



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

June 21, 2023

SUBJECT:

Street Vacation (ST VAC) 23-05092 – A proposal to consider the Street Vacation of a 0.28-acre segment of Old Nuevo Road, located at the southeast corner of Old Nuevo Road and Nuevo Road to facilitate the construction of a drive-through restaurant (Raising Cane's). Applicant: City of Perris and John Pollock, Kimley-Horn

REQUESTED ACTION:

Adopt Resolution No. 23-20, determining that the Street Vacation of a 0.28-acre segment of Old Nuevo Road located at the southeast corner of Old Nuevo Road and Nuevo Road in the City of Perris is in conformity with the City's General Plan.

CONTACT:

Kenneth Phung, Director of Development Services

PROJECT BACKGROUND:

On March 15, 2023, the Planning Commission approved a proposal to construct a 3,831 square-foot drive-through restaurant for Raising Cane's on 1.42 acres, located at the southeast corner of Nuevo Road and Old Nuevo Road in the Commercial Community Zone. A condition of approval for the project requires the applicant to acquire the 0.28-acre segment of excess right of way, located at the southeast corner of Old Nuevo Road and Nuevo Road that resulted from the Nuevo Road expansion to facilitate the construction of the restaurant building, drive-through lane, and other related improvements.

To facilitate implementation of the condition of approval, on May 30, 2023, the City Council adopted Resolution No. 6192, declaring the City's intent to vacate the excess right-of-way and recommending that the Planning Commission determine the proposed vacation is consistent with the City's General Plan.

PROJECT DESCRIPTION

The applicant is requesting approval of a Street Vacation to vacate the 0.28-acre triangular-shaped segment of excess right-of-way on the northeast corner of Old Nuevo Road and Nuevo Road. The northerly portion of the excess right-of-way, totals 4,992 square feet and is owned in fee by the City of Perris. The remainder 7,392-square foot area is currently owned in fee by the 99 Cents Only Stores, LLC. The proposed vacation will facilitate the development of a drive-through restaurant for Raising Cane's.

DISCUSSION/ANALYSIS:

Pursuant to the provisions of the California Streets & Highways Code, commencing with Section 8300, a street may be vacated upon a finding supported by substantial evidence that the right-of-way is no longer needed for vehicular access and is unnecessary for present or future public use. A “vacation” is defined as the complete or partial abandonment or termination of the public right use as an easement. The proposed Street Vacation of 0.28 acres for the Raising Canes drive-through restaurant is determined to be an excessive right-of-way that is no longer needed, as these properties would continue to have adequate access to public streets along Old Nuevo Road and Nuevo Road. In addition, no public funds have been expended on the 0.28-acre segment of Old Nuevo Road for maintenance in the last five years.

Additionally, to proceed with the Street Vacation process, the Planning Commission is required to determine if the vacation of the 0.28-acre segment is in conformity with the City’s General Plan. The City’s General Plan Land Use Map shows that the excess right-of-way proposed to be vacated is in Planning Area 4, “Freeway Business Park,” and Planning Area 5, “Central Core.” As proposed, the segment to be vacated will facilitate safe and convenient access to surrounding developments in compliance with the City’s goal, “to provide a well-planned designed, constructed, and maintained street and highway system.” Thus, the vacation of the excess right-of-way will be consistent with the goals and policies of the City’s General Plan Circulation Element, as it will promote commercial development without impacting the local traffic circulation.

ENVIRONMENTAL DETERMINATION:

The proposed Street Vacation qualifies as a categorical exemption from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) “Common Sense Exemption,” as the proposed Street Vacation will not result in a significant effect on the environment.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the proposed Resolution No. 23-20, Determining that the Street Vacation of a 0.28-Acre segment of Old Nuevo Road located at the southeast corner of Old Nuevo Road and Nuevo Road by the City of Perris is in Conformity with the City’s General Plan.

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

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 23-20
- B. Vicinity/Aerial Map

- C. Plat Map - Street Vacation for Northerly Old Nuevo Road Section (City of Perris)
- D. Plat Map - Street Vacation for Southerly Old Nuevo Road Section (99 Cents Only)
- E. Site Plan for Raising Cane's Drive-Thru Restaurant (Approved under Conditional Use Permit 22-05100) – Informational Purpose

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

Exhibit A

Resolution Number 23-20

RESOLUTION NO. 23-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DETERMINING THAT THE VACATION OF A .28-ACRE SEGMENT OF OLD NUEVO ROAD LOCATED AT THE SOUTHEAST CORNER OF OLD NUEVO ROAD AND NUEVO ROAD BY THE CITY OF PERRIS IS IN CONFORMITY WITH THE CITY'S GENERAL PLAN.

WHEREAS, pursuant to Streets & Highway Code Section 8300, *et seq.*, the City Council of the City of Perris ("City") is authorized to vacate a portion of a street which is located within the City; and

WHEREAS, California Government Code Section 65402 and Streets and Highways Code Section 8313 requires the Planning Commission review the disposition of any property, including street vacation, by the City for conformity with the adopted General Plan; and

WHEREAS, review by the Planning Commission is intended to assure that a street vacation is consistent with the City's long-range objectives; and

WHEREAS, the applicant John Pollock of Kimley-Horn, with the City of Perris as co-applicant, submitted and initiated a Non-Summary Vacation (Street Vacation 23-05092) to vacate a 4,992 square foot section of right-of-way on Old Nuevo Road located at the southeast corner of Old Nuevo Road and Nuevo Road, herein legally described and depicted in Attachment 1 (see attached Exhibits "A – Legal Description" and "B – Street Vacation") and to vacate a 7,392 square foot section of right-of-way on Old Nuevo Road also located at the southeast corner of Old Nuevo Road and Nuevo Road herein legally described and depicted in Attachment 2 (see attached Exhibits "A – Legal Description" and "B – Street Vacation") (collectively the "Excess Right-of-Way"); and

WHEREAS, the underlying property of the vacated Excess Right-of-Way is intended to be used for commercial development;

WHEREAS, at its meeting on May 30, 2023, the City Council, pursuant to Section 8320 of the Streets & Highways Code, considered and adopted Resolution No. (next in order), declaring the City's intent to vacate the Excess Right-of-Way, and requesting that the Planning Commission determine whether the proposed vacation is consistent with the City's General Plan; and

WHEREAS, on June 21, 2023, the Planning Commission conducted a duly-noticed public hearing regarding General Plan conformance of Street Vacation 23-05092, and considered public testimony and materials in the staff reports and accompanying documents and exhibits; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, the Planning Commission has determined, that the proposed vacation of the subject real property will not result in a direct or reasonably foreseeable indirect physical change

in the environment and is not, therefore, subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15061 (b) (3) Common Sense Exemption of the state CEQA Guidelines, and

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

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

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PERRIS does resolve as follows:

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

Section 2. The Planning Commission makes the finding and hereby declares that the proposed area to be vacated – those portions of Old Nuevo Road located at the southeast corner of Old Nuevo Road and Nuevo Road described more fully above as the Excess Right-of-Way – is consistent and in conformity with the City’s General Plan. The proposed vacation of the Excess Right-of-Way promotes Goals III and IV of the General Plan Land Use Map, and Goal II of the General Plan Circulation Element:

Goal III (Land Use Element): Commerce and industry to provide jobs for residents at all economic levels

Goal IV (Land Use Element): Consistent among all planning documents

Goal II (Circulation Element): A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments

The proposed vacation of the Excess Right-of-Way will not result in any impacts to the service provided by public utilities nor the City’s transportation network. The Excess Right-of-Way is located in Planning Area 4, “Freeway Business Park”, and Planning Area 5, “Central Core,” in the City’s General Plan Land Use Map. The proposed future use of the underlying real property of the Excess Right-of-Way is consistent with the goals of the designated Planning Areas by promoting increased commerce in such areas.

Section 3. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 4. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 21st day of June 2023.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 23-20 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 21st day of June 2023, and that it was so adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Planning Commission

Attachments:

1. Street Vacation for Northerly Old Nuevo Road section (City of Perris) – Exhibit A (Legal Description) and Exhibit B (Depiction)
2. Street Vacation for Southernly Old Nuevo Road section (99 Cents Only Stores) – Exhibit A (Legal Description) and Exhibit B (Depiction)
3. Planning Conditions of Approval

Attachment 1

**Street Vacation for Northerly Old Nuevo
Road Section (City of Perris) – Exhibit A
(Legal Description) and Exhibit B (Street
Vacation Exhibit)**

**EXHIBIT "A" – LEGAL DESCRIPTION
STREET VACATION
OLD NUEVO ROAD**

PARCEL A

THAT PORTION OF OLD NUEVO ROAD AND THAT PORTION OF LOT "B" IN BLOCK 22 OF FIGADOTA FARMS NO. 8, AS SHOWN BY MAP ON FILE, IN BOOK 16 OF MAPS, AT PAGES 88 THROUGH 89, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF METZ'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 691, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. SAID NORTHEAST CORNER BEING ON THE SOUTHERLY 30.00 FOOT RIGHT OF WAY LINE OF OLD NUEVO ROAD (FORMERLY NUEVO ROAD) AS SHOWN ON SAID MAP;

THENCE NORTH 00° 34' 36" EAST ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 2, A DISTANCE OF 28.82 FEET TO A POINT THAT INTERSECTS A CURVE WHICH IS 50.00 FEET SOUTHWESTERLY OF, MEASURED RADIAL TO AND CONCENTRIC WITH THE CONSTRUCTION CENTERLINE OF RE-ALIGNED NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY SURVEYOR MAP FILE NO. 205-223, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1050.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 18° 41' 30" WEST;

THENCE NORTHWESTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 00° 12' 08", A DISTANCE OF 1.85 FEET TO A POINT ON THE CENTERLINE OF OLD NUEVO ROAD. SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89° 43' 59" WEST, ALONG THE CENTERLINE OF OLD NUEVO ROAD, A DISTANCE OF 218.38 FEET TO A POINT ON A CURVE WHICH IS 78.00 FEET SOUTHEASTERLY OF, MEASURED RADIAL TO AND CONCENTRIC WITH THE NORTHWESTERLY CURVE SHOWN ON OFFER OF DEDICATION RECORDED ON AUGUST 10, 2018 AS DOCUMENT NO. 2018-0321930, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 189.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 37° 12' 18" EAST;

THENCE NORTHEASTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 18° 36' 28", A DISTANCE OF 61.38 FEET;

THENCE NORTH 84° 33' 32" EAST A DISTANCE OF 18.19 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF RE-ALIGNED NUEVO ROAD RIGHT OF WAY AS SHOWN

**EXHIBIT "A" – LEGAL DESCRIPTION
STREET VACATION
OLD NUEVO ROAD**

ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY SURVEYOR MAP FILE NO. 205-223;

THENCE SOUTH 68° 12' 28'' EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 17.28 FEET;

THENCE SOUTH 00° 16' 01'' WEST, A DISTANCE OF 3.22 FEET;

THENCE SOUTH 68° 12' 28'' EAST, A DISTANCE OF 45.72 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH, 20.00 FEET NORTHERLY OF, AT A RIGHT ANGLE TO THE CENTERLINE OF SAID OLD NUEVO ROAD;

THENCE SOUTH 89° 43' 59'' EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 45.49 FEET TO IT'S INTERSECTION WITH A CURVE WHICH PASSES THROUGH THE POINT OF BEGINNING AND IS 50.00 FEET SOUTHWESTERLY OF, MEASURED RADIAL TO AND CONCENTRIC WITH THE CONSTRUCTION CENTERLINE OF RE-ALIGNED NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY SURVEYOR MAP FILE NO. 205-223, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1050.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 22° 03' 13'' WEST;

THENCE SOUTHEASTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 03° 09' 36'', A DISTANCE OF 57.91 FEET TO **THE POINT OF BEGINNING.**

SAID PARCEL CONTAINS 4,992 SQUARE FEET MORE OR LESS.

THE BEARINGS AND DISTANCES USED HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.0000843 TO OBTAIN GROUND LEVEL DISTANCES.

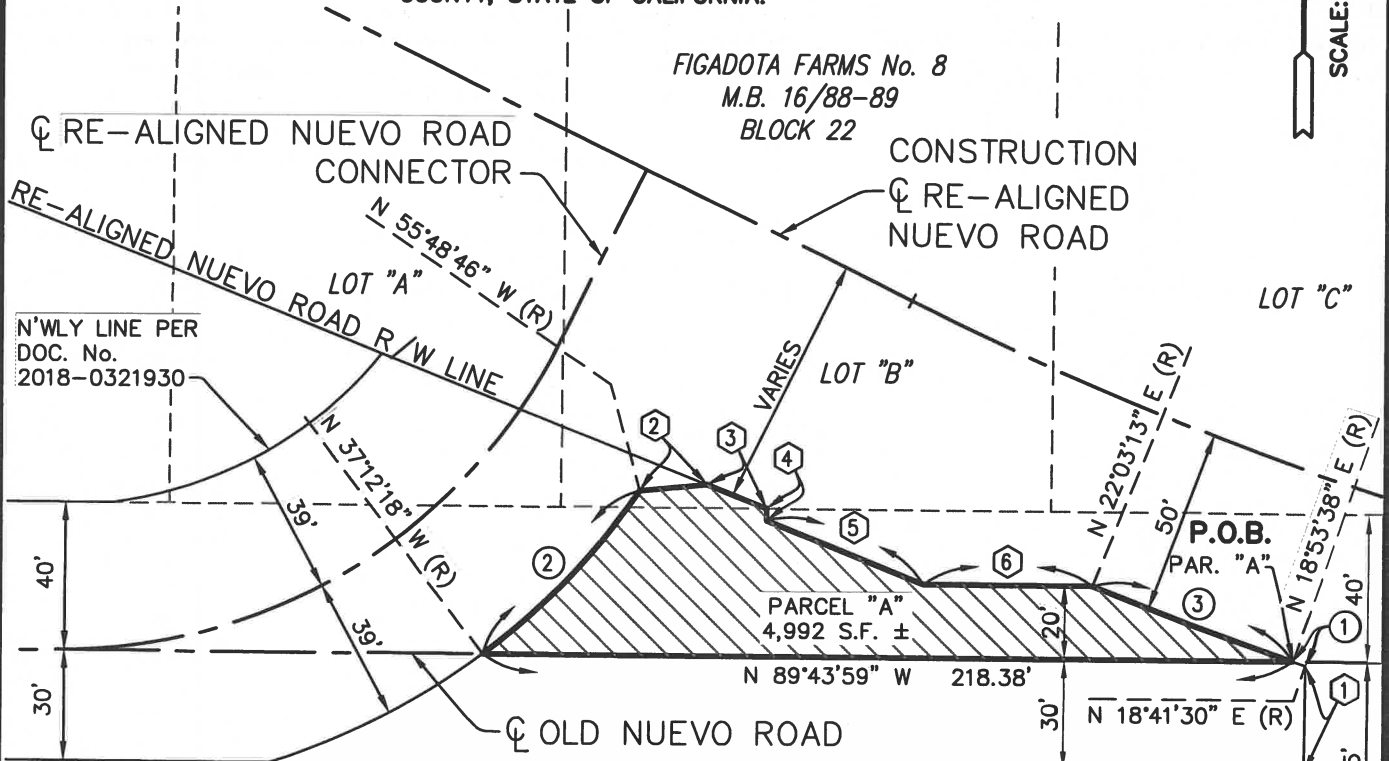
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE IS MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

	02-08-2023
GABRIEL D. YBARRA	DATE
LAND SURVEYOR NO. 4343	
REGISTRATION EXPIRES 06-30-2024	

EXHIBIT "B" STREET VACATION

SHOWING THE VACATION OF A PORTION OF OLD NUEVO ROAD OF FIGADOTA FARMS No. 8, AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS, AT PAGES 88 AND 89, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



N'WLY LINE PER
DOC. No.
2018-0321930

LINE DATA

(N)	BEARING	DISTANCE
①	N 00°34'36" E	28.82'
②	N 84°33'32" E	18.19'
③	S 68°12'28" E	17.28'
④	S 00°16'01" W	3.22'
⑤	S 68°12'28" E	45.72'
⑥	S 89°43'59" E	45.49'

LEGEND



CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	0°12'08"	1050.00'	3.70'	1.85'
②	18°36'28"	189.00'	61.38'	30.96'
③	3°09'36"	1050.00'	57.91'	28.96'



BASIS OF BEARINGS

BASIS OF BEARINGS ARE TAKEN FROM THE CENTERLINE OF OLD NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY MAP FILE No. 205-223.

PREPARED UNDER THE SUPERVISION OF:

2/8/2023
GABRIEL D. YBARRA L.S. 4343 DATE

SEC19-T4S-R3W

W.O. 22-88

Attachment 2

**Street Vacation for Southerly Old Nuevo
Road Section (City of Perris) – Exhibit A
(Legal Description) and Exhibit B (Street
Vacation Exhibit)**

**EXHIBIT "A" – LEGAL DESCRIPTION
STREET VACATION
OLD NUEVO ROAD**

PARCEL A

THAT PORTION OF OLD NUEVO ROAD WHICH HAS FRONTAGE ALONG LOT 2 OF METZ'S SUBDIVISION, AS SHOWN BY MAP ON FILE, IN BOOK 14 OF MAPS, AT PAGE 691, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF METZ'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 691, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. SAID NORTHEAST CORNER BEING ON THE SOUTHERLY 30.00 FOOT RIGHT OF WAY LINE OF OLD NUEVO ROAD (FORMERLY NUEVO ROAD) AS SHOWN ON SAID MAP;

THENCE NORTH $00^{\circ} 34' 36''$ EAST ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 2, A DISTANCE OF 28.82 FEET TO A POINT THAT INTERSECTS A CURVE WHICH IS 50.00 FEET SOUTHWESTERLY OF, MEASURED RADIAL TO AND CONCENTRIC WITH THE CONSTRUCTION CENTERLINE OF RE-ALIGNED NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY SURVEYOR MAP FILE NO. 205-223, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1050.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH $18^{\circ} 41' 30''$ WEST;

THENCE NORTHWESTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ} 12' 08''$, A DISTANCE OF 1.85 FEET TO A POINT ON THE CENTERLINE OF OLD NUEVO ROAD;

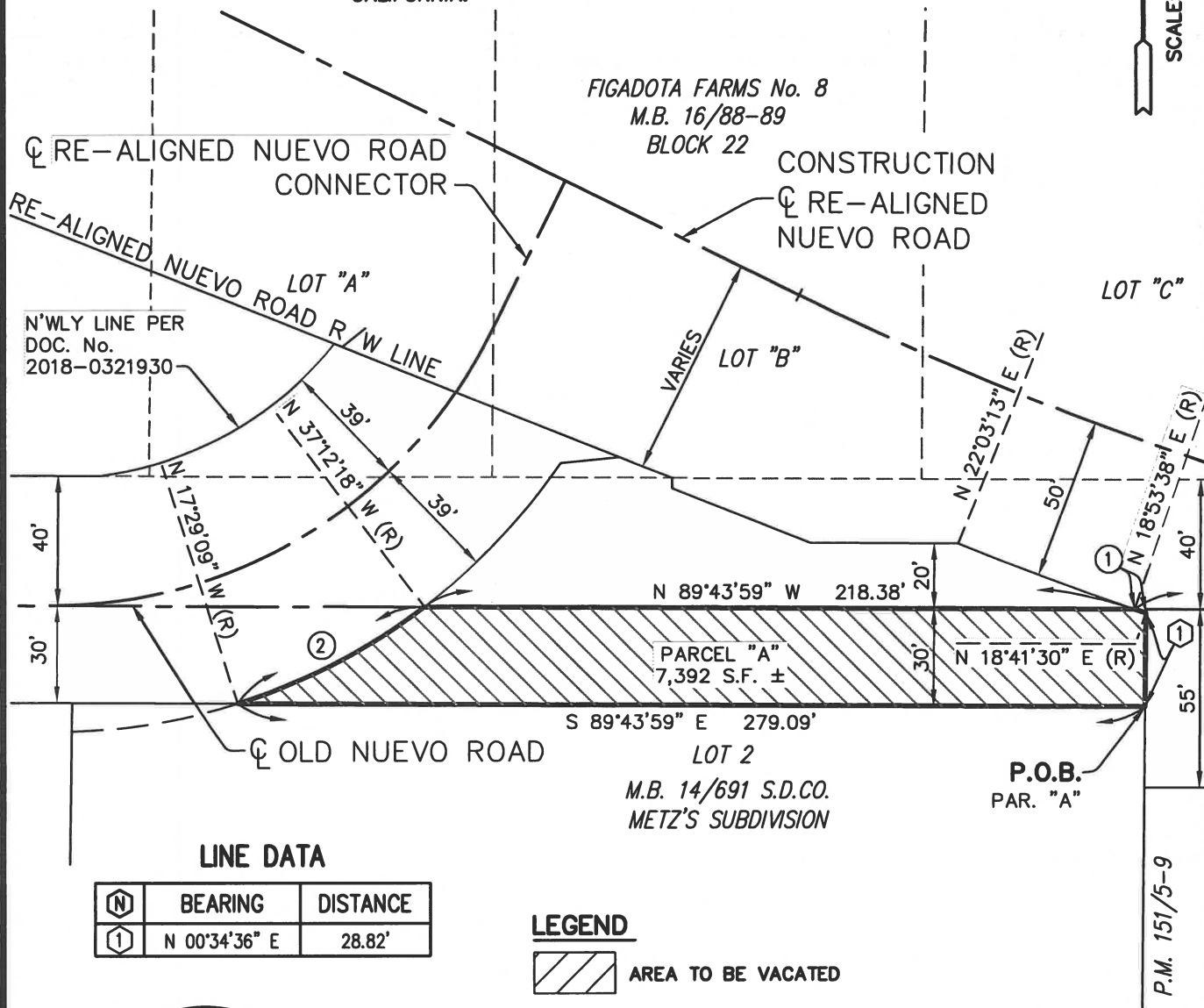
THENCE NORTH $89^{\circ} 43' 59''$ WEST, ALONG THE CENTERLINE OF OLD NUEVO ROAD, A DISTANCE OF 218.38 FEET TO A POINT ON A CURVE WHICH IS 78.00 FEET SOUTHEASTERLY OF, MEASURED RADIAL TO AND CONCENTRIC WITH THE NORTHWESTERLY CURVE SHOWN BY OFFER OF DEDICATION RECORDED ON AUGUST 10, 2018 AS DOCUMENT NO. 2018-0321930, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 189.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH $37^{\circ} 12' 18''$ EAST;

THENCE SOUTHWESTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF $19^{\circ} 43' 09''$, A DISTANCE OF 65.05 FEET TO IT'S INTERSECTION WITH THE NORTH LINE OF SAID LOT 2;

THENCE SOUTH $89^{\circ} 43' 59''$ EAST, A DISTANCE OF 279.09 FEET TO **THE POINT OF BEGINNING;**

EXHIBIT "B" STREET VACATION

SHOWING THE VACATION OF A PORTION OF OLD NUEVO ROAD OF METZ SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 691, RECORDS OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.



LINE DATA

(N)	BEARING	DISTANCE
(1)	N 00°34'36" E	28.82'

LEGEND

AREA TO BE VACATED

CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
(1)	0°12'08"	1050.00'	3.70'	1.85'
(2)	19°43'09"	189.00'	65.05'	32.85'

BASIS OF BEARINGS

BASIS OF BEARINGS ARE TAKEN FROM THE CENTERLINE OF OLD NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY MAP FILE No. 205-223.



PREPARED UNDER THE SUPERVISION OF:

2/8/2023
GABRIEL D. YBARRA L.S. 4343 DATE

SEC19-T4S-R3W

W.O. 22-88

Attachment 3

Planning Conditions of Approval

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

FINAL CONDITIONS OF APPROVAL

Street Vacation Number 23-05092

June 21, 2023

PROJECT: Street Vacation (ST VAC) 23-05092 – A proposal to vacate a 0.28-acre segment of Old Nuevo Road located at the southeast corner of Old Nuevo Road and Nuevo Road pursuant to the California Streets and Highways Code to facilitate construction of a Raising Canes drive-through restaurant. Applicant: City of Perris and John Pollock, Kimley-Horn

General Requirements

1. This Street Vacation shall conform to approved Planning Conditions of Approval for Street Vacation (ST VAC) 23-05092 and Conditional Use Permit (CUP) 22-05100. All conditions placed upon this case must be fulfilled prior to the recording of the summary vacation resolution by the City Clerk. The case is not finalized until the City Clerk records the Vacation Resolution.
2. If the disposition of land is other than by operation of law, the applicant shall have quitclaim deeds exchanging the property prepared to the satisfaction of Planning, City Attorney, and the City Engineer Department. All necessary parcel descriptions and plats shall be prepared, signed, and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California.
3. The Perris City Council authorizes the City Manager to execute quitclaims documents on behalf of the City of Perris to extinguish the desired public right within the vacated easement that does revert by operation of law.
4. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning **Street Vacation 23-05092**. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
5. **Reservation of Public Utility Easement.** To facilitate the relocation of utilities, the area to be vacated is subject to a reservation of a public utility easement and the right to construct, maintain, operate, replace, or remove public utility facilities.

Exhibit B

Vicinity/Aerial Map



Street Vacation Area

W Nuevo Rd

W Nuevo Rd

W Nuevo Rd

Old Nuevo Rd

Escondido Expy

E Frontage R

Escondido Expy

Escondido Expy



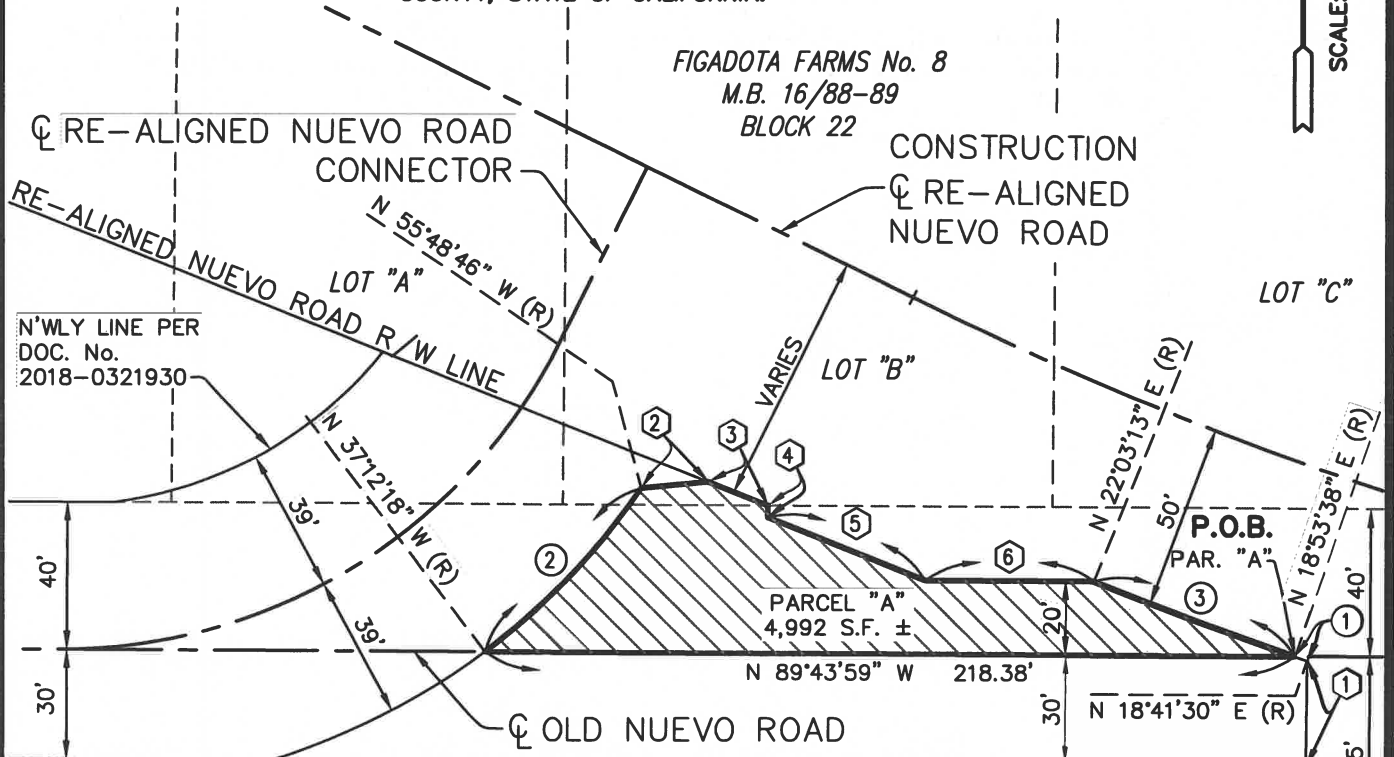
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Exhibit C

Plat Map - Street Vacation for Northerly Old
Nuevo Road portion (City of Perris)

STREET VACATION Northerly Section

SHOWING THE VACATION OF A PORTION OF OLD NUEVO ROAD OF FIGADOTA FARMS No. 8, AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS, AT PAGES 88 AND 89, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



N'WLY LINE PER
DOC. No.
2018-0321930

LINE DATA

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④	S 00°16'01" W	3.22'
⑤	S 68°12'28" E	45.72'
⑥	S 89°43'59" E	45.49'

LEGEND

AREA TO BE VACATED

CURVE DATA

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BASIS OF BEARINGS

BASIS OF BEARINGS ARE TAKEN FROM THE CENTERLINE OF OLD NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY MAP FILE No. 205-223.



PREPARED UNDER THE SUPERVISION OF:

2/8/2023

GABRIEL D. YBARRA L.S. 4343 DATE

SEC19-T4S-R3W

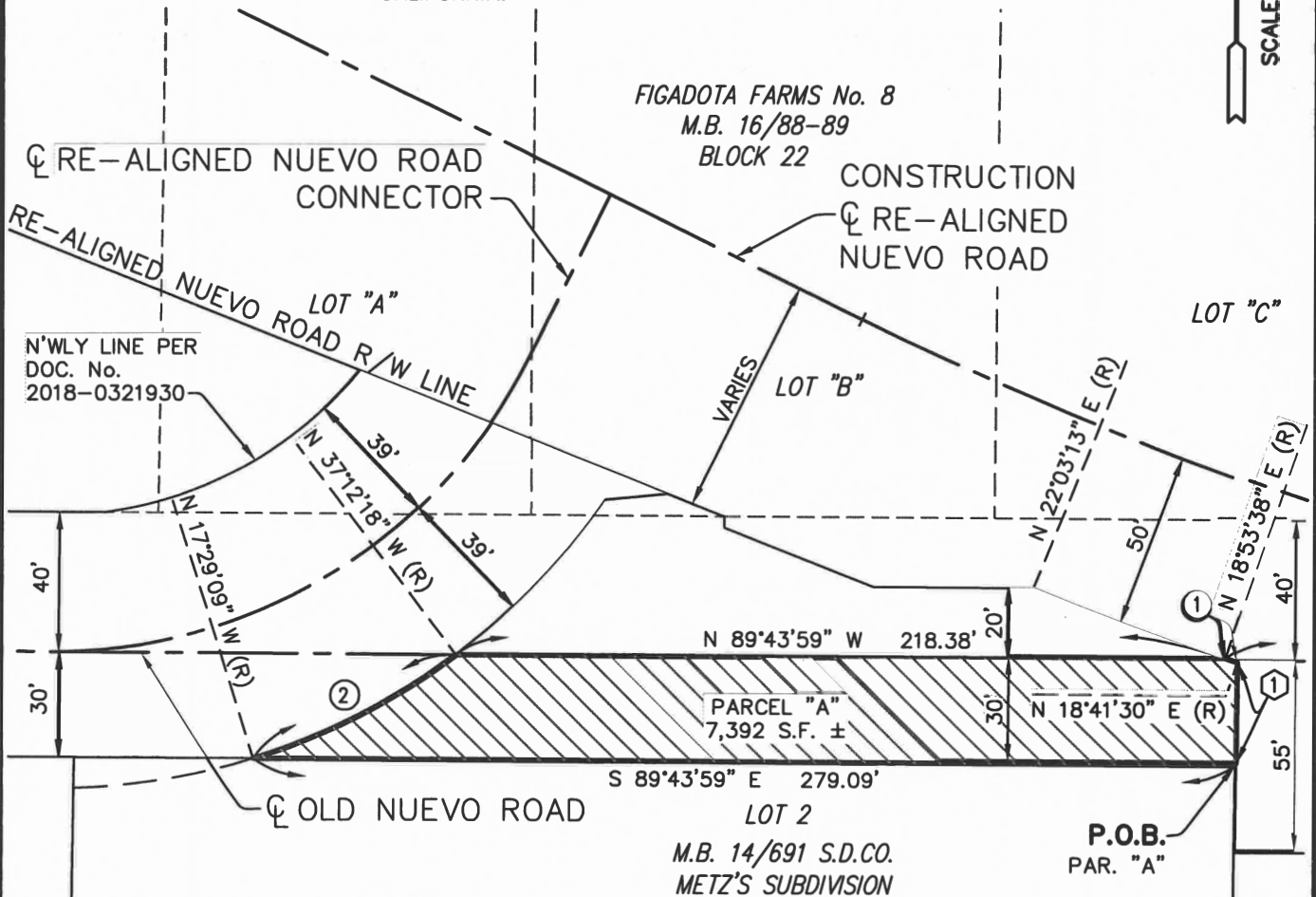
W.O. 22-88

Exhibit D

Plat Map - Street Vacation for Southerly Old
Nuevo Road portion (99 cents Only)

STREET VACATION Southerly Section

SHOWING THE VACATION OF A PORTION OF OLD NUEVO ROAD OF METZ SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 691, RECORDS OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.



LINE DATA

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LEGEND

AREA TO BE VACATED

CURVE DATA

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BASIS OF BEARINGS

BASIS OF BEARINGS ARE TAKEN FROM THE CENTERLINE OF OLD NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY MAP FILE No. 205-223.



PREPARED UNDER THE SUPERVISION OF:

2/8/2023

GABRIEL D. YBARRA L.S. 4343 DATE

SEC19-T4S-R3W

W.O. 22-88

Exhibit E

**Site Plan for Raising Cane's Drive-Thru
Restaurant (Approved under Conditional
Use Permit 22-05100) – Informational
Purpose**

