



CITY OF PERRIS PLANNING COMMISSION

AGENDA

March 06, 2024

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

3. PLEDGE OF ALLEGIANCE: Commissioner Gomez

4. PRESENTATION:

5. CONSENT CALENDAR:

A. Planning Commission Minutes for February 21, 2024

B. **Street Naming Review 23-05311** – A proposal to name fifteen (15) streets within Tentative Tract Map No. 37223, located at the northeast corner of Murrieta Road and Green Valley Parkway in the Green Valley Specific Plan. Applicant: Patrick Parker.

REQUESTED ACTION: Approve Street Naming Review 23-05311

6. PUBLIC HEARING:

A. **Tentative Parcel Map 23-05217 (TPM 38820)** – A proposal to subdivide a 9.1-acre parcel into two parcels located at 1765 Watson Road, on the southwest corner of Watson Road and Trumble Road, within the Light Industrial (LI) Zone (APN: 329-250-013). Applicant: Jan Jansson with Soil Retention Products Inc.

REQUESTED ACTION: Adopt Resolution 24-02 approving Tentative Parcel Map 23-05217 (TPM 38820) to subdivide a 9.7-acre parcel into two parcels, based on the findings in the staff report and subject to the conditions of approval.

B. Scoping Meeting for an Environmental Impact Report associated with General Plan Amendment (GPA) 23-05033, Zone Change (ZC) 23-05034, Tentative Parcel Map 23-05036 (TPM-35700), Conditional Use Permit (CUP) 23-05032, Development Plan Review (DPR) 23-00005, and Development Plan Review (DPR) 23 -00006 – A proposal to consider the following entitlements to facilitate the construction of the Perris Valley Towne Center consisting of an industrial warehouse building and commercial shopping center on 66.36 acres located at the southeast corner of San Jacinto Avenue and Redlands Avenue: 1) General Plan Amendment to change the land use designation of 50.6 acres from Community Commercial to Light Industrial; 2) Zone Change to rezone 50.6 acres from Community Commercial Zone to Light Industrial Zone; 3) Tentative Parcel Map to consolidate 26 existing parcels into ten (10) parcels and one lettered lot; 4) Conditional Use Permit to permit three (3) drive-through restaurants; and 5) Development Plan Reviews for the review of the site plan and building elevations of the proposed 848,000 square-foot industrial warehouse building on 50.64 acres and 122,027 square-foot commercial shopping center on 15.72 acres. Applicant: Joseph Edwards, Lewis Retail Centers.

REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the project.

7. BUSINESS ITEMS

8. 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, and 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.*

***LISTENING ASSISTIVE DEVICES** are available for the hearing impaired or language translation – please see the Commission Secretary. The City of Perris wishes to make all its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons in need of language translation or disabilities as required by 42 U.S.C. 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requests a modification or accommodation in order to participate in a meeting should direct such request to 951-943-2003 x256 at least 72 hours before the meeting, if possible.*

In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodations policy to swiftly resolve accommodation requests. The policy can also be found on the City's website. Please contact the City Clerk's Office at (951) 943-6100 to make an accommodation request or to obtain an electronic or printed copy of the policy.

- 9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS**
- 10. PLANNING MANAGER REPORTS AND/OR INFORMATION**
- 11. ADJOURNMENT**

Planning Commission Agenda

CITY OF PERRIS

March 06, 2024

Item

5A

*Planning Commission Minutes
for February 21, 2024*



MINUTES

Date of Meeting: February 21, 2024
Time: 06:10 PM
Place of Meeting: City Council Chambers

1. CALL TO ORDER:

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

Commission Members Present: Commissioner Jimenez
Commissioner Gomez
Commissioner Lopez
Vice-Chair Shively
Chair Hammond

Staff Present: Patricia Brenes, Planning Manager
Yecenia Vargas, Assistant City Attorney
Brad Brophy, Assistant City Engineer LD
Lupita Garcia, Associate Planner
Sylvia Arvizu, Administrative Assistant

3. PLEDGE OF ALLEGIANCE: was led by Commissioner Jimenez

4. PRESENTATION:

5. CONSENT CALENDAR:

A. Planning Commission Minutes for February 7, 2024

Chair opened the Item for public comments. There were no public comments.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Gomez to

Approve Item 5A. Planning Commission Minutes for February 7, 2024

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

NOES:

ABSENT:

ABSTAIN:

6. PUBLIC HEARING:

A. Scoping Meeting for an Environmental Impact Report associated with Conditional Use Permit 22-05002, Conditional Use Permit 22-05003, and Variance 24-05022 – A proposal to consider the following entitlements to facilitate the construction of a truck travel center for Perris Ethanac Travel Center: 1) Conditional Use Permit for a travel center consisting of a 2,228 square foot drive-thru restaurant, a 11,752 square foot convenience store, and fueling facilities for trucks and passenger vehicles; 2) Conditional Use Permit for a 8,452 square foot truck shop; and 3) Variance to allow a freeway oriented sign. The project site consists of 14.4 acres, located on the northwest corner of Ethanac Road and Trumble Road, in the Commercial Community (CC) Zone. Applicant: Alan Robertson with Ethanac Travel Center LLC.

REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the Project.

Lupita Garcia, Planner Assistant, presented the Item.

Applicant Speaker: Starla Barker, CEQA representative
Alan Robertson Applicant

The Following Commissioners Spoke:

Commissioner Gomez
Commissioner Jimenez
Vice-Chair Shively
Chair Hammond

Chair opened the Item for public comments.
There was no public comment.

7. BUSINESS ITEMS

A. Projects Update

Patricia Brenes, Planning Manager, presented.

The Following Commissioners Spoke:

Chair opened the Item for public comments.

There was no public comment.

- 8. 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, and 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.

No public comments.

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS

The Following Commissioners Spoke:

Lopez

Gomez

Shively

Jimenez

Hammond

10. PLANNING MANAGER REPORTS AND/OR INFORMATION

Brenes, Planning Manager.

11. ADJOURNMENT

The Chair called for a motion.

M/S/C: Moved by Chair Hammond, seconded by Vice Chair Shively, to Adjourn the regular planning commission meeting at approximately 8:05 pm.

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

NOES:

ABSENT:

ABSTAIN:

Respectfully yours,

Patricia Brenes, Secretary

Planning Commission Agenda

CITY OF PERRIS

March 06, 2024

Item

5B

Street Naming Review 23-05311



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: March 6, 2024

SUBJECT: Street Naming Review 23-05311 – A proposal to name fifteen (15) streets within Tentative Tract Map No. 37223, located at the northeast corner of Murrieta Road and Green Valley Parkway in the Green Valley Specific Plan. Applicant: Patrick Parker.

REQUESTED ACTION: Approve Street Naming Review 23-05311

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND/DISCUSSION:

On February 9, 2021, the City Council approved Tentative Tract Map No. 37223 to subdivide 37.37 acres into 235 single-family residential lots located at the northeast corner of Murrieta Road and Green Valley Parkway. The applicant is now requesting approval of a Street Naming Review to name fifteen (15) streets within Tentative Tract Map 37223 in order to process the final map.

Planning Staff reviewed the request and determined the proposed street names, named after mythical terms, do not conflict with any existing street names within the City of Perris. Also, the proposed street names have been reviewed by the GIS Division of the Riverside County Information Technology Department. County Staff determined the recommended street names are adequate and would not conflict with existing street names within the County of Riverside. Following are the proposed street names:

Proposed Street Names for TM-37223	
Placeholder Street Names	Proposed Street Names
A Street	Willowcreek Lane
B Street	Mapleglen Avenue
C Street	Divination Lane
D Street	Burrow Lane
E Street	Ollivander Street
F Street	Vision Cove
G Street	Basilisk Avenue
H Street	Salamander Lane
I Street	Fortune Street
J Street	Lunar Street
K Street	Bengal Street
L Street	Cloud Street
M Street	Stellar Lane

Proposed Street Names for TM-37223	
Placeholder Street Names	Proposed Street Names
N Street	Adler Avenue
P Street	Seeker Lane

Alternate street names provided by the applicant were reviewed by Planning Staff and the GIS Division of the Riverside County Information Technology Department, and determined the recommended alternate street names are adequate and would not conflict with existing street names within the City and County of Riverside (Exhibit C).

Pursuant to Perris Municipal Code 19.63.020, the Planning Commission is the approving authority for Street Naming Review, if the Commission finds that it meets the following criteria:

- *Choice of Names.* The street names should be pleasant sounding, appropriate, and easy to read and should add to pride of home ownership.
- *Categories.* The street names should be homogeneous to the proposed or existing street names in the surrounding area.
- *Unacceptable Street Names.* The street names shall not include numerical and alphabetical letter names, surnames of living persons (pioneer families, etc. are excluded), or frivolous, complicated or undesirable words. Street names do not have an unconventional spelling.
- *Suffixes.* Unnecessary prefixes and suffixes should be avoided.
- *Name Duplication.* Similar sounding names are considered to be duplicative regardless of spelling. No duplication of existing street names is permitted within the city.
- *Continuation.* A continuous street, or one proposed to be made continuous, should bear the same name throughout, even though it changes directions. If interrupted by a channel, freeway, railroad, etc., and eventual connection is not probable, the segment may bear different names.

Based on Staff's analysis, the proposed street names meet the criteria established in Chapter 19.63 (Street Naming Review) of the City's Municipal Code. Therefore, Staff recommends that the Planning Commission approve Street Naming Review 23-05311, based on the analysis contained in this staff report.

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

Prepared by: Monica Carranza, Assistant Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS: A. Vicinity Map
B. Proposed Street Naming Map
C. Alternate Street Naming List

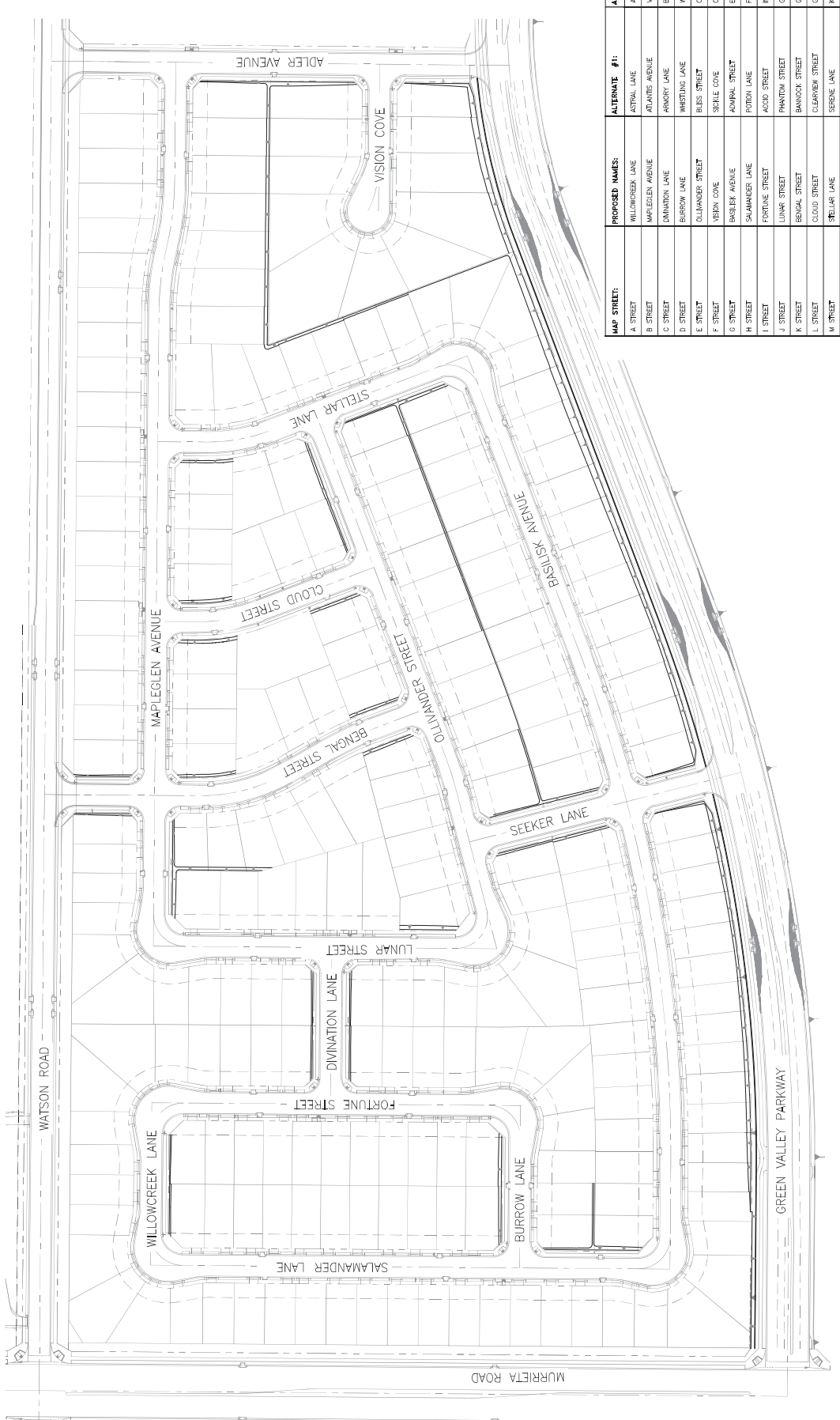
Consent: X
Public Hearing:
Workshop:
Presentation:

EXHIBIT A
VICINITY MAP

VICINITY MAP



EXHIBIT B
PROPOSED STREET NAMING MAP



MAP STREET	PROPOSED NAME:	ALTERNATE #1:	ALTERNATE #2:
A STREET	WILLOWCREEK LANE	ASTRAL LANE	ALCHEMY LANE
B STREET	MAPLELEEN AVENUE	ATLANTIC AVENUE	WALKYRE AVENUE
C STREET	DIVINATION LANE	ARMORY LANE	BANISH LANE
D STREET	BURROW LANE	WHITING LANE	MAID LANE
E STREET	OLLANDER STREET	BLISS STREET	CHARMSTONE STREET
F STREET	VISION COVE	BICKLE COVE	OWEN COVE
G STREET	BOILER AVENUE	KAMPAI STREET	ELEPHANT DRIVE
H STREET	SALAMANDER LANE	POTION LANE	FIREWALKER LANE
I STREET	FORTUNA STREET	ACID STREET	INFINITE LANE
J STREET	LUNAR STREET	FRANCO STREET	GARGOYLE LANE
K STREET	BENGAI STREET	BANNOCK STREET	GOBLIN STREET
L STREET	CLOUD STREET	CLEARVIEW STREET	GUARDIAN STREET
M STREET	STELLAR LANE	SERGE LANE	KAPPA LANE
N STREET	ADLER AVENUE	AERIAL AVENUE	KRYSTALE LANE
P STREET	SEEKER LANE	DREAMLIKE LANE	ACQUITE LANE



TRACT 37223

IN THE CITY OF PERRIS
STREE NAME EXHIBIT

SCALE: 1" = 80'
 DATE: 11/15/2024
 DRAWN BY: J. G. ZIEGLER
 CHECKED BY: J. G. ZIEGLER
 FILE NO.: 24-01138

SHEET 1 OF 1
 DATE: 11/15/2024
 DRAWN BY: J. G. ZIEGLER
 CHECKED BY: J. G. ZIEGLER
 FILE NO.: 24-01138

EXHIBIT C
ALTERNATE STREET NAMING LIST

TENTATIVE TRACT MAP 37223

Street Names	Proposed Name	Option 2	Option 3
Street "A"	Willowcreek Lane	Astral Lane	Alchemy Lane
Street "B"	Mapleglen Avenue	Atlantis Avenue	Valkyrie Avenue
Street "C"	Divination Lane	Armory Lane	Banish Lane
Street "D"	Burrow Lane	Whistling Lane	Wand Lane
Street "E"	Ollivander Street	Bliss Street	Charmstone Street
Street "F"	Vision Cove	Sickle Cove	Omen Cove
Street "G"	Basilisk Avenue	Admiral Street	Elemental Drive
Street "H"	Salamander Lane	Potion Lane	Firewalker Lane
Street "I"	Fortune Street	Accio Street	Infinite Lane
Street "J"	Lunar Street	Phantom Street	Gargoyle Lane
Street "K"	Bengal Street	Bannock Street	Goblin Street
Street "L"	Cloud Street	Clearview Street	Guardian Street
Street "M"	Stellar Lane	Serene Lane	Kappa Lane
Street "N"	Adler Avenue	Aerial Avenue	Crystale Lane
Street "P"	Seeker Lane	Dreamlike Lane	Aconite Lane

Planning Commission Agenda

CITY OF PERRIS

March 06, 2024

Item

6A

Tentative Parcel Map 23-05217

(TPM 38820)



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: March 6, 2024

SUBJECT: Tentative Parcel Map 23-05217 (TPM 38820) – A proposal to subdivide a 9.1-acre parcel into two parcels located at 1765 Watson Road, on the southwest corner of Watson Road and Trumble Road, within the Light Industrial (LI) Zone (APN: 329-250-013). Applicant: Jan Jansson with Soil Retention Products Inc.

REQUESTED ACTION: Adopt Resolution 24-02 approving Tentative Parcel Map 23-05217 (TPM 38820) to subdivide a 9.7-acre parcel into two parcels, based on the findings in the staff report and subject to the conditions of approval.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND

The project site consists of approximately 9.1 acres. The most northerly 4 ½ acres of the 9-acre project site is developed with a 39,000-square-foot manufacturing facility approved by the City Council on November 10, 1998, under Development Plan Review 98-0092. The most southerly 4 ½ acres have remained vacant. The facility is owned by Soil Retention Products Inc., which specializes in the manufacturing and distribution of retaining wall blocks, cement, stone and ceramic blocks, structural building products, bricks, tile, and flagstones.

Surrounding uses include industrial development with outdoor storage to the north across Watson Road, a contractor's outdoor storage yard to the west, industrial development with outdoor storage to the east across Trumble Road, and industrial development to the south.

PROJECT DESCRIPTION

The applicant is requesting approval of a Tentative Parcel Map to subdivide the 9.1-acre project site into two parcels. Parcel 1 is proposed to consist of 6.1 acres and will contain the existing manufacturing facility. Parcel 2 is proposed to consist of 3.0 acres. No development is proposed for Parcel 2. Access to Parcel 1 will continue to be provided from two driveways along Watson Road. No access is provided from Trumble Road.

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the Development Standards for the Light Industrial (LI) Zone of the Perris Municipal Code Chapter 19.44 – Industrial Zones, including minimum lot size, width, and depth.

Light Industrial Zone Chapter 19.44 - Development Standards				
Standard		Proposed Parcel 1	Proposed Parcel 2	Consistent
Minimum Lot Size	15,000 square feet (0.34 acres)	6.1 acres	3.0 acres	<input checked="" type="checkbox"/>
Minimum Lot Width	75 feet	623 feet	623 feet	<input checked="" type="checkbox"/>
Minimum Lot Depth	100 feet	403 feet	210 feet	<input checked="" type="checkbox"/>

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

The Planning Division Staff determined that this project qualifies as a categorical exemption from the California Environmental Quality Act (CEQA), pursuant to Section 15315, Class 15 Minor Land Divisions, as the project is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. Therefore, the proposed project will not have any significant effects on the environment.

PUBLIC HEARING NOTICE

A notice of public hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the preparation of the staff report, no additional comments have been received by staff.

RECOMMENDATION:

The Planning Commission adopt Resolution 24-02, finding the project is categorically exempt from CEQA, pursuant to Section 15315, Class 15 Minor Land Subdivisions, and approve Tentative Parcel Map 23-05217 (TPM 38820) to subdivide a 9.1-acre parcel into two parcels located at 1765 Watson Road, on the southwest corner of Watson Road and Trumble Road, within the Light Industrial (LI) Zone, based on the findings outlined in the Resolution and subject to the recommended Conditions of Approval.

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

Prepared by: Lupita Garcia, Associate Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 24-02, including Conditions of Approval (Planning, Engineering, and Public Works)
- B. Location/Aerial Map
- C. Land Use Map
- D. Project Plans (Tentative Parcel Map 38820)

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

EXHIBIT A

Resolution No. 24-02, including Conditions
of Approval (Planning, Engineering, and
Public Works)

RESOLUTION NUMBER 24-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15315, CLASS 15 MINOR LAND SUBDIVISIONS AND APPROVING TENTATIVE PARCEL MAP 23-05217 (TPM 38820) TO SUBDIVIDE A 9.1-ACRE PARCEL INTO TWO PARCELS LOCATED AT 1765 WATSON ROAD, ON THE SOUTHWEST CORNER OF WATSON ROAD AND TRUMBLE ROAD IN THE LIGHT INDUSTRIAL ZONE BASED UPON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL

WHEREAS, the applicant, Jan Janson with Soil Retention Products Inc., submitted a Tentative Parcel Map 23-05217 (TPM 38820) to subdivide a 9.1-acre parcel into two parcels located at 1765 Watson Road, on the southwest corner of Watson Road and Trumble Road; and

WHEREAS, Development Plan Review 98-0092 was approved by the City Council on November 10, 1998, to establish a 39,000-square-foot manufacturing facility on 4½ acres of a larger site located on the northwest corner of Watson Road and Trumble Road in the City of Perris; and

WHEREAS, the proposed project conforms to the objectives of the Zoning Ordinance and the purpose of the Light Industrial (LI) Zone; and

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

WHEREAS, at the duly noticed public hearing on March 6, 2024, the Planning Commission considered all written and oral evidence and testimony, including but not limited to testimony from members of the public and written and oral reports by City staff; and

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

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

Section 2. The Planning Commission has determined that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15315, Class 15 Minor Land Subdivisions; and

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

Tentative Parcel Map 23-05217 (TPM 38820):

- A. *Tentative Parcel Map 38820 is consistent with the Light Industrial (LI) underlying land use designation of Industrial, and all other applicable General Plan policies; and*

The Tentative Tract Map meets or exceeds the lot standards contained in the Zoning Code and Subdivision Code of the Perris Municipal Code. The Project complies with the lot standards of the Light Industrial Zone and the Fire accessibility requirements.

- B. *The proposed Tentative Tract Map will not result in a significant adverse effect on the environment.*

The proposed Tentative Parcel Map will not impact the environment, since there is no physical development associated with this Project.

- C. *The proposed project, as conditioned, is consistent with city standards, ordinances, and policies.*

The Tentative Parcel Map has been verified to be in compliance with the standards, ordinances, and policies for subdivisions in the Light Industrial (LI) Zone. As conditioned, the proposed project conforms to the goals of the General Plan and Zoning Code by complying with the development standards of the Light Industrial (LI) Zone.

- D. *The proposed Tentative Parcel Map will not have a negative effect on public health, safety, or general welfare.*

The proposed Tentative Parcel Map will not have a negative effect on public health, safety, or the general welfare of the City. The Project is subject to the Zoning Code development standards of the Light Industrial Zone and Subdivision Code, including but not limited to accessibility, site design, and fire accessibility.

Section 4. For the foregoing reasons, the Planning Commission hereby approves Tentative Parcel Map 23-05217 (TPM 38820) to subdivide a 9.1-acre parcel into two parcels located at 1765 Watson Road, on the southwest corner of Watson Road and Trumble Road, based on the information and findings presented in the staff report, and subject to the attached Conditions of Approval (Exhibit A).

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

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

ADOPTED, SIGNED, and APPROVED this 6th day of March 2024.

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 24-02 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 6th day of March 2024, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

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

RECOMMENDED CONDITIONS OF APPROVAL

TPM 23-05217 (TPM 38820)

March 6, 2024

Tentative Parcel Map 23-05217 (TPM 38820) – A proposal to subdivide a 9.1-acre parcel into two parcels located at 1765 Watson Road, on the southwest corner of Watson Road and Trumble Road, within the Light Industrial (LI) Zone. Applicant: Jan Janson, Soil Retention Products Inc.

General Requirements:

1. **City Ordinances and Business License.** All occupants on site shall maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
2. **Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19 for industrial subdivision requirements.
3. Future development of Parcel 2, shall comply with all applicable Planning Entitlements and Code requirements as prescribed in the Perris Municipal Code.
4. **Building Division Requirements.** The project shall adhere to all applicable building and development codes, including the Uniform Building Code and any applicable city codes and ordinances, and State-mandated requirements.
5. **City Engineer.** The project shall adhere to all requirements of the City Engineer, as presented in the project Conditions of Approval dated **January 26, 2024**.
6. **Public Works Department.** The project shall adhere to all requirements of the Public Works Department, as presented in the project Conditions of Approval dated **October 20, 2023**.
7. **Expansion of Use.** Any future expansion or change of use shall require Planning review and approval.
8. **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.
9. **Graffiti.** Graffiti located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times. Graffiti shall be painted over in panels and not patches. In addition, paint shall match the color of the wall or material surface.
10. **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 **TPM 38820 (23-05217)**. 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.

11. **Approval Period.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from Planning Commission approval unless an automatic extension is granted by the State of California. The applicant may apply for a maximum of six (6) one-year extensions to permit additional time to record the final map. A written request for an extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and subsequent extensions) expiration of Tentative Parcel Map approval.
12. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance.
13. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
14. **Fire Safety Requirements.** The project shall adhere to all fire safety/emergency services requirements as mandated by the City Fire Marshal and any applicable city codes, ordinances, and the Uniform Fire Code.
15. **ADA Compliance.** The project shall conform with all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
16. **Notice of Exemption.** Within five (5) days of Planning Commission approval, the applicant shall file and pay the CEQA Notice of Exemption with the Riverside County Clerk-Recorder's office. A copy of the filed Notice of Exemption shall be provided to Planning staff.

Prior to Final Map Recordation:

17. **Final Map Application.** The Final Map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval, concurrently with an application to the City Engineer. The Final Map application shall include all appropriate easements and shall include, but not be limited to, the following:
 - a. The Final Map shall preserve all existing ingress and egress access easements and maintenance easements.
 - b. The Final Map shall conform substantially to the Planning Commission-approved Tentative Parcel Map.

18. **Recordation of Final Map.** Prior to the recordation of the Final Map, the owner shall obtain the following clearances, approvals, or actions:
 - a. Approval of the Final Map by the City Engineer.
 - b. Verification from the Planning Division that all pertinent Conditions of Approval have been met.
 - c. Required approvals from any outside agency.

19. The outdoor storage shall be removed from the proposed Parcel 2 prior to the recordation of the final map. Outdoor storage is permitted in the Light Industrial Zone with the approval of a Conditional Use Permit (CUP).

END OF CONDITIONS



CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

MEMO

Date: February 29, 2024

To: Lupita Garcia, Associate Planner

From: Jessica Galloway, Special Districts Supervisor

By: Chris Baldino, Landscape Inspector

Subject: **TPM 38820 (Nexus DPR 98-0092) REV1– Conditions of Approval:** A tentative parcel map to subdivide an 8.9-acre parcel into two parcels in a light industrial zone.

1. **Dedication and/or Landscape Maintenance Easement** - Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Trumble Road** – Within the existing right-of-way provide an offer of dedication as needed to provide off-site landscaping requirements, per the City General Plan, including a minimum of 11’ public parkway from face of curb.
 - **Watson Road** – Within the existing right-of-way provide an offer of dedication as needed to provide off-site landscaping requirements, per the City General Plan, including a minimum of 11’ public parkway from face of curb.

2. **Landscape Maintenance Easement and Landscape Easement Agreement** - The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a 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, if needed.

3. **Landscaping Plans** - Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be



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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 TPM38820” 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 curbs, 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:
 - **Trumble Road** –Streetscape Landscape design guidelines and planting pallet: Street Tree: Pinus Eldarica-Afgan Pine; Use drought resistant shrubs and ground cover intended to complement the proposed parkways along Trumble Road, including but not limited to the following Kangaroo Paw, Callistemon Viminalis Dwarf weeping bottle brush, Lantana yellow/purple, Red Yucca, and Myoporum Parvifolium ‘Putah Creek’.
 - **Watson Road** - Streetscape Landscape design guidelines and planting pallet will complement the planting pallet west of this project along Watson Rd. Street trees: Chilopsis Lineris ‘Desert Willow’. Use of drought resistant shrubs and ground cover including but not limited to the following: Callistemon Viminalis Dwarf weeping bottle brush, Tulbaghia Violagea Tricolor Society Gralic and Myoporum Parvifolium ‘Putah Creek’.
- 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, or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). The controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak Pro3, 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



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weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. The proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor, and ET programmed.

- 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. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be 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 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.



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- **Inspection #4** – A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Special Districts Division. **The applicant shall be responsible for ensuring that a 6-month reserve has been secured for the site prior to the City assuming maintenance responsibilities. A site will not be granted the Start of the 1 Year Maintenance Period if there is not adequate funding for the City to assume maintenance responsibilities the following year.**
 - **Inspection #5 (Turn-Over)** – On or about the one-year anniversary of Inspection #4, 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 #4 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 review and approval by the City’s Special Districts Division. The 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



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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 turnover to City maintenance staff.

6. **Assessment Districts - PRIOR TO FINAL MAP RECORDATION the developer shall annex into the special districts, posting an adequate maintenance performance bond to be retained by the City as required by the Public Works Department.** The applicant 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. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations. 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*** - Existing Street lighting, 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 Trumble Road & Watson Road.
- ***Petition for Flood Control Maintenance District No. 1*** - New Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.

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

- 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 the Reports.



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- 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.



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ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

January 26, 2024

PLN 23-05217 – TPM

TPM 38820

SWC Trumble Rd. & Watson Rd.

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road 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 that their omission may require resubmittal for further consideration. These Ordinances and the following conditions are essential parts and requirements 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 the 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. This Tentative Parcel Map application does not propose any site grading; grading permit or building permit will not be issued as part of approval of the Tentative Parcel Map 38820.
2. Any development within the parcels shall be subject to submittal and processing of a development application.
3. All required public improvements along the parcel frontage are in place and are existing.

ENGINEERING DEPARTMENT

101 N. D St., PERRIS, CA 92570

TEL.: (951) 943-6100 ext. 116

4. Prior to recordation, the property owner shall submit Parcel Map 38820 to the City for review and approval.

EXHIBIT B

Location/Aerial Map

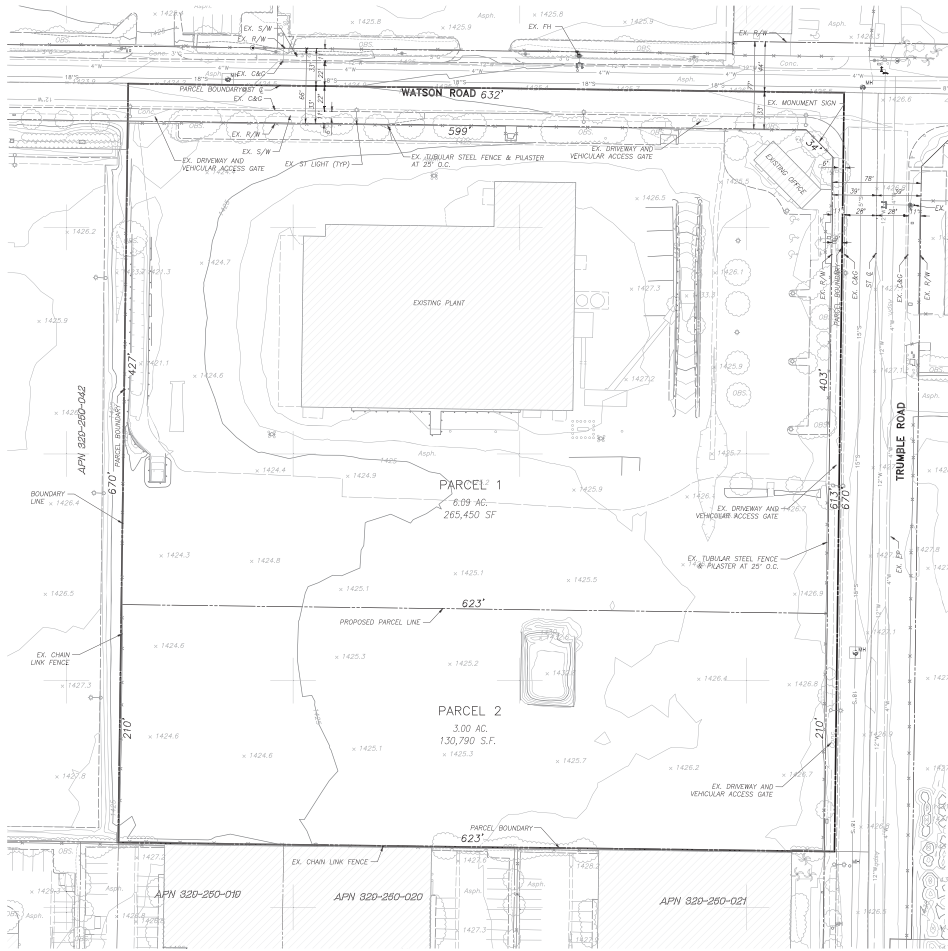


EXHIBIT C
PVCCSP/LAND USE MAP



EXHIBIT D
Project Plans

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA
TENTATIVE PARCEL MAP No. 38820

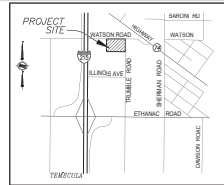


PROJECT SUMMARY

PARCEL NO.	DESCRIPTION	ACREAGE
1	---	6.1 AC
2	---	3.0 AC
EX. STREETS	---	0.6 AC
TOTAL	---	9.7 AC

LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE / RIGHT-OF-WAY
- PROPOSED EASEMENTS
- EXISTING EASEMENTS



VICINITY MAP
SECTION 10, TOWNSHIP 5 SOUTH, RANGE 3 WEST
K15

NOTES

1. PROJECT ADDRESS: 1745 WATSON ROAD, PERRIS, CA 92583
2. GENERAL PLAN LAND USE: I1
3. ZONING: LIGHT INDUSTRIAL
4. ASSessor PARCEL NUMBER(S): 329-250-015
5. PROJECT IS IN CITY OF PERRIS DISTRICT #4
6. UTILITY SERVICE PROVIDERS:
ELEC - SOUTHERN CALIFORNIA GAS COMPANY
ELEC - SOUTHERN CALIFORNIA Edison
CABLE TELEVISION - SPECTRUM COMMUNICATION
PHONE - FRONTIER
WATER - EASTERN MUNICIPAL WATER DISTRICT
SEWER - EASTERN MUNICIPAL WATER DISTRICT
TRASH - CRRS
7. THE PROPERTY IS LOCATED WITHIN THE VAL VERDE UNIFIED SCHOOL DISTRICT
8. THE PROPERTY IS LOCATED WITHIN ZONE X PER PERM MAP NUMBER 0803014248 AND REDESIGNATION DATED AUGUST 14, 2014 REVISED PER LUMP EFFECTIVE 5/7/2016.
9. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE COUNTY OF RIVERSIDE STANDARD PLANS AND SPECIFICATIONS OR BE SPECIFIED ON THE TENTATIVE MAP.
10. PROJECT IS NOT LOCATED WITHIN A FIRE HAZARD SEVERITY ZONE.

LEGAL DESCRIPTION

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOT 4 OF THE WATSON MINERAL TRACT, AS SHOWN ON MAP FILED IN BOOK 1A, PAGE 887 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

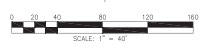
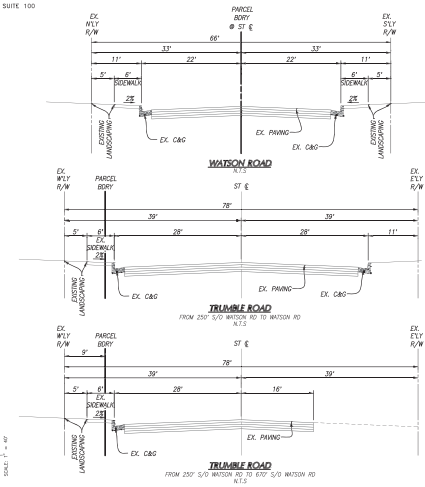
STATEMENT OF OWNERSHIP

I, **SOIL RETENTION PRODUCTS**, hereby state that this map was prepared under my supervision and that the owner of record has knowledge of and consents to the filing of this map.

[Signature] DATE 01-09-2024

OWNER / APPLICANT:

SOIL RETENTION PRODUCTS
1500 CARLSBAD VILLAGE BLVD, SUITE 100
CARLSBAD, CA 92008



CITY OF PERRIS
TENTATIVE PARCEL NO. 38820

PREPARED BY: **HUNZAKER & ASSOCIATES**
ENGINEERING + SURVEYING
PLANNING + ENVIRONMENTAL

DATE: 01/09/2024 SCALE: AS SHOWN SHEET NO. 1 OF 1