during construction and operation of the Project, and the potential for exposure of construction workers and Project occupants to hazardous materials. The Project site is immediately north of Val Verde High School, and potential impacts to the school resulting from the handling of hazardous materials will be addressed in the Draft EIR. The Draft EIR will evaluate the potential safety and noise impacts related to the Project's proximity to the MARB/IPA and consistency with applicable provisions of the MARB/IPA ALUCP. The potential to impair or interfere with an adopted emergency response plan will also be addressed. As identified previously, the Project area is not in a wildfire hazard area; therefore, no further analysis of the potential for wildland fires will be provided in the Draft EIR.
- **Hydrology and Water Quality.** The Draft EIR will address the potential for the Project to violate water quality standards and to degrade water quality during construction and operation. Project features included in the Project-specific Preliminary Water Quality Management Plan (WQMP) to treat and/or limit the entry of contaminants into the storm drain system will be identified in the Draft EIR. The Project would increase the amount of impervious surface on the Project site. Changes to the drainage patterns will be identified in the Draft EIR, and potential impacts from these changes related to erosion and siltation, the amount and rate of storm water runoff, flooding and impeding flood flows, and storm drain capacity will be addressed. The Draft EIR will also address the potential for release of pollutants from Project inundation and the Project's consistency with the applicable water quality control plan and sustainable groundwater management plan.
- **Land Use and Planning.** The Project would involve the construction and operation of industrial and retail uses. The consistency of the Project with applicable General Plan goals and policies, the PVCCSP, and Zoning will be addressed in the Draft EIR. Analysis of the Project's consistency with applicable provisions of the MARB/IPA ALUCP, and SCAG's regional planning programs will also be provided. The Project would not divide an established community, which will be addressed in the Draft EIR.
- **Noise.** The Draft EIR will address the potential for construction-related and operational (stationary and mobile) noise increases to exceed applicable established noise standards, and

Staff Report

the potential for vibration during construction and operation. The potential for exposure of Project occupants to noise from the MARB/IPA will also be addressed.

- **Transportation.** The Draft EIR will address the potential for the Project to conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The Project’s consistency with CEQA Guidelines Section 15064.3(b), which requires that traffic impacts be measured based on vehicles miles traveled (VMT) will also be analyzed in the Draft EIR, in compliance with the City’s Transportation Impact Analysis Guidelines (TIA Guidelines) adopted in June 2021. The potential for the Project to increase hazards due to geometric design and to result in inadequate emergency access will also be addressed in the Draft EIR.
- **Tribal Cultural Resources.** The Draft EIR will discuss impacts related to tribal cultural resources directly related to California Native American tribes that populated the area where the Project area is geographically located. The Draft EIR will also discuss the results of Native American consultation activities conducted by the City, as required by Assembly Bill (AB) 52.
- **Utilities and Service Systems.** The Project involves the installation of utility infrastructure needed to serve the Project (e.g., water, sewer, storm drains, electric, natural gas, telecommunications). The physical environmental impacts resulting from the installation of utility infrastructure on- and off-site will be addressed in the Draft EIR. The Draft EIR will present the results of a Water Supply Assessment to be conducted by the EMWD and will address the capacity of the EMWD’s water treatment facilities. The solid waste generation from the Project during construction and operation will be estimated, and the Draft EIR will address the capacity of the local infrastructure for solid waste management and whether the Project would comply with solid waste management regulations.

Scoping Meeting

The scoping meeting will allow interested persons, organizations, and agencies to comment on the preliminary assessment of the environmental issues to further address in the Environmental Impact Report. The tentative schedule for preparing and processing the EIR is provided below. Please note that this is a draft schedule, which may be revised during the process.

TASK OR MILESTONE	DATE
City of Perris Issued Notice of Preparation (Start of review period)	March 30, 2022
Environmental Scoping Meeting	April 20, 2022
End of 30-day Response Period for NOP	April 29, 2022
Complete Draft EIR, Issue Notice of Completion, and Begin 45-day Review	September 1, 2022
End of 45-Day Review Period	October 15, 2022
Publish Notice of Final EIR and Begin 10-day Review	November/December, 2022

Planning Commission Public Hearing	December/January 2022-2023
------------------------------------	-------------------------------

After the scoping meeting, *Albert A. Webb Associates* will prepare a Draft EIR in compliance with the California Environmental Quality Act. Upon completion of the DEIR, staff will respond to comments received during the circulation period of the DEIR, and the Final EIR will be brought back to the Planning Commission for consideration.

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public Scoping Meeting; and review, discuss, and provide direction to staff regarding the proposed Project, and provide feedback on issues that should be addressed in the EIR for the Ramona Gateway Commerce Center.

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

Prepared by: Mathew Evans, Project Planner
REVIEWED BY: Kenneth Phung, Director of Development Services

- Exhibits:
- A. Vicinity Map
 - B. Aerial Map
 - C. PVCCSP Land Use Plan
 - D. Notice of Preparation (NOP)
 - E. Project Plans (Site, Floor, and Elevation Plans)

Exhibit A

Vicinity Map



Exhibit B

Aerial Map



Project Site

RAMONA EXPY

215

NEVADA RD

WEBSTER AVE

Val Verde Academy

Val Verde High School

Val Verde Regional Learning Center

MORGAN ST

Exhibit C

PVCCSP Land Use Plan

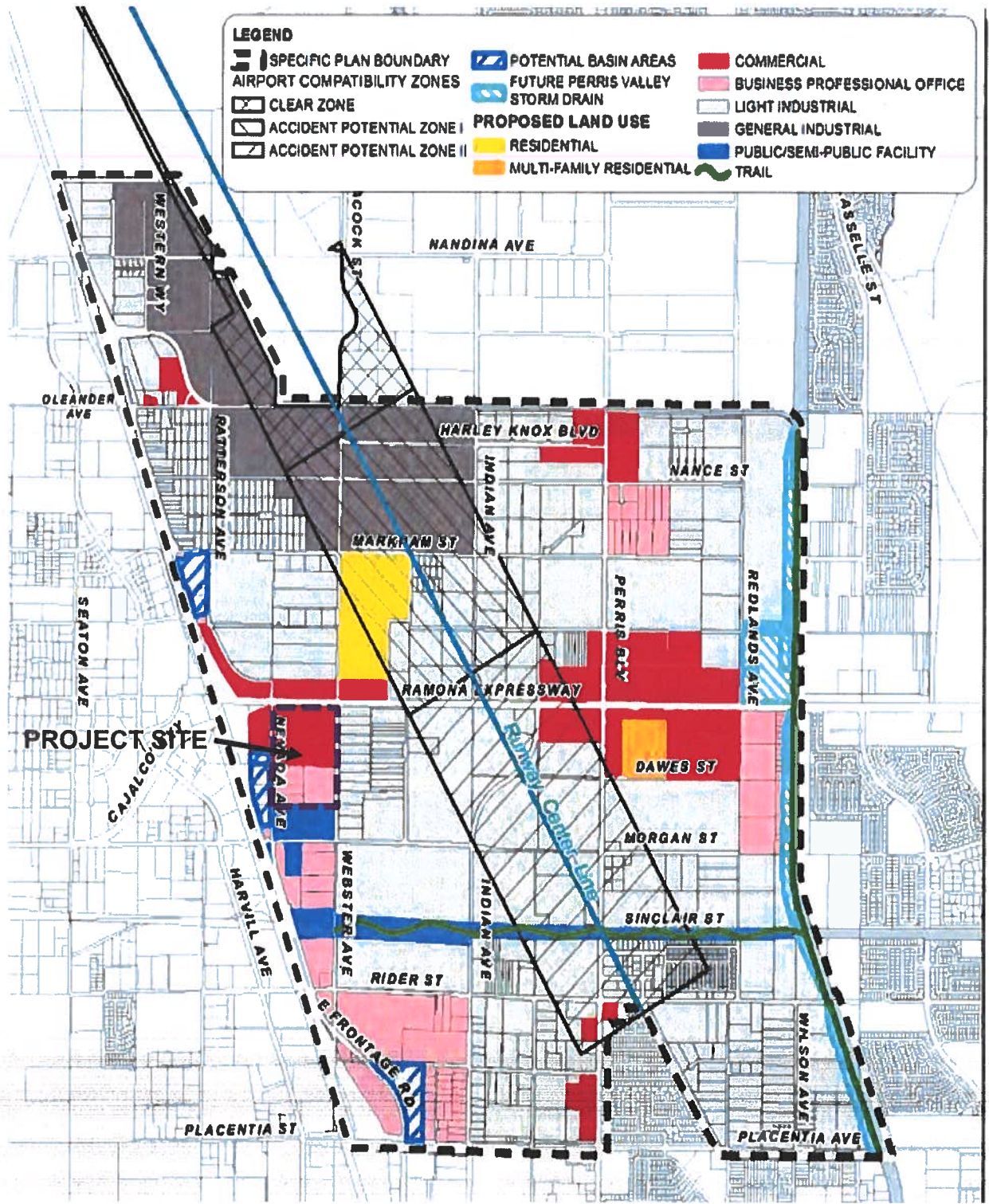


Exhibit D

Notice of Preparation (NOP)

Due to the size of this document an electronic version of the NOP can be found here:

<https://www.cityofperris.org/home/showpublisheddocument/15102/637841586612000000>

Exhibit E

Project Plans



BICKEL GROUP
ARCHITECTURE
 ARCHITECT GROUP INCORPORATED
 2400 BIRCH STREET, SUITE 120
 PERRIS, CA 92570
 P: 949.237.0411 F: 949.237.0811
 WWW.BICKELGROUP.COM

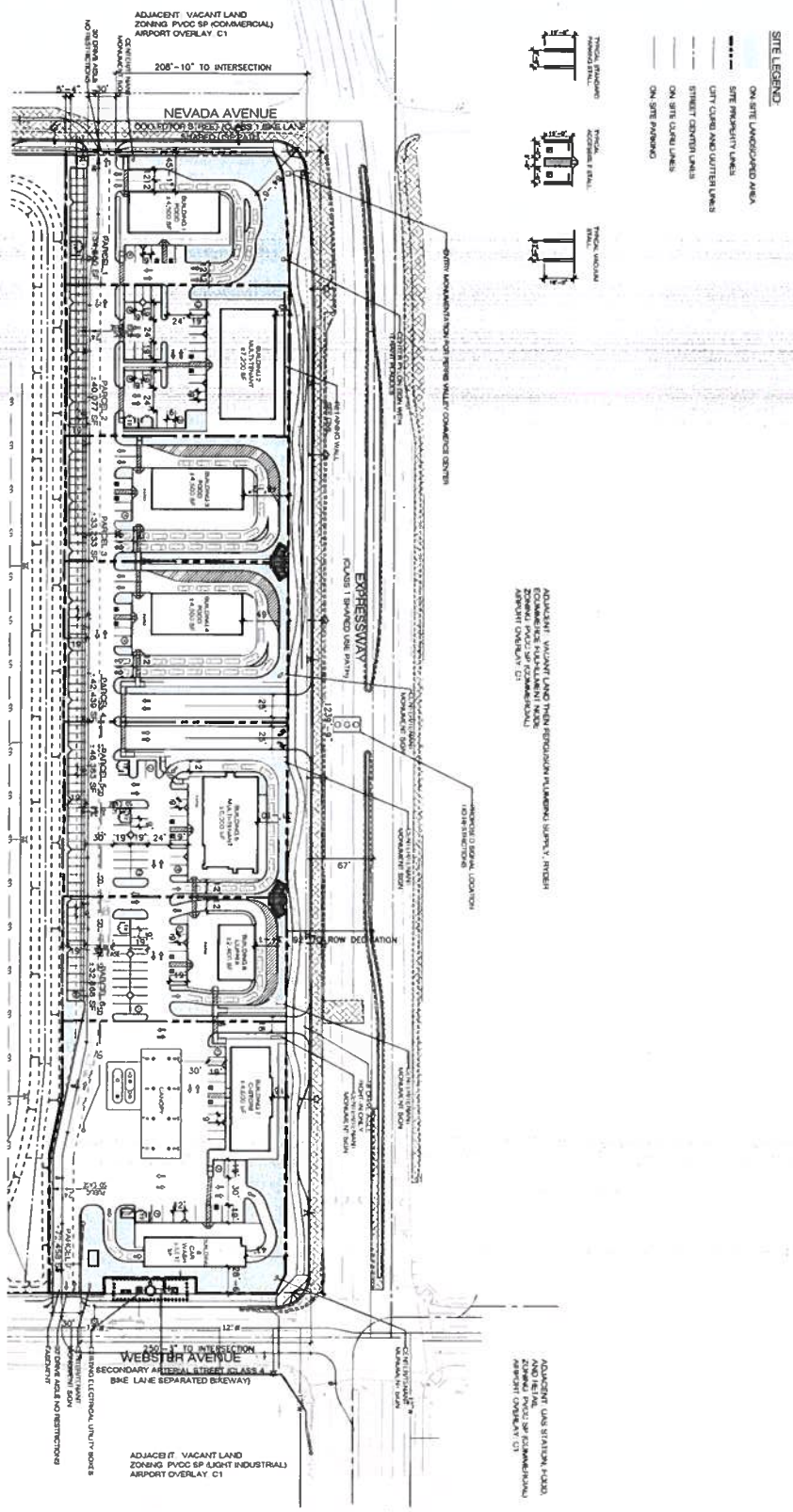
RAMONA GATEWAY COMMERCCE CENTER

PERRIS RAMONA EXPRESSWAY AND WEBSTER AVENUE

PERRIS, CALIFORNIA

1-RETAIL SITE PLAN

Scale: 1" = 50'-0"
 January 28, 2022



SITE INFORMATION:

APPLICANT/PROPERTY OWNER:
 PERRIS LANDCO, LLC
 201 SPEAR STREET, SUITE 1100
 SAN FRANCISCO, CA 94110
 DANIEL SACHS
 EMAIL: daniel.sachs@decaco.com

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 A PTN OF LOT 20 PERRIS SUBDIVISION, BK 7/PG 25 OF MAPS, TOGETHER WITH A PTNS OF LOT 22 PERRIS RE-SUBDIVISION, BK 7/PG 45 OF MAPS, ALL OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

ZONING: PVCC SP PERRIS VALLEY COMMERCCE CENTER SPECIFIC PLAN COMMERCIAL AIRPORT OVERLAY C1

ASSESSORS PARCEL NO.: 317120021

PROJECT INFORMATION:

SITE INFORMATION:

- TOTAL GROSS SITE AREA: ±2,176,883 SF (49.97 AC)
- TOTAL NET SITE AREA: ±2,141,845 SF (49.17 AC)
- RETAIL GROSS SITE AREA: ±329,012 (7.55 AC)
- RETAIL NET SITE AREA: ±302,687 (6.95 AC)

LANDSCAPE INFORMATION:

- MINIMUM LANDSCAPE COVERAGE REQUIRED: 10%
- TOTAL LANDSCAPE COVERAGE PROVIDED: ±54,291 SQ FT (1.8% OF TOTAL SITE) (4.4% OF PARKING AREA)

BUILDING INFORMATION:

- BUILDING 1: FOOD, ±4,500 SQ FT
- BUILDING 2: MULTI-TENANT, ±7,200 SQ FT
- BUILDING 3: FOOD, ±4,500 SQ FT
- BUILDING 4: FOOD, ±4,500 SQ FT
- BUILDING 5: MULTI-TENANT, ±6,000 SQ FT
- BUILDING 6: COFFEE, ±2,400 SQ FT
- BUILDING 7: C-STORE, ±4,600 SQ FT
- BUILDING 8: CAR WASH, ±3,515 SQ FT

- TOTAL SQUARE FOOTAGE: ±37,215 SQ FT

- MAXIMUM LOT COVERAGE BY STRUCTURE ALLOWED: 50%
- RETAIL LOT COVERAGE PROVIDED: 11.28%

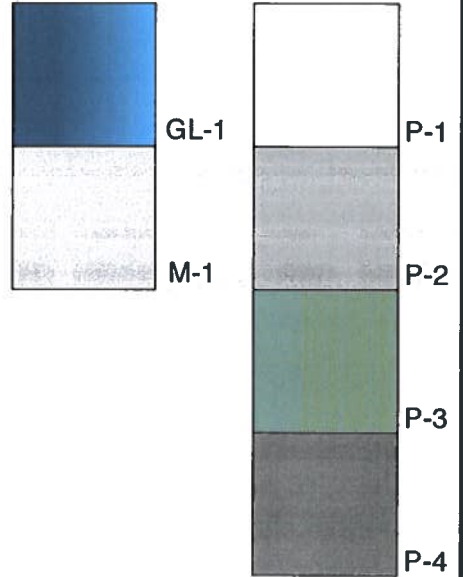
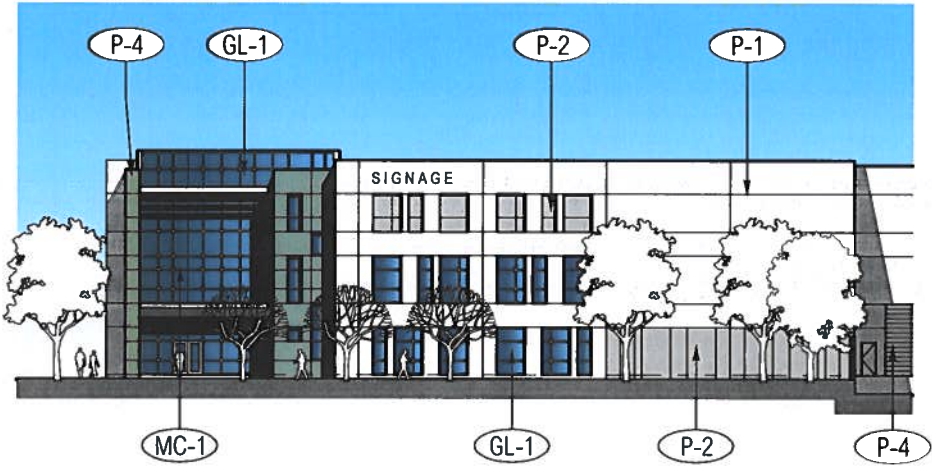
PARKING INFORMATION:

- COMMUNITY SHOPPING CENTER: 1/200 SF
- PARKING DIMENSIONS: 9' x 19'
- VACUUM STALLS 12 x 19'
- TOTAL STALLS REQUIRED: 187 STALLS

- TOTAL STALLS PROVIDED: 215 STALLS (+11 VACUUM STALLS)
- PARKING RATIO: APPROX. 5.8/1000SF

NOTE: LOADING ZONES, CAVEY STALL LOCATIONS TO BE IDENTIFIED PRIOR TO PLAN CHECK

P: 31 (1/2022) - Perris Ramona Expressway and Webster Avenue
 1-RETAIL SITE PLAN
 1/28/2022
 1/28/2022



PARTIAL ENTRY ELEVATION

SCALE 1" = 30'-0"

FINISH SCHEDULE

CODE	MATERIAL	DESCRIPTION
P-1	FIELD COLOR	COLOR: SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
P-2	ACCENT COLOR	COLOR: SHERWIN WILLIAMS SW 7650 ELLIE GRAY
P-3	ACCENT COLOR	COLOR: SHERWIN WILLIAMS SW 6192 COASTAL PLAIN
P-4	BASE COLOR	COLOR: SHERWIN WILLIAMS SW 7067 CITYSCAPE
GL-1	GLAZING	BLUE REFLECTIVE GLAZING - SOLARCOOL PACIFICA
M-1	MULLIONS	CLEAR ANODIZED ALUMINUM

RAMONA GATEWAY
COMMERCE CENTER

0000 WEBSTER AVENUE
PERRIS, CA

PERRIS LANDÇO, LLC

RGA

Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618

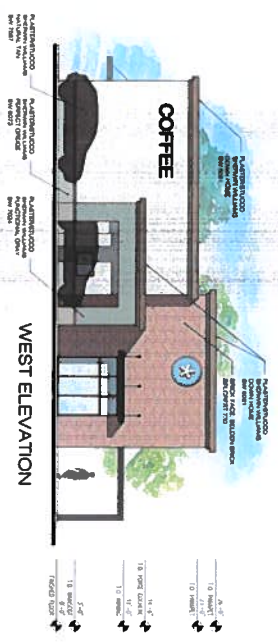
T 949-341-0920
FX 949-341-0922



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



**BICKEL GROUP
ARCHITECTURE**
3850 BIRCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
P 949.444.8100
WWW.BICKELGROUP.COM

RAMONA GATEWAY COMMERCE CENTER

PERIS RAMONA EXPRESSWAY AND WEBSTER AVENUE
PERIS, CALIFORNIA

**REPRESENTATIVE
RETAIL ELEVATIONS**
Scale: 1/8" = 1'-0"

P-13101350 - Ramona Gateway Commerce Center
February 10, 2022
Architect: Bickel Group Architecture, Inc.
Client: Ramona Gateway Commerce Center
Project Location: Peris Ramona Expressway and Webster Avenue, Peris, California



PLASTER/STUCCO
SHERWIN WILLIAMS
NATURAL TAN
SW 7567



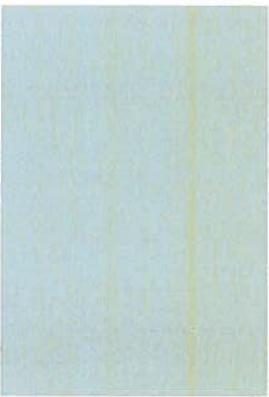
PLASTER/STUCCO
SHERWIN WILLIAMS
PERFECT GREIGE
SW 6073



PLASTER/STUCCO
SHERWIN WILLIAMS
POLISHED CONCRETE
SW 9167



PLASTER/STUCCO
SHERWIN WILLIAMS
FUNCTIONAL GRAY
SW 7024



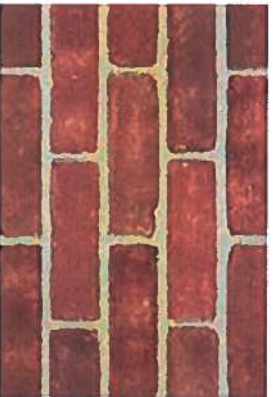
PLASTER/STUCCO
SHERWIN WILLIAMS
ALPACA
SW 7027



PLASTER/STUCCO
SHERWIN WILLIAMS
DOWN HOME
SW 6081



CEMENTITIOUS WOOD SIDING
BICKELWOOD CUSTOM COLOR



BRICK
BELDEN BRICK
BELCREST 730



SUNBRELLA FABRIC
BEAUFORT MUSHROOM
6" TYP ALTERNATING STRIPES



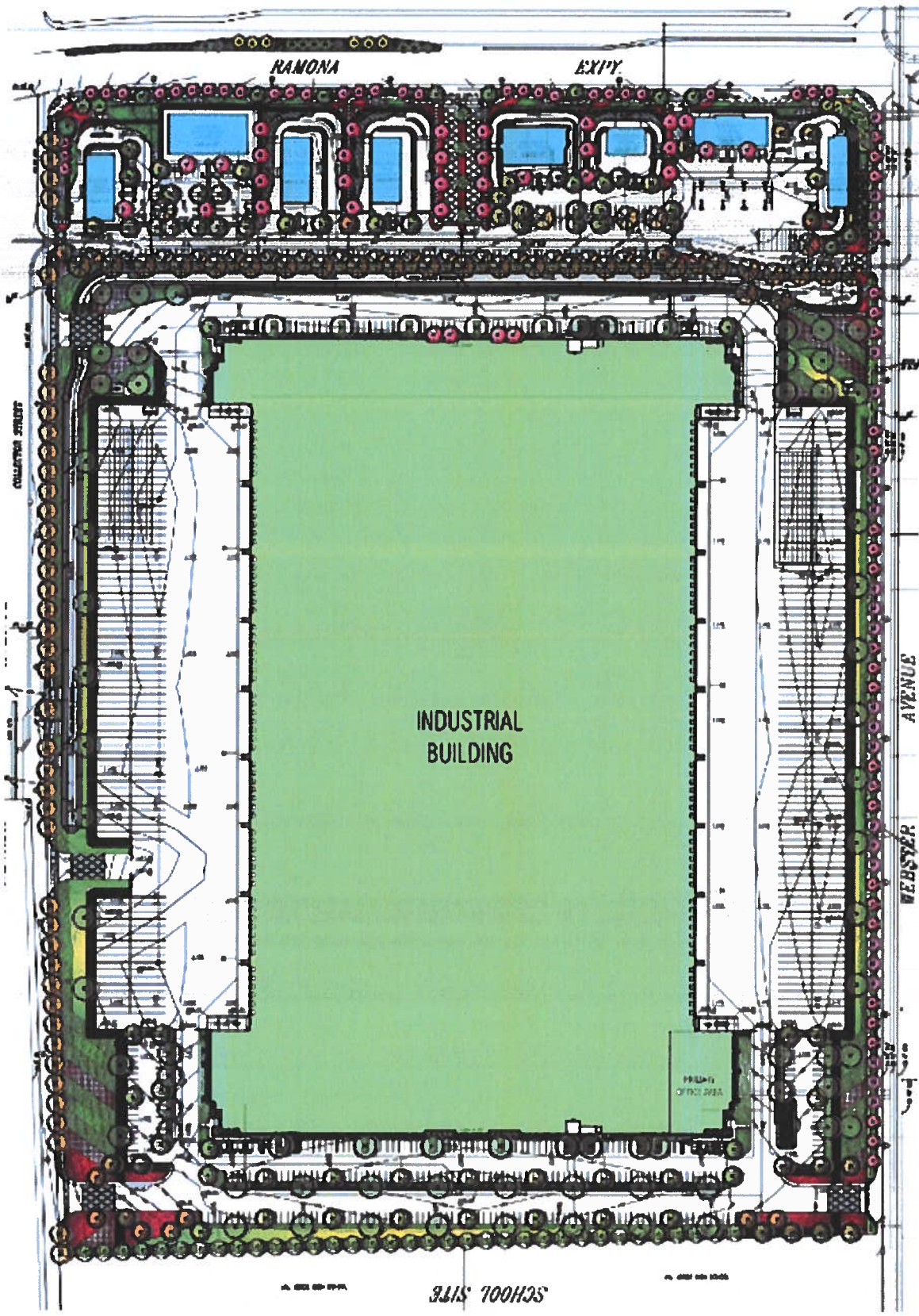
BICKEL GROUP
ARCHITECTURE
BICKEL GROUP INCORPORATED
10000 BICKEL AVENUE
NEWPORT BEACH, CA 92688
P 949 797 0411 F 949 797 0511
WWW.BICKELGROUP.COM

RAMONA GATEWAY COMMERCIAL CENTER

PERRIS RAMONA EXPRESSWAY AND WEBSTER AVENUE
PERRIS, CALIFORNIA

COLOR MATERIAL
BOARD

2 1713 1200 Perris Gateway Commercial and Webster
February 2, 2022
Approved Color Material Board for the Perris Gateway Commercial and Webster
Avenue Development. This board is subject to change without notice. All colors are
subject to availability and may vary slightly from the actual product. All colors are
subject to change without notice. All colors are subject to availability and may vary
slightly from the actual product. All colors are subject to availability and may vary
slightly from the actual product.



PL. 002 00 1774

SCHOOL SITE

PL. 002 00 1774