

plans to the Planning Division for review and approval. Design modifications may be required as deemed necessary. A separate application and applicable fee are required. Landscape plans shall comply substantially with the conceptual plans approved by the City Council. The plans shall be prepared by a California-registered Landscape Architect and conform to the requirements of Chapter 19.70 – Landscaping of the Perris Municipal Code. The following shall be included:

- a. **Conceptual Landscape Plans.** The conceptual on-site and off-site landscape plans are not final construction plans. Off-site landscape plans shall be subject to the review and approval of the Public Works Department, and on-site landscape plans shall be subject to the review and approval of the Planning Division.
- b. **Patterson Avenue.** The applicant shall install up-lighting on accent trees within the landscaped setback along Patterson Avenue.
- c. **Landscape Berms.** A 6-foot tall, landscaped berm (trees, shrubs, ground cover) shall also be provided in front of the 14-foot-high screen wall.
- d. **Accent Landscaping.** Large trees (36" box) shall be included in the landscape design at all driveway entrances.
- e. **Passenger Vehicle Parking Areas.** In passenger vehicle parking areas, drive isles, and street frontage, a minimum of 30% of trees shall be 36-inch boxes or larger. Also, a minimum of one 24-inch box tree per six (6) parking stalls shall be provided.
- f. **Concealed parking lot areas.** All parking areas along the street frontages 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.
- g. **Employee Amenity Areas.** The outdoor employee break area shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building. The outdoor employee break area shall be landscaped to include shade trees.
- h. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for the industrial project site.
- i. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
- j. **Shade Tree.** The project shall provide shade trees throughout the parking lot.
- k. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
- l. **Maintenance.** All landscaping shall be maintained in a viable growth condition.

38. **Fence and Wall Plan.** Decorative screen walls shall screen views into truck courts from the public right of way (Patterson Avenue) and adjacent residential uses. Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. Any changes to the approved wall and fence plan shall require review and approval of Planning Division staff. The following shall apply:
- a. **Wrought iron Gates.** All tubular steel gates in public view shall be a minimum of eight feet in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.
 - b. **Wall and Fence.** An 8-foot-high tubular steel fence shall be provided along the northerly property line. An 8-foot-high tilt-up screen wall shall be provided along the southerly and westerly property lines.
 - c. **Additional Fencing.** Any additional fencing not shown on the plan shall be reviewed for consistency with the approved project plans. Only wrought-iron/tube steel fencing is allowed if additional fencing is needed.
 - d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
 - e. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
39. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval by Planning Division. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination) for all project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots, and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.

During Construction:

40. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.

Prior To Issuance of Occupancy Permits:

41. **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 issuing a Certificate of Occupancy. This condition shall apply only to districts existing when 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 (Street Lights and Traffic Signals)
 - d. Any other applicable City Assessment and Community Facilities Districts
42. **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 systems 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.
43. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.
44. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating the project is adjacent to a dam inundation area making the site subject to flooding in the event of a dam failure.
45. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
46. **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 Planning sign-off.

Operational Conditions:

47. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance, including one-year landscape maintenance of on-site landscaping . In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated October 4, 2023.
48. **On-Street Parking.** On-street parking and staging of trucks or trailers associated with the project is strictly prohibited.
49. **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. 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 the walls.

50. **Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments.

Truck routes are restricted to the I-215 Freeway by exiting the project site via Patterson Avenue to Harley Knox Boulevard.

51. **Truck Engine Idling.** The applicant shall place signage at all guard sheds/entrances into the truck/trailer courtyards letting truck drivers know that truck engine idling is limited to no more than 5 minutes.

52. **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.

- **ENGINEERING DEPARTMENT**

53. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **July 11, 2024**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

- **PUBLIC WORKS DEPARTMENT**

54. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **October 4, 2023**.

- **COMMUNITY SERVICES DEPARTMENT**

55. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **May 23, 2022**.

- **BUILDING & SAFETY DIVISION**

56. The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **October 3, 2023**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

57. 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 and the approved Fire Access Plan. 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 in the 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>.

- **FIRE MARSHAL**

58. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
59. 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.
60. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 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.
61. 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.
62. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
63. 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.
64. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
65. The private underground fire-line system shall be a looped design.
66. The private underground fire-line system shall have indicating sectional valves for every five (5) appurtenances.
67. 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.
68. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
69. 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.

70. 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.
71. 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.
72. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

END OF CONDITIONS



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

July 11, 2024

PLN 22-00013 – DPR

Patterson Avenue 1800 feet north of Harley Knox Boulevard

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 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 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.
2. 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.

3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.
4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.
5. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted and as conditioned below as approved by the City Engineer including but not limited to:
 - The site circulation shall be such that auto and truck access, circulation and parking are distinct and separate.
 - Truck access to and from the site shall be limited to I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard and Patterson Avenue.
 - To withstand truck traffic impact, the full width of Patterson Avenue at the truck designated point of access/driveway shall be concrete paved as determined and as approved by the City Engineer.
 - Two points of access/driveway are permitted on Patterson Avenue. Driveways from north to south are labeled 1 through 2 respectively.
 - Driveway 1 shall be designated for auto access only.
 - Driveway 1 shall be stop controlled for the eastbound traffic.
 - Lane configuration striping at Driveway 1 shall be as follows:
 - Southbound (Patterson Avenue): 1 through lane
 - Northbound (Patterson Avenue): 1 through lane
 - Eastbound (Driveway): 1 right turn lane
 - Driveway 2 shall be designated for truck access only.
 - Driveway 2 shall be stop controlled for the eastbound traffic.
 - Lane configuration striping at Driveway 2 shall be as follows:
 - Southbound (Patterson Avenue): 1 through lane
 - Northbound (Patterson Avenue): 1 through lane
 - Eastbound (Driveway): 1 right turn lane
 - Patterson Avenue (Collector 66'/44') from the project's northern boundary to the project's southerly boundary within dedicated right of way shall be improved to provide for the following improvements:
 - 8-inch curb and gutter 22 feet west of centerline
 - 34 feet of new pavement (half-width plus one lane) using a TI of 10.0, minimum pavement structural section shall be 8" asphalt concrete PG70-10 over 16" class II aggregate base.
 - The parkway shall be 11 feet wide consisting of a 6-foot-wide curb adjacent sidewalk, 5 feet of landscaping 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.

- Patterson Avenue (Collector 66'/44') from the project's southern boundary to Harley Knox Boulevard within dedicated right of way shall be improved to provide for the following improvements:
 - 24 feet of new pavement using a TI of 10.0, minimum pavement structural section shall be 8" asphalt concrete PG70-10 over 16" class II aggregate base.
 - As requested by the developer/property owner, City may condition future developments who benefit from the construction of Patterson Avenue from the projects southern boundary to Harley Knox Boulevard, to reimburse the developer/property owner fair share cost of these improvements.
- 6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements. The driveways curb returns shall be within the property limits and shall not infringe on adjacent properties.
- 7. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by Valued Engineering, Inc. dated September, 2023 and as conditioned below as approved by the City Engineer including but not limited to:
 - The developer/property owner shall collect on-site and off-site runoff and convey it through private drainage course, within the project site, to discharge to the Caltrans 8' x 6' RCB via a 42" RCP, by replacing the existing 30" RCP; as approved by the City Engineer.
 - In the event that the MDP facility is in place, the developer/property owner shall construct MDP Lateral B-7 from the projects northerly boundary to MDP Lateral B-8.
 - The developer/property owner shall obtain an encroachment from Riverside County Flood Control and Water Conservation District (RCFCD) for the connection.
 - Catch basin inserts shall be provided as approved by the Public Works Department.
- 8. The onsite private basin shall be designed per RCFCD and City of Perris design standards and guidelines.
- 9. The following 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:
 - Patterson Avenue is classified as a Collector (66'/44') per the General Plan. Adequate right-of-way shall be dedicated on Patterson Avenue along the property frontage to accommodate a 33-foot half width dedicated right-of-way from along the property's frontage, as

determined and approved by Planning Department, Public Works Department and the City Engineer.

All dedications shall be free from all encumbrances as approved by the City Engineer.

Prior to Issuance of Grading Permit:

10. The developer/property owner shall make a good faith effort to acquire required offsite property interests for construction of all offsite improvements and if he or she should fail to do so, the developer/property owner shall enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
11. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD) and RCFCD as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Signing and Striping Plans
 - d. Water and Sewer Improvement Plans
 - e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
 - f. Geotechnical Report
 - g. Hydrology and Hydraulic Report
 - h. Final WQMP
 - i. Traffic Control Plans

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

12. The developer/ property shall secure City's and appropriate agencies clearances and approvals of the improvement plans.
13. The developer/property owner shall annex into the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing facilities including but not limited to streetlights,

traffic signals and drainage shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to Issuance of Building Permit:

14. 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 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.
15. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.
16. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

Prior to Issuance of Certificate of Occupancy:

17. The developer/property owner shall complete the construction of all public improvements, as conditioned above and accepted by the City.
18. The developer/property owner shall pay to the City \$100,000 for their contribution towards I-215/Ramona Expressway Interchange and I-215/Harley Knox Boulevard Interchange and other improvements. This one-time contribution is above and beyond DIF, TUMF, RBBB and other City fees, and is not reimbursable.
19. The existing service line that crosses Patterson Avenue shall be undergrounded, and the existing pole removed.
20. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
21. 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.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: October 4, 2023

To: Mario Arellano, Planner

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector **CB**

Subject: DPR22-00013 – Conditions of Approval

Proposal to construct 91,952 square foot industrial building on 4.84. acers on Patterson Ave north of Harley Knox, within the Perris Valley Commerce Center Specific Plan.

1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Patterson Ave** - Provide offer of dedication as needed to provide for full half width Street (66' ROW, 33' halfwidth), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 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.
3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for DPR22-00013" 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:

- **Patterson Ave** – Per Section 6.0-2.1 Streetscape Landscape design guidelines and planting pallet for Collector and figure 6.0-9 of the PVCCSP for sizing and spacing requirements. Street tree: Platanus x acerfolia ‘London Plane Tree. Use of drought resistant shrubs and groundcover along Patterson Ave. including but not limited to the following: Callistemon ‘Little John’, Yucca Flaccida Gold Garland Yucca, Hesperaloe parviflora ‘Red Yucca’, Lantana sellowiana Trailing Lantana, Myoporum parviflora.
- 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 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.
- 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.

- 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 to all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
 - l. Slopes 3:1 Maximum** - Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.
- 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 the 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, with all equipment and irrigation system fully operational.
 - **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 and Storm Water Division.
 - **Turn-Over (Inspection #5)**– 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 #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 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 turnover 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. Streetlights will be owned by City of Perris not SCE. Streetlights 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 turnover 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). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the 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 photocopy of Traffic Signal as-built plans and timing sheets.
7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the

additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:

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

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 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 Patterson Street.
 - **Petition for Flood Control Maintenance District No. 1** -For 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
- 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.



CITY OF PERRIS

COMMUNITY SERVICES

MEMO

Date: May 23, 2022

To: Nathan Perez, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Interim Assistant Director of Community Services
Arturo Garcia, Parks Supervisor
Joshua Estrada, Parks Coordinator

Subject: Development Plan Review 22-00013 (Associated with Prelim 21-05282) A proposal to construct a 91,953 square-foot industrial building on 4.84 acres lot located along Patterson Avenue, 1,570 feet north of Harley Knox Blvd within the General Industrial Zone. – Comments

Community Services Staff reviewed DPR 22-00013 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)

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

Planning Case File No(s): DPR 22-00013

Case Planner: Mario Arellano

Applicant: Carter Redish

Location: 5030 Patterson Ave.

Project: A proposed to construct a new 94,453 SF Industrial Building

APN(s): 294-190-047-048

Reviewed By: David J. Martinez, CBO

Date: 10-03-23

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2022 editions of the following codes as applicable:
 - A. 2022 California Building Code
 - B. 2022 California Electrical Code
 - C. 2022 California Mechanical Code
 - D. 2022 California Plumbing Code
 - E. 2022 California Energy Code.
 - F. 2022 California Fire Code
 - G. 2022 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. The proposed development will have to comply with the new EV charging station regulations in conformance with the 2022 California Green Building Standards.
4. You will have to comply with the Title 24 and ADA Access regulations for any recreational, open space uses, for the complex and the entire site,
5. The proposed structures will have to have fire sprinklers
6. No proposed structures can be built across any property lines. The property lines will have to be moved or adjusted to allow for the required setbacks for each building.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

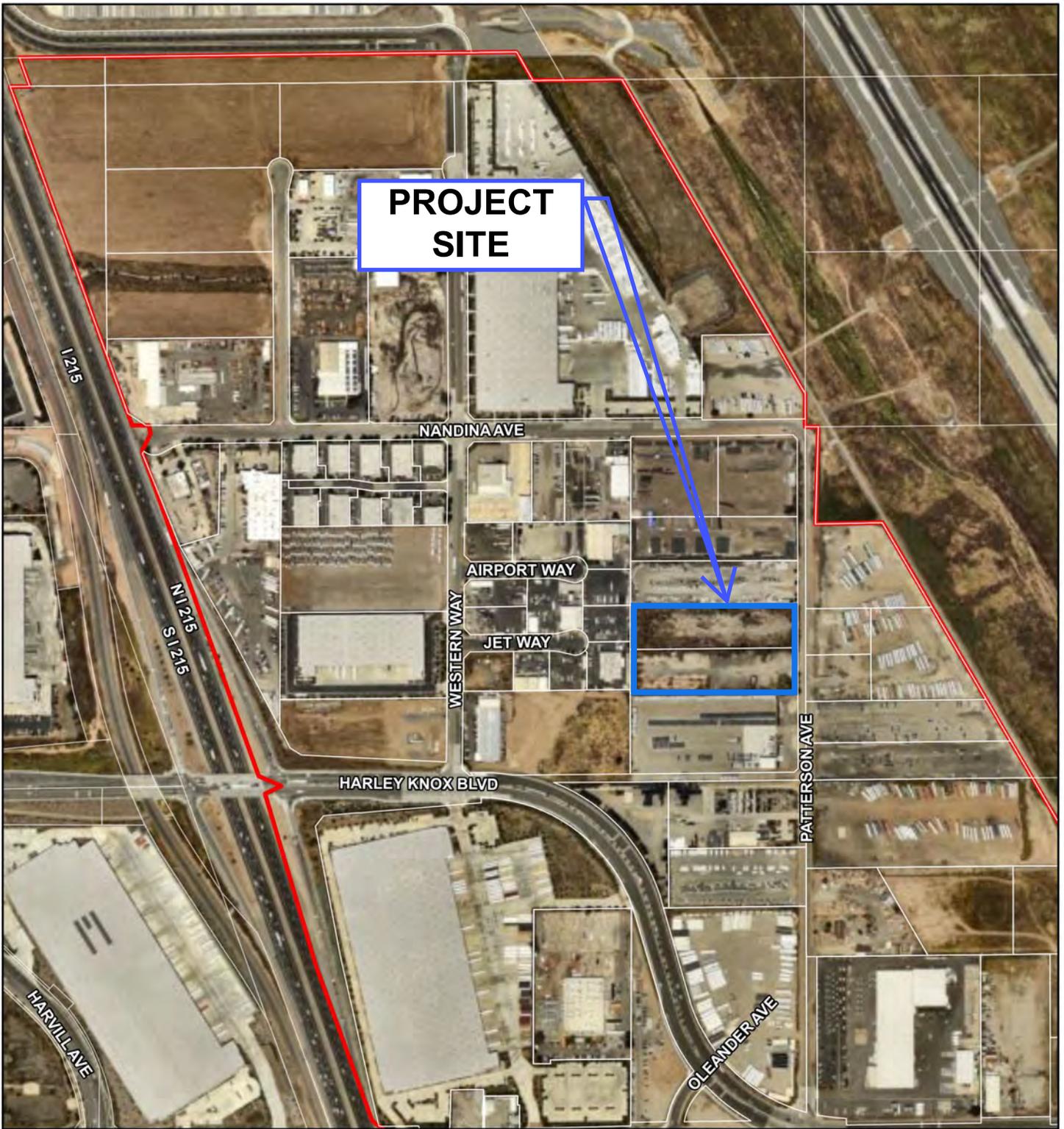
1. The following items shall be completed and/or submitted as applicable – **prior to the issuance of building permits for this project:**
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off

FIRE CONDITIONS: To Be provided by Dennis Grubb

Exhibit B

Vicinity/Aerial Map

Vicinity Map



- Parcels
-  Perris Boundary

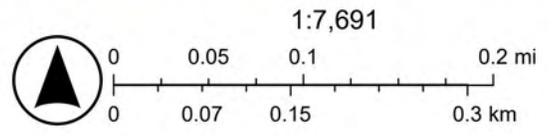
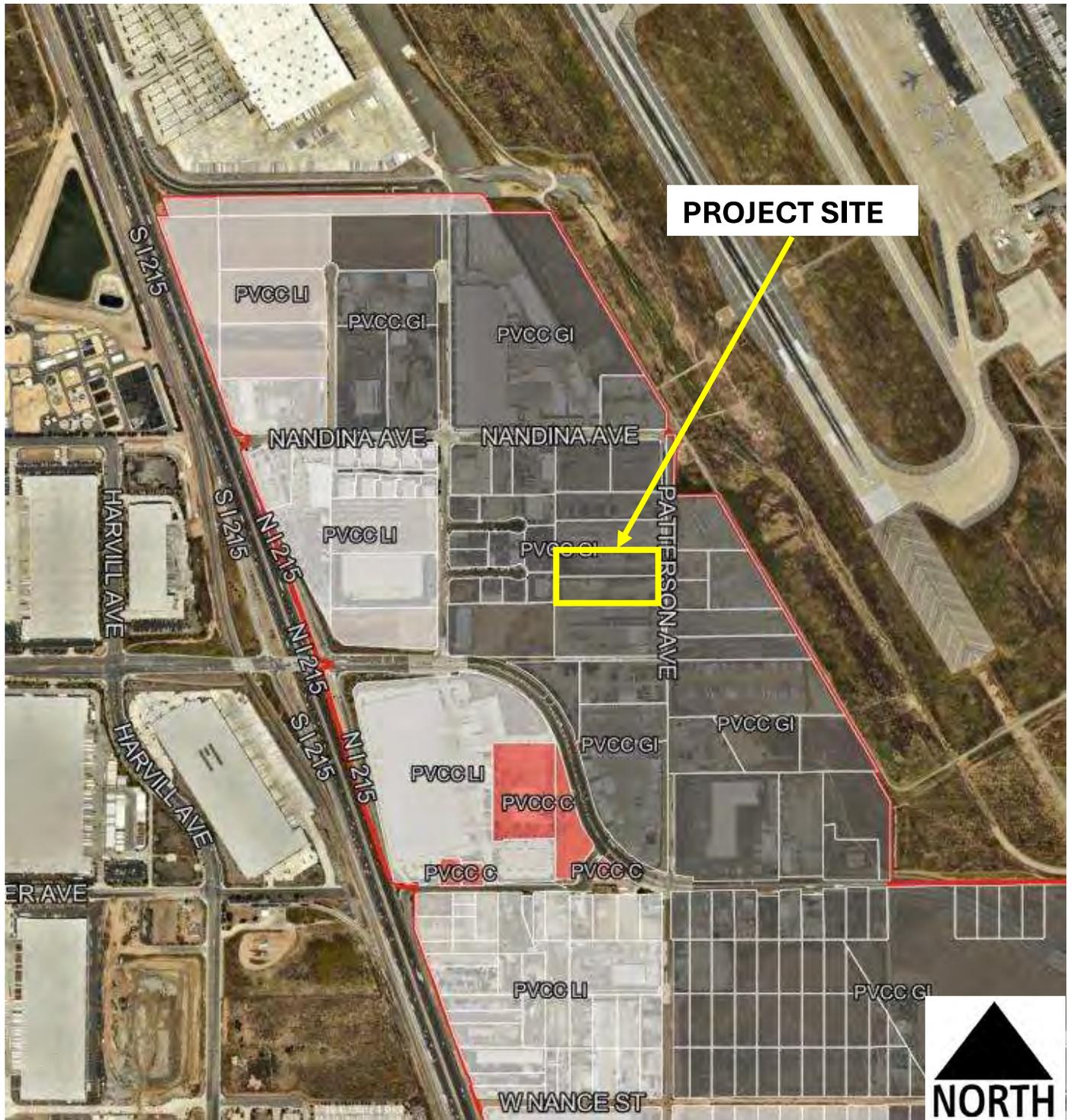


Exhibit C

Perris Commerce Center Specific Plan Land Use Map

Perris Commerce Center Specific Plan Land Use Map

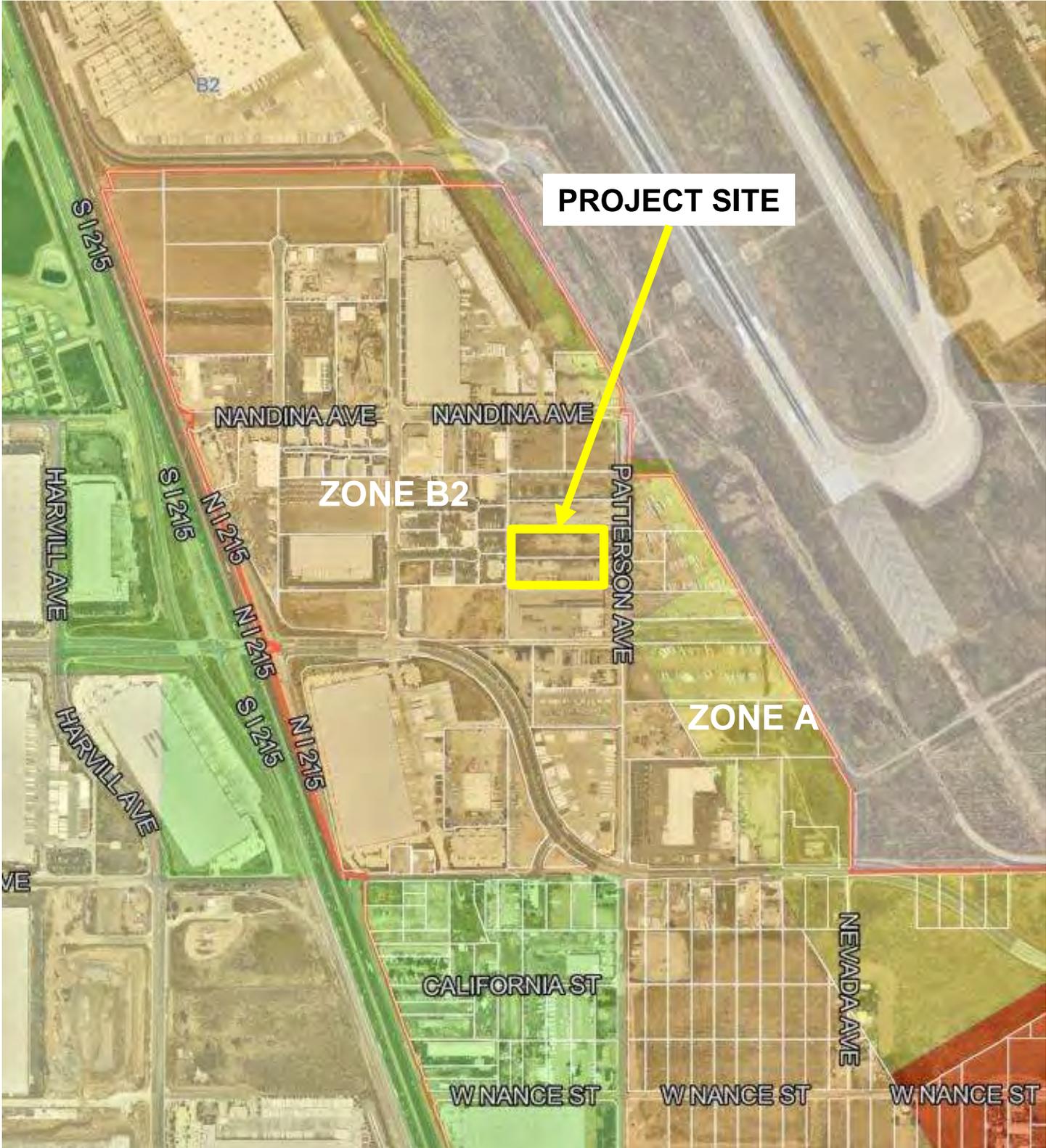


- Parcels
- Zoning
- Perris Valley Commerce Center Business Professional Office (PVCC - BPO)
 - Perris Valley Commerce Center Basin (PVCC - Basin)
 - Perris Valley Commerce Center Commercial (PVCC - C)
 - Perris Valley Commerce Center General Industrial (PVCC - GI)
 - Perris Valley Commerce Center Light Industrial (PVCC - LI)
 - Perris Valley Commerce Center Residential (PVCC - Residential)
 - Perris Boundary

Exhibit D

MARB/IPA ALUCP MAP

MARB/IPA ALUCP Map



- Parcels
- Perris Boundary



Exhibit E

Project Plans (Site Plan, Floor Plan, Building Elevations, and Conceptual Landscape Plan)

PATTERSON BUSINESS CENTER

PERRIS, CA



CARTER GROUP ARCHITECTS INC.
 222 W Avenida
 San Antonio
 San Clemente
 CA 92672
 TEL 949.489.3335
 EMAIL carter@cartergroup.net

developer

CGU CAPITAL MANAGEMENT

302 W. 5th Street
 Suite 103
 San Pedro, CA 90731
 310-241-2892

project

PATTERSON BUSINESS CENTER BUILDING
 5030 Patterson Avenue,
 Perris, CA 92571

DRP22-00013
 PLN21-05282

sheet

Preliminary Site Plan

DESIGNED BY	DATE	SHEET NO.
DRP22-00013	12/21/21	1
CHECKED BY	DATE	OF
DRP22-00013	12/21/21	1
PROJECT NO.	DATE	
DRP22-00013	12/21/21	
PROJECT NAME	DATE	
PATTERSON BUSINESS CENTER	12/21/21	
SCALE		
AS SHOWN		
DATE		
12/21/21		
PROJECT NO.		
DRP22-00013		
PROJECT NAME		
PATTERSON BUSINESS CENTER		
SCALE		
AS SHOWN		
DATE		
12/21/21		

P-A-1.1
 OF

Job Address
 5030 Patterson Avenue
 ASSESSORS PARCEL NUMBERS
 APR. 204-290-827, 294-130-048

Code Analysis
 SITE AREA 17,200 SF
 ZONE RPD
 MAXIMUM STRUCTURE SIZE-
 MAXIMUM LOT COVERAGE 45%
 MAXIMUM HEIGHT 35 FEET
 FRONT YARD SETBACK 15 FEET
 SIDE YARD SETBACK 5 FEET
 REAR YARD SETBACK 5 FEET
 MINIMUM LOT AREA 10,000 SF
 MINIMUM LOT WIDTH 10 FEET
 MINIMUM LOT DEPTH 10 FEET
 MINIMUM LOT AREA 10,000 SF
 MINIMUM LOT WIDTH 10 FEET
 MINIMUM LOT DEPTH 10 FEET
 MINIMUM LOT AREA 10,000 SF
 MINIMUM LOT WIDTH 10 FEET
 MINIMUM LOT DEPTH 10 FEET

Area Justification
 TYPE: COMMERCIAL OFFICE
 MAXIMUM FLOOR AREA PER SFU OCCUPANCY 17,200 SF
 PER TALE TABLE (ONE STORY) 70,000 SF
 MAXIMUM FLOOR AREA PER SFU OCCUPANCY 17,200 SF
 PER TALE TABLE (ONE STORY) 70,000 SF
 MAXIMUM FLOOR AREA PER SFU OCCUPANCY 17,200 SF
 PER TALE TABLE (ONE STORY) 70,000 SF

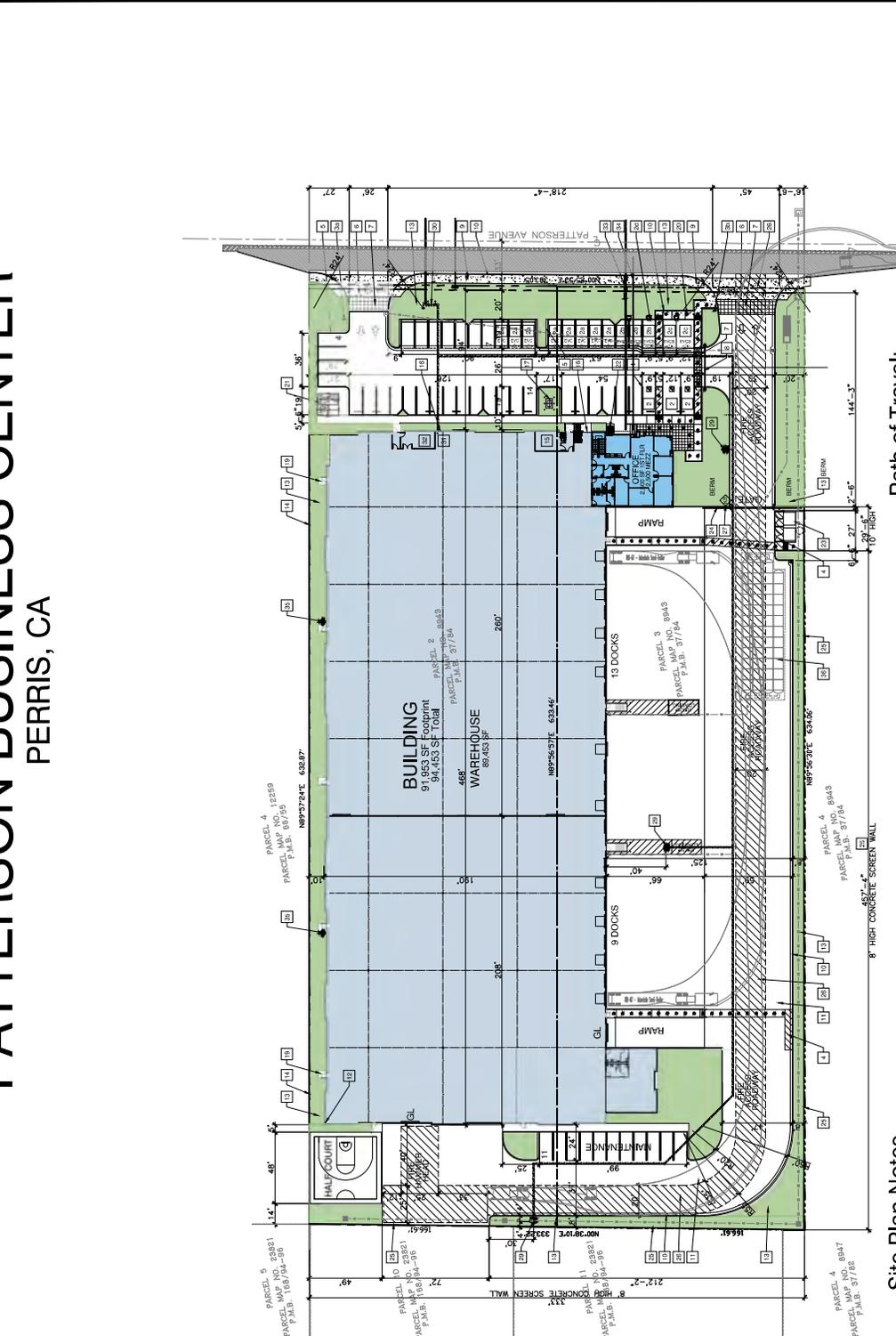
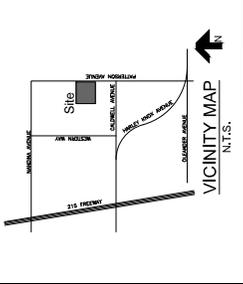
Project Information
 BUILDING AREA: 94,453 SF
 WAREHOUSE 68,463 SF
 MEZZ OFFICE 12,000 SF
 TOTAL 94,453 SF
 20 SPACES
 38 SPACES
 58 SPACES
 98 SPACES

Legal Description
 PARCELS 2 & 3 OF PARCEL MAP NO. 8943, RECORDED JULY 24, 2014, IN BOOK 22, PAGE 103, OF THE PUBLIC RECORDS OF PERRIS COUNTY, CALIFORNIA.
 PARCEL MAPS RECORDS OF PERRIS COUNTY, CALIFORNIA.

Scope of Work
 PREPARE PRELIMINARY SITE PLAN FOR THE PROPOSED 94,453 SF WAREHOUSE AND 12,000 SF MEZZ OFFICE. THE PROJECT IS TO BE LOCATED ON PARCELS 2 & 3 OF PARCEL MAP NO. 8943, RECORDED JULY 24, 2014, IN BOOK 22, PAGE 103, OF THE PUBLIC RECORDS OF PERRIS COUNTY, CALIFORNIA.

Current Codes
 2022 - CALIFORNIA BUILDING CODE
 2022 - CALIFORNIA MECHANICAL CODE
 2022 - CALIFORNIA ELECTRICAL CODE
 2022 - CALIFORNIA FIRE CODE

Civil Notes
 1. ALL STREET IMPROVEMENTS SHOWN OUTSIDE THE PROPERTY LINES OF THIS PROPERTY ARE NEW.



Path of Travel:
 PATH OF TRAVEL (P.O.T.) IS INDICATED BY A SHARPER LINE ALONG THE PERIMETER OF THE BUILDING. THE PATH OF TRAVEL SHALL BE MAINTAINED AT ALL TIMES. THE PATH OF TRAVEL SHALL BE MAINTAINED AT ALL TIMES. THE PATH OF TRAVEL SHALL BE MAINTAINED AT ALL TIMES. THE PATH OF TRAVEL SHALL BE MAINTAINED AT ALL TIMES.

Site Plan Notes
 1. NEW 12" WIDE CONCRETE PAPER STRIPS IN PLANTERS NEXT TO NEW CONCRETE DRIVEWAY WITH 60" WIDE CLEAR PATH OF TRAVEL.
 2. NEW 12" WIDE CONCRETE DRIVEWAY WITH 60" WIDE CLEAR PATH OF TRAVEL.
 3. NEW 12" WIDE CONCRETE DRIVEWAY WITH 60" WIDE CLEAR PATH OF TRAVEL.
 4. NEW 12" WIDE CONCRETE DRIVEWAY WITH 60" WIDE CLEAR PATH OF TRAVEL.
 5. NEW 12" WIDE CONCRETE DRIVEWAY WITH 60" WIDE CLEAR PATH OF TRAVEL.
 6. NEW 12" WIDE CONCRETE DRIVEWAY WITH 60" WIDE CLEAR PATH OF TRAVEL.
 7. NEW 12" WIDE CONCRETE DRIVEWAY WITH 60" WIDE CLEAR PATH OF TRAVEL.
 8. NEW 12" WIDE CONCRETE DRIVEWAY WITH 60" WIDE CLEAR PATH OF TRAVEL.
 9. NEW 12" WIDE CONCRETE DRIVEWAY WITH 60" WIDE CLEAR PATH OF TRAVEL.
 10. NEW 12" WIDE CONCRETE DRIVEWAY WITH 60" WIDE CLEAR PATH OF TRAVEL.



Scale 1"=30'
 Scheme 1.8.7
 2/14/24

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CARTER GROUP ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH CARTER GROUP ARCHITECTS, INC. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALD DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF CARTER GROUP ARCHITECTS, INC. PRIOR TO THE INITIATION OF ANY WORK.



CARTER GROUP INC.
ARCHITECTS INC.
 222 W. Avenida
 San Antonio
 San Clemente
 CA 92672
 TEL
 949.499.3335
 EMAIL
 carter@
 cartergroup.net

DEVELOPER

**CGU
 CAPITAL
 MANAGEMENT**
 302 W. 5th Street
 Suite 103
 San Pedro, CA
 90731
 310-241-2892

PROJECT

**PATTERSON
 BUSINESS
 CENTER
 BUILDING**
 5030 Patterson Avenue,
 Perris, CA
 92571

DPR22-00013
 PLN21-05282

SHEET

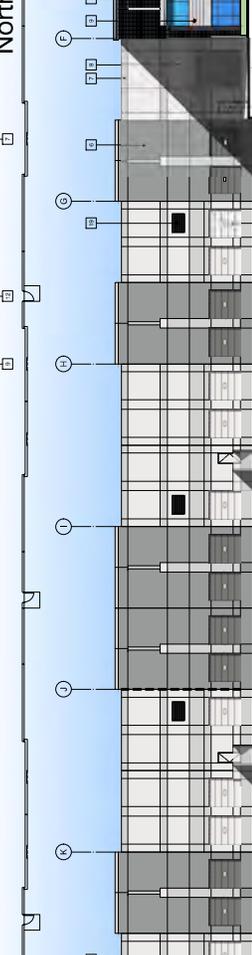
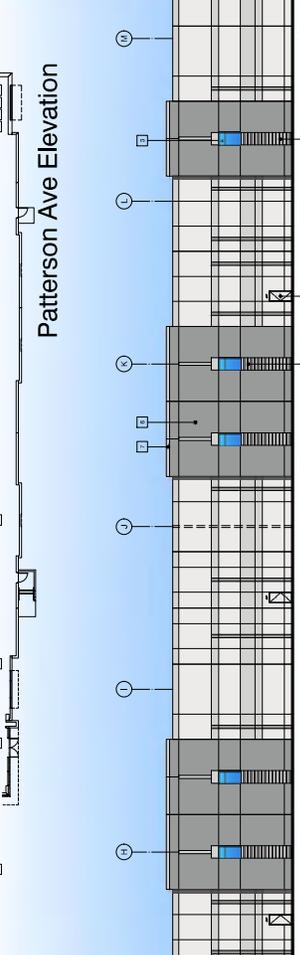
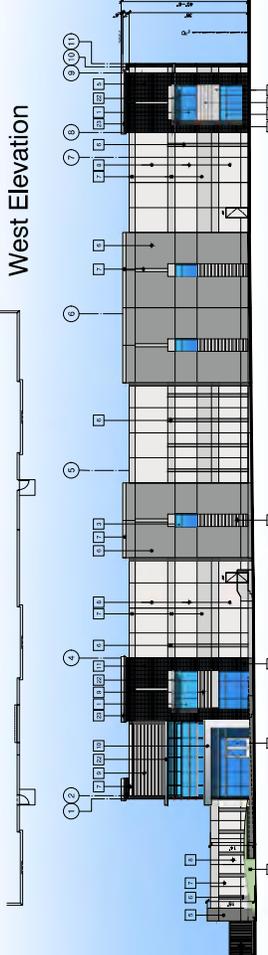
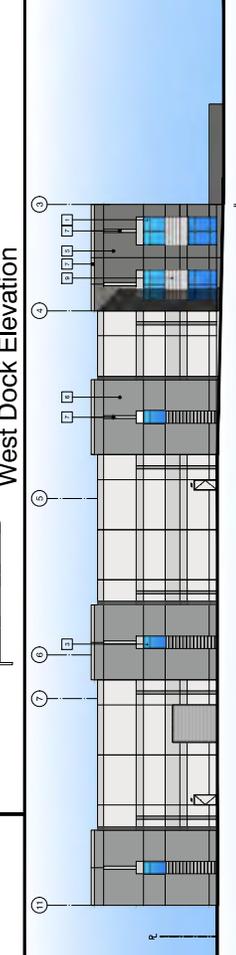
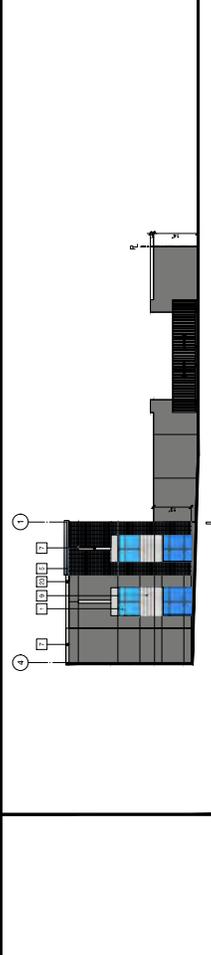
**Preliminary
 Colored
 Elevations**

DESIGNED BY	USA, INC.
DATE	12/20/24
DRAWN BY	USA, INC.
DATE	12/20/24
CHECKED BY	USA, INC.
DATE	12/20/24
PROJECT NO.	13000000000000000000
PROJECT NAME	PATTERSON BUSINESS CENTER BUILDING
SCALE	AS SHOWN
SHEET NO.	P-A3.1
TOTAL SHEETS	3

- ### Elevation Notes
- 1. VENEER GLASS OFFICE
 - 2. VENEER GLASS WAREHOUSE
 - 3. VENEER GLASS WAREHOUSE
 - 4. VENEER GLASS WAREHOUSE
 - 5. VENEER GLASS WAREHOUSE
 - 6. VENEER GLASS WAREHOUSE
 - 7. VENEER GLASS WAREHOUSE
 - 8. VENEER GLASS WAREHOUSE
 - 9. VENEER GLASS WAREHOUSE
 - 10. VENEER GLASS WAREHOUSE
 - 11. VENEER GLASS WAREHOUSE
 - 12. VENEER GLASS WAREHOUSE
 - 13. VENEER GLASS WAREHOUSE
 - 14. VENEER GLASS WAREHOUSE
 - 15. VENEER GLASS WAREHOUSE
 - 16. VENEER GLASS WAREHOUSE
 - 17. VENEER GLASS WAREHOUSE
 - 18. VENEER GLASS WAREHOUSE
 - 19. VENEER GLASS WAREHOUSE
 - 20. VENEER GLASS WAREHOUSE
 - 21. VENEER GLASS WAREHOUSE
 - 22. VENEER GLASS WAREHOUSE
 - 23. VENEER GLASS WAREHOUSE
 - 24. VENEER GLASS WAREHOUSE
 - 25. VENEER GLASS WAREHOUSE
 - 26. VENEER GLASS WAREHOUSE
 - 27. VENEER GLASS WAREHOUSE
 - 28. VENEER GLASS WAREHOUSE
 - 29. VENEER GLASS WAREHOUSE
 - 30. VENEER GLASS WAREHOUSE

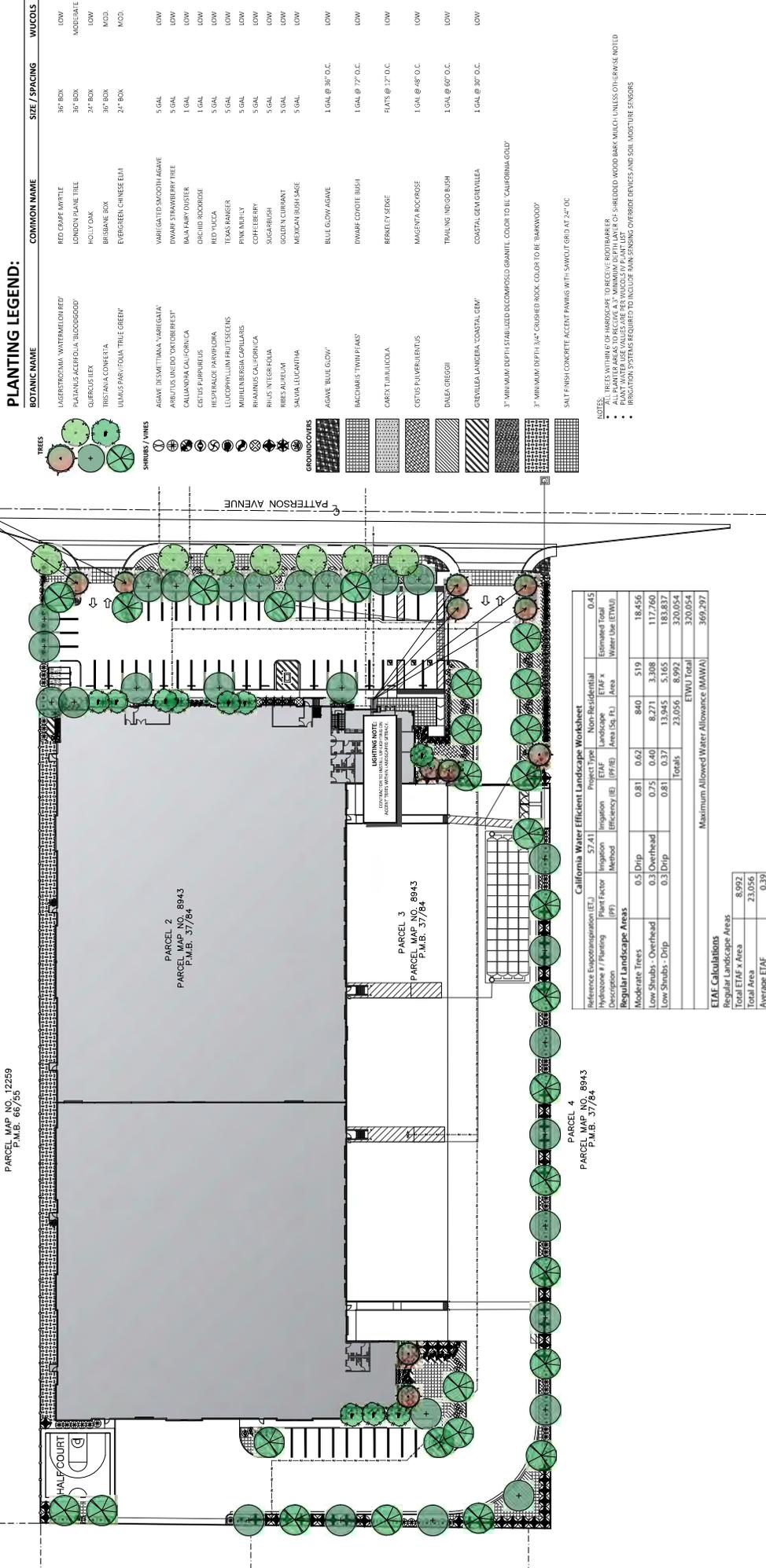
Exterior Color & Material Legend

- 1. VENEER GLASS OFFICE
- 2. VENEER GLASS WAREHOUSE
- 3. VENEER GLASS WAREHOUSE
- 4. VENEER GLASS WAREHOUSE
- 5. VENEER GLASS WAREHOUSE
- 6. VENEER GLASS WAREHOUSE
- 7. VENEER GLASS WAREHOUSE
- 8. VENEER GLASS WAREHOUSE
- 9. VENEER GLASS WAREHOUSE
- 10. VENEER GLASS WAREHOUSE
- 11. VENEER GLASS WAREHOUSE
- 12. VENEER GLASS WAREHOUSE
- 13. VENEER GLASS WAREHOUSE
- 14. VENEER GLASS WAREHOUSE
- 15. VENEER GLASS WAREHOUSE
- 16. VENEER GLASS WAREHOUSE
- 17. VENEER GLASS WAREHOUSE
- 18. VENEER GLASS WAREHOUSE
- 19. VENEER GLASS WAREHOUSE
- 20. VENEER GLASS WAREHOUSE
- 21. VENEER GLASS WAREHOUSE
- 22. VENEER GLASS WAREHOUSE
- 23. VENEER GLASS WAREHOUSE
- 24. VENEER GLASS WAREHOUSE
- 25. VENEER GLASS WAREHOUSE
- 26. VENEER GLASS WAREHOUSE
- 27. VENEER GLASS WAREHOUSE
- 28. VENEER GLASS WAREHOUSE
- 29. VENEER GLASS WAREHOUSE
- 30. VENEER GLASS WAREHOUSE



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CARTER GROUP AND ARCHITECTS, INC. AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT WRITTEN AGREEMENT FROM CARTER GROUP AND ARCHITECTS, INC. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC DIMENSIONS AND SHALL BE VIEWED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF CARTER GROUP AND ARCHITECTS, INC. PRIOR TO THE INITIATION OF ANY WORK.

LIGHTING NOTE:
 ALL LIGHT FIXTURES SHALL BE INSTALLED TO ILLUMINATE THE EXTERIOR OF THE BUILDING AND THE LANDSCAPE. LIGHTING SHALL BE INSTALLED TO ILLUMINATE THE EXTERIOR OF THE BUILDING AND THE LANDSCAPE.



PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
LACERONIA WATERMELON BIRD	RED DOWY MYRTLE	3P' BOX	LOW
PLATANUS ACERIFOLIA 'BUCCOGROD'	LONDON PLANE TREE	3P' BOX	MODERATE
QUERCUS LIEK	HOLLY OAK	24" BOX	LOW
TRISTANIA CONFERTA	BRISBANE BOX	3P' BOX	MOD.
ULMUS PARVIFOLIA 'TRILE GREEN'	EVERGREEN CHINESE ELM	24" BOX	MOD.
AGAVE DESERT 'DANA' 'VIGRE GALE'	VARI-GATED SMOOTH AGAVE	5 GAL	LOW
ARECATUS UNICOLOR 'DORISBEST'	DWARF STAMBEERY PALM	5 GAL	LOW
CALLANDIA CALIFORNICA	BAJA PARY DUSTER	1 GAL	LOW
CISTIS PURPUREUS	ORANGE ROCKROSE	1 GAL	LOW
HESPERALOE PANHORIA	RED YUCCA	5 GAL	LOW
LEUCOPHILIUM FRUTESCENS	TEXAS RANGER	5 GAL	LOW
MULLENBERGIA CAPILLARIS	PINK MULJLY	5 GAL	LOW
RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	LOW
RIBES ALBERTA	SUGARBUSH	5 GAL	LOW
RIBES ALBERTA	GOLDEN CURRANT	5 GAL	LOW
SALVIA LUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GAL @ 3P' O.C.	LOW
IMACTINUS 'TWIN PINNS'	DWARF CLOVETE BUSH	1 GAL @ 27" O.C.	LOW
CAREX TUMULOSA	BERKELEY SEDGE	FLATS @ 27" O.C.	LOW
CISTIS PULVERULENTIS	MAGENTA ROCKROSE	1 GAL @ 48" O.C.	LOW
DALEA GREGGII	TRAILING WOOD BUSH	1 GAL @ 60" O.C.	LOW
CENTILLEA LANIEREA 'COASTAL GEM'	COASTAL GEM GREVILLEA	1 GAL @ 30" O.C.	LOW
3" MINIMUM DEPTH 3/4" CRUSHED ROCK COLOR TO BE 'BARKWOOD'			
3" MINIMUM DEPTH STABILIZED DECOMPOSED GRANITE COLOR TO BE 'CALIFORNIA GOLD'			
SALT FINISH CONCRETE ACCENT FINISH WITH SAWTOOTH GRID 24" O.C.			

- TREES**
- AGAVE DESERT 'DANA' 'VIGRE GALE'
 - ARECATUS UNICOLOR 'DORISBEST'
 - CALLANDIA CALIFORNICA
 - CISTIS PURPUREUS
 - HESPERALOE PANHORIA
 - LEUCOPHILIUM FRUTESCENS
 - MULLENBERGIA CAPILLARIS
 - RHAMNUS CALIFORNICA
 - RIBES ALBERTA
 - RIBES ALBERTA
 - SALVIA LUCANTHA
- SHRUBS / PINNS**
- AGAVE 'BLUE GLOW'
 - IMACTINUS 'TWIN PINNS'
 - CAREX TUMULOSA
 - CISTIS PULVERULENTIS
 - DALEA GREGGII
 - CENTILLEA LANIEREA 'COASTAL GEM'
- GROUND COVERS**
- 3" MINIMUM DEPTH 3/4" CRUSHED ROCK COLOR TO BE 'BARKWOOD'
 - 3" MINIMUM DEPTH STABILIZED DECOMPOSED GRANITE COLOR TO BE 'CALIFORNIA GOLD'
 - SALT FINISH CONCRETE ACCENT FINISH WITH SAWTOOTH GRID 24" O.C.

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (E _t)	Project Type	Non-Residential	ETAF x	Estimated Total		
Hydrozone / Planning	Plant Factor	ETAF	Area (Sq. Ft.)	Water Use (ETWU)		
0.45	57.41	0.81	0.62	840	519	18,456
0.75	0.40	0.75	0.40	8,271	3,308	117,760
0.81	0.37	0.81	0.37	13,945	5,165	188,837
Regular Landscape Areas				Totals	23,056	8,992
Moderate Trees						
Low Shrubs - Overhead						
Low Shrubs - Drip						
ETAF Calculations				ETWU Total	320,054	
Regular Landscape Areas				Total ETAF x Area	8,992	
Total Area				23,056		
Average ETAF				0.391		
Maximum Allowed Water Allowance (MAWA)				369,297		

CONCEPTUAL LANDSCAPE PLAN

PATTERSON BUSINESS CENTER

CITY OF PERRIS



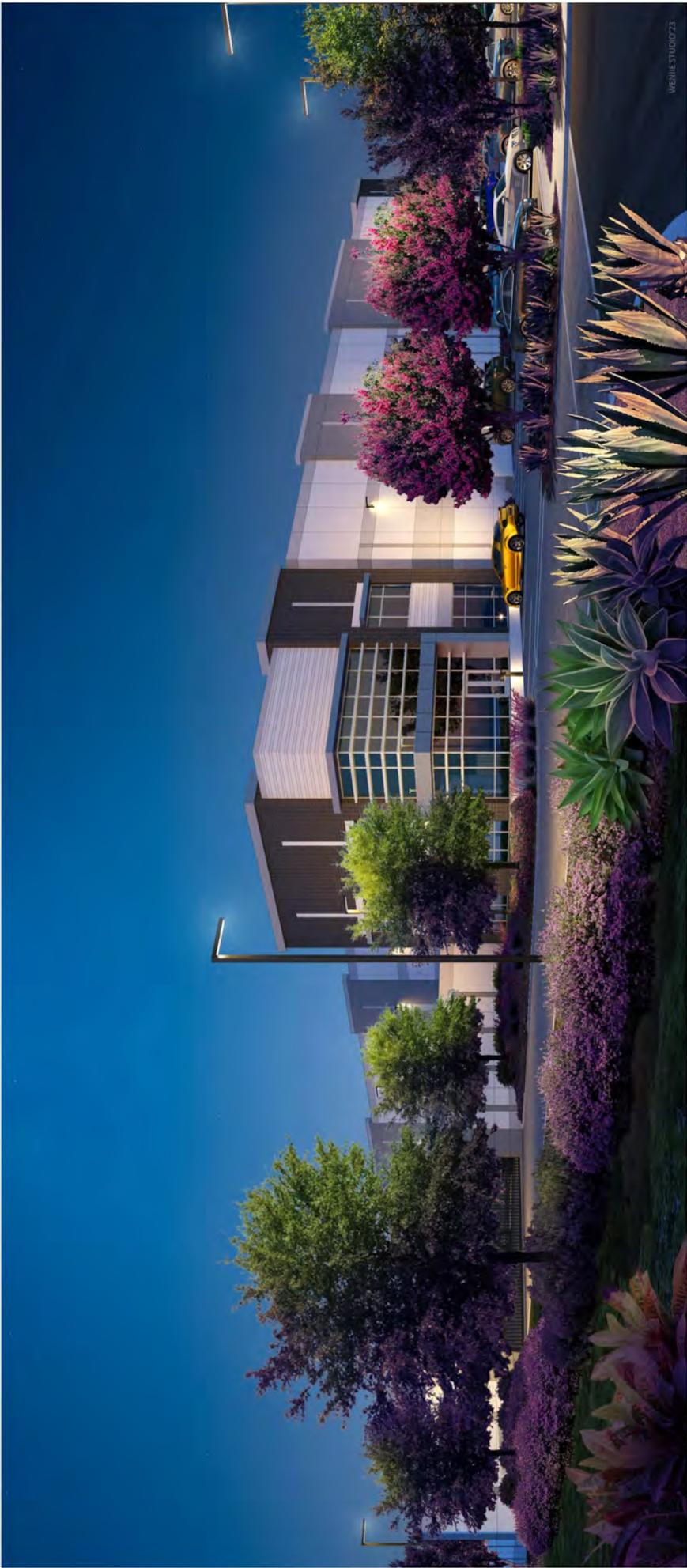




Exhibit F

Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Associated Technical Studies.

Due to the size of the files, the documents are available online at:

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
430#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-430#docan1206_1313_479)

Exhibit G

Public Comments and Responses to
Comments.

*Due to the size of the files, the documents
are available online at:*

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
430#docan1206 1313 479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-430#docan1206_1313_479)

Planning Commission Agenda

CITY OF PERRIS

July 17, 2024

Item

6C

Tentative Parcel Map 22-05050

(TMP 38368) and

Development Plan Review

(DPR) 22-00029



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE: July 17, 2024

SUBJECT: Tentative Parcel Map 22-05050 (TMP 38368) and Development Plan Review (DPR) 22-00029 – A proposal to subdivide an existing 3.8-acre parcel into two lots for the construction of a 5,490 square foot convenience store with a 2,579 square foot attached automated car wash, a 4,567 square foot canopy for passenger vehicles fueling and a 630 square foot canopy for trucks fueling, located on the northwest corner of Placentia Avenue and N. Perris Boulevard in the Commercial (C) Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Winston Liu

REQUESTED ACTION: Adopt Resolution No. 24-08, finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), and approving Tentative Parcel Map 22-05050 (TMP 38368) and Development Plan Review 22-00029, based on the findings and subject to the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager.

BACKGROUND

The subject 3.8-acre project site is vacant land located at the northwest corner of Placentia Avenue and N. Perris Boulevard with a relatively flat terrain. Surrounding uses include vacant land to the north, zoned Commercial, Coreslab Structures to the west, zoned Light Industrial, vacant parcels to the south across Placentia Avenue, zoned Light Industrial, and single-family residences to the east across Perris Boulevard, zoned R-6,000 (Exhibit B).

As a matter of information, staff conducted an Ad Hoc Committee meeting for this Project on December 20, 2024. The Ad Hoc Committee expressed the need for additional landscaping, separating truck fueling from auto fueling, and providing additional color enhancements and treatments to the proposed carwash and convenience store buildings. The applicant has revised the project plans to address these concerns by:

- Increasing the landscaping coverage by 2,235 square feet which equates to approximately 13 percent increase in landscape percentage. A total of 30 percent of trees throughout the site have been increased from 24-inch box size trees to 36 inch box size trees.
- Revising the layout to remove surplus parking for passenger vehicles within the truck fueling area and include a landscaped island to provide visual separation between the fueling areas for passenger vehicles and trucks.
- Modifying further the on-site circulation and the driveway design as follows: 1) the truck fueling access is limited to Placentia Avenue as a left-in and right-out only with the reverse

driveway so that no trucks traveling westbound would be able to access the truck fueling area via Placentia Avenue; and 2) the Perris Boulevard driveways are only intended for the auto fueling and patrons to the convenience store.

- Revising the building elevations to provide additional color contrast and treatment around the carwash (e.g., veneer treatment around the base of the building) and convenience store (e.g., extending the metal canopy and articulating the façade treatment area along the south elevation facing Placentia Avenue). Additionally, the color scheme has been changed to replace the warm tone colors with cooler grey tones to align with the current market demand for a modern commercial appearance.

PROJECT DESCRIPTION

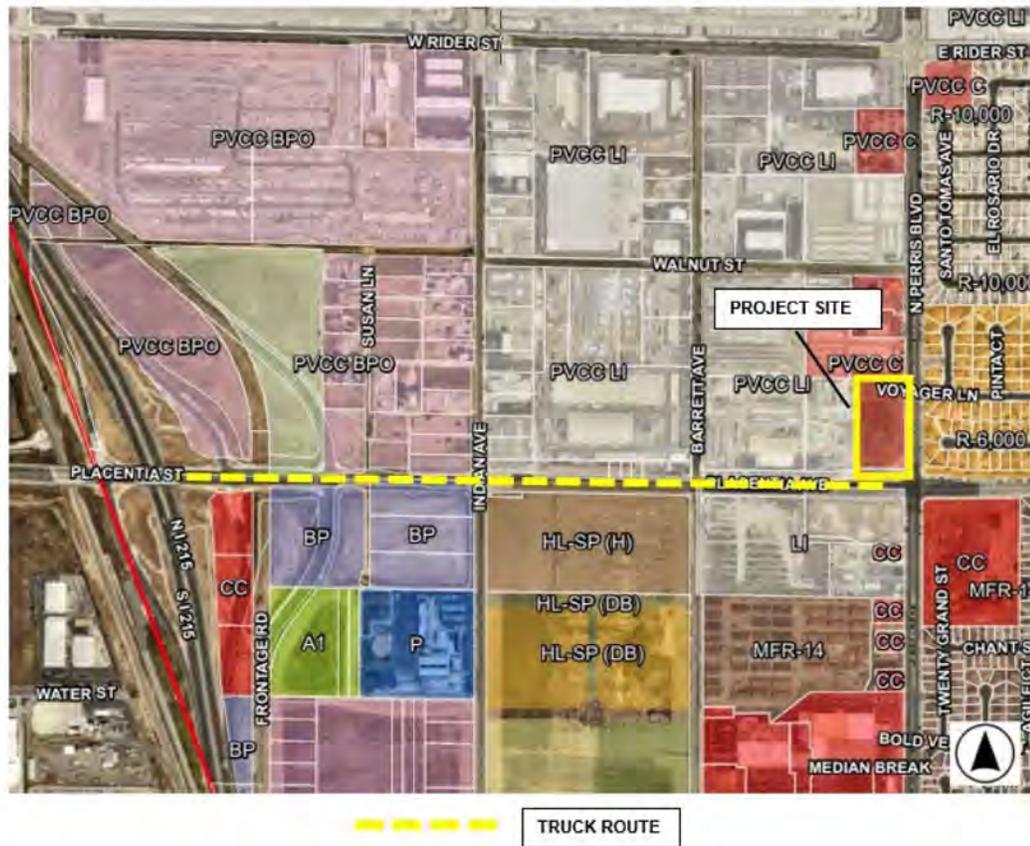
The applicant is requesting approval of a Tentative Parcel Map and Development Plan Review to subdivide an existing 3.8-acre parcel into two lots for the construction of a 5,490 square foot convenience store with a 2,579 square foot attached car wash, a 4,567 square foot canopy for passenger vehicles and a 630 square foot canopy for trucks on 2.14 acres.

The convenience store is proposed on the west side of the site facing Perris Boulevard. The automated car wash is attached to the rear (west side) of the proposed convenience store. Vehicles will enter the car wash in a clockwise movement, starting on the southerly side of the convenience store and exiting on the north side of the site. A total of 5 vacuums are proposed on the north side of the convenience store, east of the car wash exit. A total of 27 parking spaces for passenger vehicles, located east of the convenience store, will serve the site. The service station and convenience store are planned to operate 24 hours per day, seven days a week, while the car wash will operate from 7:00 AM to 8:00 PM daily. The proposed project is expected to employ 5 full-time employees.

The passenger vehicle fueling station is located east of the convenience store between two landscaped islands. It will allow up to 16 patrons to fuel their vehicles under a 4,567-square-foot canopy facing Perris Boulevard. Access will be provided via two driveways along Perris Boulevard.

The truck fueling station is located south of the convenience store/car wash between two landscaped islands. It will allow up to 3 patrons to fuel their trucks under a 630-square-foot canopy facing Placentia Avenue on the southern side of the project site. Truck access to the site will be provided via a single 40-foot-wide angled driveway along Placentia Avenue to direct truck traffic to the I-215 freeway so that no truck can access the site via Perris Boulevard or on Placentia Avenue east of the fueling facility site.

The truck fueling component is proposed to address the needs of truck fueling in the industrial areas between Ramona Expressway and Placentia Avenue, as there are no truck fueling facilities in the south area of the PVCC Specific Plan. There is one gas station with truck fueling dispensers under construction at the northeast corner of Perris Boulevard and Harley Kox Boulevard. Having a truck fueling option at the south end allows truck fueling to be captured in an area that is already zoned industrial.



PROJECT ANALYSIS

The table below summarizes the project's consistency with the General Plan, PVCC Specific Plan, Zoning Code, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

CONSISTENCY ANALYSIS
<p>Consistency with the General Plan</p> <p>The project would be consistent with the Commercial (C) Zone of the PVCC Specific Plan, which is intended to support retail, professional office, and service-oriented business activities. The applicant proposes a 5,490 square foot convenience store with a 2,579 square foot attached car wash, a 4,567 square foot canopy for passenger vehicles and a 630 square foot canopy for trucks on 2.14 acres. All are uses supported in the Commercial zone. Therefore, the project would be consistent with the PVCC Specific Plan.</p> <p><u>Land Use Element:</u></p> <p>Policy II - New development consistent with infrastructure capacity and municipal services capabilities.</p> <p>Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy. The proposed fueling station facility would produce jobs within the vicinity of the area.</p>

CONSISTENCY ANALYSIS	
Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan	
The project would be consistent with the Commercial (C) Zone of the PVCC Specific Plan, which is intended to support retail, professional office, and service-oriented business activities and proposes no change to the Specific Plan. Therefore, the project would be consistent with the PVCC Specific Plan.	
Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IP ALUCP)	
The proposed Project area is located within Zone C1 (Primary Approach Departure Zone) of the March Air Reserve Base/Inland Port Airport Influence Area, which has a low potential risk for accidents due to flight altitude. The proposed project was analyzed for consistency with C1 Zone and was determined to be consistent with the Airport Plan.	

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the Commercial (C) Zone of the PVCC SP subject to the approval of the land use change and Chapter 19.69 – Parking Development Standards of the Zoning Code.

PVCC Specific Plan Building Development Standards				
Standard		Proposed	Consistent	Inconsistent
Lot Coverage	50 percent maximum	11.8%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fite FAR	0.75 percent maximum	0.07 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	45 feet max	28 feet (Convenience Store) 19 feet Fuel Canopies	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front: (east)	15 feet	183 feet -1 inch	<input checked="" type="checkbox"/>
	Interior Sides: - north - south	N/A	48 feet - 0 inch 187 feet - 1 inch	<input checked="" type="checkbox"/>
	Rear: (west)	N/A	10 feet - 10 inch	<input checked="" type="checkbox"/>
Landscaping	10 percent minimum	21%	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Retail	1space/250 sq ft. of General Retail 5,490 sq. ft.	22 spaces	29 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Car Wash	1 space/bay	1 space			
Total Parking		23 spaces	29 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			6 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The proposed building elevations reflect the current industry standard and style for concrete tilt-up construction. The design incorporates a combination of varying rooflines, cornice treatment, vertical and horizontal windows, stone veneer, and intermittent recessed panels to create a contrasting aesthetic design for compliance with the Perris Valley Commerce Center Specific Plan design standards. The entry areas include recess paneling to provide additional articulation in the vertical plane. The proposed color palette combines shades of grey and white with a red accent color to complement the entire building. The combination of varying colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building. (Exhibit E).

- **Landscaping**

The applicant has submitted a conceptual landscape plan conforming to the Landscaping Ordinance's requirements. The proposed on-site landscaping area totals approximately 19,545 square feet or approximately 21 % of the site, which exceeds the code's minimum 10% landscape requirement. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas. (Exhibit E).

- **Fencing and Screening**

The project proposes the construction of a decorative 6-foot-high split-face concrete wall with a trim cap along the west property line to buffer the traffic noise and screen views from the carwash building.

- **Circulation**

Access to the Project site will be facilitated through two driveways on Perris Boulevard and one driveway on Placentia Avenue. Both driveways on Perris Boulevard will only allow right turn in and right turn out movements due to an existing raised median. The driveway located in the southern area of the site along Placentia Avenue will be accessible exclusively to trucks, allowing left turn in and right turn out movements. To preclude comingling of passenger vehicles and trucks, staff is recommending a condition of approval requiring the installation of "No Trucks Access" signs at the driveways along Perris Boulevard and the landscaped islands between the passenger vehicle and truck fueling areas. All entrances to the site will feature decorative pavement.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), as the project constitutes an infill development project within city limits on less than five acres of land in compliance with the applicable General Plan and Zoning Code and has no habitat value for biological resources.

RECOMMENDATION:

Adopt Resolution No. 24-08 finding the project is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) and approving Tentative Parcel Map 22-05050 (TMP 38368) and Development Plan Review (DPR) 22-00029 to the subdivision of an existing 3.8-acre parcel into two lots for the

construction of a 5,490 square foot convenient store with a 2,579 square foot attached car wash, a 4,567 square foot canopy for passenger vehicles and a 630 square foot canopy for trucks, based on the findings and subject to the 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: Alfredo Garcia, Associate Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 24-08 with Conditions of Approval (Planning and Fire, Engineering, Public Works, Community Services, and Building & Safety)
- B. Location/Aerial Photo
- C. Perris Valley Commerce Center Plan Map
- D. MARB/IP ALUCP Map
- E. Project Plans (Site Plan, Floor Plan, Building Elevations, and Conceptual Landscape Plans)
- F. Letters in Support of Project

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

EXHIBIT A

Resolution 24-08 with Conditions of
Approval (Planning, Engineering, Public
Works, Community Services and Building)

RESOLUTION NUMBER NO. 24-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15332, CLASS 32 IN-FILL DEVELOPMENT AND APPROVING TENTATIVE PARCEL MAP 22-05050 (PM38368), AND DEVELOPMENT PLAN REVIEW 22-00029 TO SUBDIVIDE 3.8 ACRES TO FACILITATE THE DEVELOPMENT OF A 5,490 SQUARE FOOT CONVENIENT STORE WITH A 2,579 SQUARE FOOT ATTACHED CAR WASH, A 4,567 SQUARE FOOT DOMESTIC AND A 630 SQUARE FOOT TRUCK FUELING CANOPY. LOCATED AT THE NORTHWEST CORNER OF PLACENTIA AVENUE AND N. PERRIS BOULEVARD BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL.

WHEREAS, the applicant Winston Liu (“Applicant”) proposes to subdivide an existing 3.8-acre parcel into two lots for the construction of a 5,490 sq. ft. convenient store with a 2,579 sq. ft. attached car wash, a 4,567 sq. ft. domestic and 630 sq. ft. truck fueling canopy. Located at the Northwest corner of Placentia Avenue and N. Perris Boulevard.; and

WHEREAS, a Development Plan Review application (DPR 22-00029) was submitted for consideration of architectural design and site layout and operations, and

WHEREAS, the proposed use is in accordance with the objectives of the Perris Valley Commerce Center Specific Plan Commercial (C) zone; and

WHEREAS, the proposed use is consistent with the City's General Plan and conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

WHEREAS, on July 17, 2024, the Planning Commission conducted a legally noticed public hearing on Tentative Parcel Map 22-05050 (PM 38368) and Development PLna Review 22-00029, and considered public testimony and materials in the staff reports and accompanying document and exhibit; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, the City has complied with the California Environmental Quality Act, in that that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development; and

WHEREAS, Section 66411 of the California Government Code (Subdivision Map Act) vests in the legislative bodies of local agencies the regulation and control of the design and improvement of subdivisions; 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.

Section 2. The Planning Commission has determined that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development.

Section 3. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission hereby finds the following:

Development Plan Review 22-00029:

1. The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the Perris Valley Commerce Center Specific Plan, the purposes and provisions of the P.M.C., the purposes of the Zone in which the site is located, and the development policies and standards of the City.

The proposed development aligns with the General Plan and PVCCSP zoning, which designate the site as Commercial (C). This zoning allows for retail uses and permits service stations, with the car wash considered as an ancillary use permitted within the zone. With the conditions applied, the project not only meets but also surpasses the objectives of the Commercial land use designation and adheres to development standards.

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

The current site is vacant and situated within the Perris Valley Commerce Center Specific Plan (PVCCSP), with a General Plan designation and zoning classification of Commercial. The proposed project aligns with this designation, which is intended for commercial development supporting various retail, professional office, and service-oriented businesses. The project includes retail facilities for fuel and convenience goods, along with car wash services, all of which are consistent with the zoning regulations.

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

As conditioned, the proposed gas station development 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. Similar commercial centers currently exist in proximity to the project site. A traffic signal currently exists at the intersection of Perris Blvd. and to help provide safe access /exit to the site as stated in the Conditions of Approval to ensure safe traffic conditions. The traffic study for the project concluded that all the study area intersections are anticipated to operate at acceptable levels of service after the Project is operating.

The gasoline station portion of the Project will dispense, store, and handle gasoline, diesel, diesel exhaust fluids, biodiesel fuels, and oil during the course of daily operations. These types of hazardous materials are subject to regulation by the Department of Environmental Health of the Riverside County Community Health Agency and to other local, state, and federal regulations and guidelines that ensure proper/safe transport, storage, and use of hazardous materials, generation of hazardous waste, and treatment of any potentially hazardous materials and/or waste incidents. With mandatory regulatory compliance with federal, State, and local laws (as described above), potential hazardous materials impacts associated with long-term operation of the Project would be less than significant and no mitigation is not required.

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

The project proposes an architecturally enhanced building featuring varying roofline angles and heights, steel canopy awnings, and glass storefront components. Exterior finishes will include natural stone veneer, stucco, and metal coping. The color palette for the façades will consist of tones of grey and white, creating a modern and cool aesthetic. These design elements meet the development standards set by the Commercial Community Zone.

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

The proposed Project meets the on-site and off-site landscape standards for the Commercial (C) zoning district as outlined in the PVCCSP. The requirements ask for 10% coverage, and the project proposes 17.9%. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas, and trash enclosures.

Tentative Parcel Map 22-05050 (PM38368):

- A. Tentative Parcel Map 38368 is consistent with the Perris Valley Commerce Center Specific Plan Commercial Zone land use designation for commercial of the General Plan policies and

The Tentative Parcel Map meets or exceeds the criteria outlined in the Perris Municipal Code section for zoning, development code, and requirements of the PVCC SP Commercial zone. The project will adhere to zoning code development standards for commercial uses and comply with fire accessibility requirements.

Additionally, a recorded reciprocal access agreement and shared parking agreement will be implemented to ensure coordinated circulation with all properties within the existing center.

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

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 therefore will not have any significant adverse effects on the environment.

- 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 Commercial zone. The PVCC SP Commercial zone allows subdivisions within multiple parcels when Commercial and mixed-use projects with multiple lots that are contiguous and tied together by a Development Agreement, cross-access and/or shared-parking agreements, or similar covenant approved by the City and formally recorded against Title may deviate from the lot size, lot width, lot depth, and street frontage criteria provided that such deviation is necessary to achieve superior site planning. As conditioned, the proposed Project conforms to the goals of the General Plan and Zoning Code by complying with the development standards of the PVCC SP Commercial Zone and providing superior site design and building architecture. The Project is consistent with General Plan Policy 4.A by providing new commercial shopping and employment opportunities within the City.

- 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 for commercial subdivisions, accessibility, site design, and

will comply with fire accessibility requirements. Also, the Project will draft a reciprocal access agreement, shared maintenance, and shared parking agreement to ensure coordinated circulation with adjacent properties.

Section 4. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission finds the Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Article 19 of the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill development, and approves Tentative Parcel Map 22-05050 (PM 38368) and Development Plan Review 22-00029 a proposal to subdivide an existing 3.8-acre parcel into two lots for the construction of a 5,490 sq. ft. convenient store with a 2,579 sq. ft. attached car wash, a 4,567 sq. ft. domestic and 630 sq. ft. truck fueling canopy. Located at the Northwest corner of Placentia Avenue and N. Perris Boulevard within the Perris Valley Commerce Center Specific Plan Zoned Commercial (C). (APN: 305-040-038), 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 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 6. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED and **APPROVED** this 17th day of July 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 24-08 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 17th day of July 2024, and that it was so adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Secretary, Planning Commission

Attachments Conditions of Approval (Planning, Engineering, Public Works, Community Services and Building).

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

CONDITIONS OF APPROVAL

**Tentative Parcel Map 22-05050 (TPM 38368)
Development Plan Review (DPR) 22-00029**

June 17, 2024

Project: Tentative Parcel Map 22-05050 (TMP 38368) and Development Plan Review (DPR) 22-00029 – A proposal to subdivide an existing 3.8-acre parcel into two lots for the construction of a 5,490 square foot convenient store with a 2,579 square foot attached automated car wash, a 4,567 square foot canopy for passenger vehicles and a 630 square foot canopy for trucks, located on the northwest corner of Placentia Avenue and N. Perris Boulevard in the Commercial (C) Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Winston Liu

GENERAL CONDITIONS:

1. **Approval Period for Tentative Parcel Map 22-05050 (TPM 38368) and Development Plan Review 22-00029.** The Development Plan Review processed in conjunction with the Tentative Parcel Map shall expire in two years from the City Council final action for consistency with the time limits of the map. Within two years, the applicant shall demonstrate the beginning of substantial construction as approved, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of six (6) one-year extensions may be requested for consistency with the related Tentative Parcel Map. A written request for extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and any subsequent extension) expiration dates.
2. **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 Plan review (DPR) 22-00029 and Tentative Parcel Map 22-05050 (TPM 38368)**. 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.
3. **Notice of Exemption.** Within five (5) days of Planning Commission approval, the applicant shall electronically file a Notice of Exemption (NOE) and administrative \$50.00 fee to the “Riverside County Clerk’s Office.” A copy of the recorded NOE shall be provided to the Planning Division for record-keeping purposes.

• **PLANNING DIVISION**

4. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Commercial (C) Zone standards of the Perris Valley Commerce Center Specific Plan (PVCC-SP) and Title 19 of the Perris Municipal Code.
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 **July 17, 2024**, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
7. **Advisory - Signs:** The project approval does not include signs. Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code. Any proposed wall or monument sign shall require a separate sign application and payment of applicable fee subject to review and approval by the Planning Division.
8. **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.

Prior To Final Map Recordation:

9. **Final Map Recordation.** 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 applicant shall prepare Covenant, Conditions, & Restrictions (CC & Rs) for the access and maintenance agreement, subject to review and approval by the City.
 - b. The Final Map shall preserve all existing ingress and egress access easements, shared parking, and maintenance easements.
 - c. The Final Map shall conform substantially to the Planning Commission-approved Tentative Parcel Map.
10. **Required Clearances.** Prior to 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 satisfied.
 - c. Required approvals from any outside agency.

Prior to Grading Permit Issuance:

11. **Grading Plans.** Grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
12. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall

also submit landscape and irrigation plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.

13. **Preliminary Water Quality Management Plan (PWQMP) 22-00029.** 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.
14. **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).
15. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.

Prior to Building Permit Issuance:

16. **California Building Code.** The applicant shall follow 2023 Cal green standards for shade trees in commercial parking lots.
17. **Plot 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. **Charging Stations.** The applicant shall install EV parking spaces as shown on the plans. Electric Vehicle charging stations for light-duty vehicles, and the station locations and specifications shall be included on the building plans.
18. **Landscaping Plans Requirements.** Prior to the issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for review and approval. A separate application and fee will be required. 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. Landscape plans shall include the following:

- a. **Perimeter Landscaping.** The applicant shall upsize and increase the number of plant materials (trees, shrubs, accent plants) along the street frontages.
 - b. **Uplighting.** Landscaping along the street frontages shall be enhanced with uplighting.
 - c. **Drive-through Lane.** Drive-thru lane shall be screened with a 36-inch-high shrub hedge consisting of a double-row of 5-gallon shrubs at 3 ½ feet on center.
 - d. **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 for every 6 parking stalls shall be provided.
 - e. **Parking Lot Screening.** All parking areas along the street frontages shall be screened by a minimum 36-inch high shrubs using a double-row of 5-gallon shrubs at 3 ½ feet off center.
 - f. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be landscaped with appropriate plant materials 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. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used at the driveway entrances.
 - j. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - k. **Maintenance.** All landscaping shall be maintained in a viable growth condition in perpetuity.
19. **Trash Enclosure.** The sides of the trash enclosure shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover and a metal mesh between the trellis cover and the trash enclosure stucco wall.
 20. **Fencing.** A white vinyl split rail fencing shall be installed along the southerly and easterly property lines of the vacant parcel to the north.
 21. **Fencing.** The applicant must install tubular steel fencing behind the proposed car wash to enhance security.
 22. **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 are 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.
23. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval shall be copied onto the construction drawings. The conditions shall be annotated for ease of reference (i.e., Sheet and detail numbers).
 24. **School District.** The proposed project shall adhere to the standard requirements and fees established by the Val Verde Unified school District.
 25. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070. of the Perris Municipal Code.
 26. **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).
 27. **Screening of Roof-Mounted Equipment.** Proper screening shall be provided to 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.
 28. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
 29. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.
 30. **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.

31. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval by Planning Division. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination) for all project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots, and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.
32. **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. Appropriate Road and Bridge Benefit District fees;
 - f. Appropriate City Development Impact Fees in effect at the time of development.

During Construction:

33. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison SCE area service planner to complete the required forms prior to the commencement of construction.
34. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
35. **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 people 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.
36. **Temporary Construction Fencing.** A 6-foot-high temporary chain link fence (with view obscuring mesh) is required along the perimeter of each phase during construction. The fence shall limit public access to each construction site.

Prior To Issuance of Occupancy Permits:

37. **Reciprocal Access.** The Project shall record a reciprocal access agreement to allow access between both properties to the north and south. The reciprocal access agreement shall be reviewed and approved by the Planning Division and City Attorney prior to recordation.
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 prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the

time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:

- a. Landscape Maintenance District No. 1
 - b. Maintenance District No. 84-1
 - c. Flood Control Maintenance District No. 1
 - d. South Perris Public Safety Community Facilities Assessment District
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. **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.
41. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
42. **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.

Operational Conditions:

43. **Truck Route.** Trucks will access the site from the I-215 by traveling east along Placentia Avenue and entering the site via the two-way driveway along Placentia Avenue.
44. **Trucks.** Trucks shall not be parked overnight on-site, only for the duration of fueling activities.
45. **Site.** The applicant is required to install "No Trucks Access" signs at the driveways along Perris Boulevard and the landscaped islands between the passenger vehicle and truck fueling areas.
46. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance, including one-year landscape maintenance of on-site landscaping. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated June 14, 2024.
47. **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.

48. **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. 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 the walls.

• **ENGINEERING DEPARTMENT**

49. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **July 11, 2024**.

• **PUBLIC WORKS DEPARTMENT**

50. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **November 16, 2023**.

• **COMMUNITY SERVICES DEPARTMENT**

51. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **November 15, 2023**.

BUILDING OFFICIAL/FIRE MARSHAL

52. The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **November 11, 2023**.

FIRE DEPARTMENT

53. The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **June 20, 2024**.
- 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 issuance of 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 issuance of 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 around the circumference shall be maintained.
- h. The Fire Department Connection (FDC) shall be located within 100 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 the 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. 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.
- l. 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.
- m. A permit for a carbon dioxide system for beverage dispensing shall be obtained from the City of Perris Office of the Fire Marshal. The area storing or using carbon dioxide shall be provided with either a carbon dioxide gas leak detection system as specified by CFC 5307.4.3, or a ventilation system as specified by CFC 5004.3.
- n. Prior to the issuance of building permits a City of Perris Chemical Classification Disclosure shall be submitted for review and approval. All hazardous materials as defined by the fire code that will either be stored or used at the facility shall be disclosed. The disclosure package can be obtained at <https://www.cityofperris.org/home/showpublisheddocument?id=2401>

END OF CONDITIONS



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

July 11, 2024

PLN 22-05291 – TPM 38368

PLN 22-00029 – DPR

NWC Placentia Avenue & Perris Boulevard

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 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 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.
2. 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.

3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.
4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.
5. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted in the Traffic Impact Analysis prepared by TJW Engineers dated May 29, 2024 and as conditioned below as approved by the City Engineer including but not limited to:
 - The site circulation shall be such that auto and truck access, circulation and parking are distinct and separate.
 - Truck access to and from the truck fueling site shall be limited to I-215/Placentia Avenue Interchange and Placentia Avenue.
 - To withstand truck traffic impact, the eastbound left turn lane and the northerly half width of Placentia Avenue at the truck designated point of access/driveway shall be concrete paved as determined and as approved by the City Engineer.
 - To withstand truck traffic impact, the full intersection of Barrett Avenue and Placentia Avenue (excluding northern and southern legs) shall be concrete paved as determined and as approved by the City Engineer.
 - One point of access/driveway is permitted on Placentia Avenue; this driveway shall be designated for truck access only.
 - This driveway shall allow for left-in/right-out movement only.
 - This driveway shall be stop controlled for the southbound traffic.
 - The easterly return of this driveway shall be reversed to negate left out movements.
 - A raised hardscaped median shall be installed in Placentia Avenue at this driveway to negate left out movements.
 - Lane configuration striping at this driveway shall be as follows:
 - Eastbound (Placentia Avenue): 1 left turn lane with a minimum storage length of 150 feet, 3 through lanes, 1 class II bike lane
 - Westbound (Placentia Avenue): 3 through lanes, 1 class II bike lane
 - Southbound (Driveway): 1 right turn lane
 - Two points of access/driveways are permitted on Perris Boulevard; these two driveways shall be designated for auto access only. Driveways from north to south are labeled 1 through 2 respectively.
 - Driveway 1 shall allow for left-in/right-in/right-out movements only.
 - Driveway 1 shall be stop controlled for the eastbound traffic.

- Lane configuration striping at Driveway 1 shall be as follows:
 - Southbound (Perris Boulevard): 3 through lanes, 1 class IIB bike lane
 - Northbound (Perris Boulevard): 1 left turn lane with a minimum storage length of 120 feet, 2 through lanes
 - Eastbound (Driveway): 1 right turn lane
- Driveway 2 shall allow for right-in/right-out movements only.
- Driveway 2 shall be stop controlled for the eastbound traffic.
- Lane configuration striping at Driveway 2 shall be as follows:
 - Southbound (Perris Boulevard): 3 through lanes, 1 class IIB bike lane
 - Northbound (Perris Boulevard): 2 through lanes
 - Eastbound (Driveway): 1 right turn lane
- Perris Boulevard (Arterial 128'/94') from Placentia Avenue to the project's northern boundary within dedicated right of way shall be improved to provide for the following improvements:
 - An additional 18 feet of pavement shall be installed at the intersection of Perris Boulevard and Placentia Avenue to accommodate a dedicated southbound right turn lane using a TI of 10.0, minimum pavement structural section shall be 9" Asphalt Concrete PG70-10 over 14" Class II Aggregate Base. The additional 18 feet shall be a minimum of 200 feet. The curb and gutter and right of way transition shall be a minimum of 150 feet per the PVCC Figure 5.0-2b, Expanded Intersection – Arterial.
 - The existing curb and gutter shall be removed and replaced with 8-inch curb and gutter to accommodate the designated right turn lane.
 - The existing pavement along the property's frontage shall be grind and overlaid using Asphalt Concrete PG70-10 to a minimum depth of 2 inches from the curb and gutter on the west side to the number one lane east of the median.
 - Class IIB bike lane
 - The parkway on the west shall be 17 feet wide consisting of 6-foot-wide non-curb adjacent sidewalk, landscaping, 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.
- Placentia Avenue (Arterial 128'/94') from Perris Boulevard to the project's westerly boundary within dedicated right of way shall be improved to provide for the following improvements:
 - A new 14-foot-wide raised hardscaped median
 - The existing pavement along the property's frontage shall be grind and overlaid using Asphalt Concrete PG70-10 to a minimum depth of 2 inches from the existing curb and gutter on the north side to the number one lane south of the median.
 - Class II bike lane

- The parkway on the north shall be 17 feet wide consisting of 6-foot-wide non-curb adjacent sidewalk, landscaping, 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 traffic signal at the intersection of Perris Boulevard and Placentia Avenue shall be modified and fully operational.
 - Lane configuration striping at intersections shall be as follows:
 - Perris Boulevard and Placentia Avenue:
 - Southbound (Perris Boulevard): 1- 18 foot right turn lane with a minimum length of 200 feet, 2- 12 foot through lanes, 1- 12 foot class IIB bike lane, 1- 11 foot left turn lane with a minimum storage length of 350 feet
 - Northbound (Perris Boulevard): 1 left turn lane, 2 through lanes
 - Eastbound (Placentia Avenue): 1 right turn lane, 1 left turn lane, 2 through lanes, 1 class II bike lane
 - Westbound (Placentia Avenue): 1 right turn lane, 1 left turn lane, 2 through lanes, 1 class II bike lane
6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements. The driveways curb returns shall be within the property limits and shall not infringe on adjacent properties.
7. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by W&W Land Design Consultants, Inc. dated May 21, 2024 and as conditioned below as approved by the City Engineer including but not limited to:
- The developer/property owner shall collect on-site runoff and convey it through private drainage course to discharge to Perris Valley MDP Line H. If necessary, the developer/property owner shall obtain an encroachment from Riverside County Flood Control and Water Conservation District (RCFCD) for the connection.
 - The developer/property owner shall construct a catch basin to convey street runoff through Perris Boulevard to Perris Valley MDP Line H. If necessary, the developer/property owner shall obtain an encroachment from Riverside County Flood Control and Water Conservation District (RCFCD) for the connection.
 - Catch basin inserts shall be provided as approved by the Public Works Department.
8. The onsite private basin shall be designed per RCFCD and City of Perris design standards and guidelines.

9. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD) and RCFCD as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Traffic Signal Plans
 - d. Signing and Striping Plans
 - e. Water and Sewer Improvement Plans
 - f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
 - g. Geotechnical Report
 - h. Hydrology and Hydraulic Report
 - i. Final WQMP
 - j. Traffic Control Plans

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

Prior to Recordation of the Parcel Map:

10. The developer/property owner shall submit a focused traffic impact analysis for the intersection of Placentia Avenue and Barrett Avenue to determine the extent of the required traffic control and necessity of traffic signal installation as directed by the City Engineer.
11. The following 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:
 - Perris Boulevard is classified as an Arterial (128'/94') per the Perris Valley Commerce Center Specific Plan. Adequate right-of-way shall be dedicated on Perris Boulevard along the property frontage to accommodate a 128-foot full width dedicated right-of-way from Placentia Avenue to the project's northern boundary, as determined and approved by Planning Department, Public Works Department and the City Engineer.
 - Placentia Avenue is classified as an Arterial (128'/94') per the Perris Valley Commerce Center Specific Plan. Adequate right-of-way shall be dedicated on Placentia Avenue along the property frontage to accommodate a 128-foot full width dedicated right-of-way from Placentia Avenue to the project's northern boundary, as determined and approved by Planning Department, Public Works Department and the City Engineer.

- At the intersection of Placentia Avenue and Perris Boulevard additional right-of-way shall be dedicated to accommodate the dedicated southbound right turn lane and transition per the PVCC Figure 5.0-2b, Expanded Intersection – Arterial.
- Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
- The developer/property owner shall obtain an access easement from the City for the driveway on Placentia Avenue. The developer/property owner shall be responsible for the maintenance of this driveway and associated appurtenances.

All dedications shall be free from all encumbrances as approved by the City Engineer.

12. The developer/property owner shall relinquish and waive rights of access to and from Perris Boulevard, and Placentia Avenue on the Map other than the access opening as depicted in Engineering condition number 5.
13. The developer/property owner shall make a good faith effort to acquire required offsite property interests for construction of roadway improvements and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
14. The following statement shall be added to the Map:

"Notice of drainage fees" Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of Perris prior to issuance of the building permit, and that the property owner prior to issuance of the building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.
15. The developer/property owner shall annex into the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing facilities including but not limited to streetlights, traffic signals and drainage shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

16. The developer/property owner shall have the aforementioned improvement plans and parcel map approved, executed subdivision agreement and posted securities prior to map recordation.

Prior to Issuance of Grading Permit:

17. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD) and RCFCD as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Traffic Signal Plans
 - d. Signing and Striping Plans
 - e. Water and Sewer Improvement Plans
 - f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
 - g. Geotechnical Report
 - h. Hydrology and Hydraulic Report
 - i. Final WQMP
 - j. Traffic Control Plans

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

Prior to Issuance of Building Permit:

18. The developer/property owner shall process Parcel Map 38368 with the City for review and approval and subsequent recordation.
19. 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 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.
20. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.
21. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

Prior to Issuance of Certificate of Occupancy:

22. The developer/property owner shall complete the construction of all public improvements, as conditioned above and accepted by the City, including but not limited to:
- Perris Boulevard and Placentia Avenue roadway, parkway, and drainage improvements.
 - Traffic signal modification at Perris Boulevard and Placentia Avenue.
 - In the event the focus traffic study indicates the necessity of a traffic signal to be installed at Placentia Avenue and Barrett Avenue the developer/property owner shall construct said signal.
23. In the event the focus traffic impact analysis indicates the developer/property shall pay fair share contributions of a traffic signal to be installed at Placentia Avenue and Barrett Avenue the developer/property owner shall pay their fair share contributions. The amount of contribution shall be assessed based on costs at the time of request of issuance of occupancy permit as approved by the City Engineer.
24. In the event the electrical cables are under 66 kv, the existing power poles on Perris Boulevard between Placentia Avenue and the projects northern boundary shall be removed, and electrical cables and communication cables shall be undergrounded.
- In the event the electrical cables are over 66 kv, the existing power poles shall be relocated to accommodate the roadway widening and the communication cables shall be undergrounded.
- The developer/property owner shall provide an analysis from the utility consultant analyzing compliance with this condition.
25. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
26. 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.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: November 16, 2023

To: Alfredo Garcia, Planner

From: Jessica Galloway, Public Works Supervisor

By: Chris Baldino, Landscape Inspector *CB*

Subject: **DPR 22-00029, CUP22-05290, TPM22-05291 – Conditions of Approval**
Proposal to develop a fueling station, with drive-thru carwash and convenient store on the northwest corner of Perris Blvd and Placentia Ave, within the Perris Valley Commerce Center Specific Plan.

-
- Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Perris Blvd.** - Provide offer of dedication as needed to provide for full half width Street (128' ROW, 64' half-width), curb gutter, raised landscaped median, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum public parkway, totaling a 17' public parkway from face of curb to match existing landscaping design along Placentia Ave. Additional easement may be required, pending traffic study findings and City recommendation to include an additional deceleration lane. Developer shall also install required off-site landscape required by Public Works Department.
 - **Placentia Ave.** - Provide offer of dedication as needed to provide for full half width Street (128' ROW, 64' half-width) curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from face of curb.
 - **Existing Placentia Ave. Median** – Protect in place, if any revisions are required to allow access into entrance.
 - **Placentia Ave Line H** – As required by City Engineer's office construct master plan line H including landscaping as required.
 - 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 an additional landscape easement and Landscape easement agreement acceptable to the City of Perris. Developer shall provide the additional easement required for a cutback measuring 30' from face of curb for the enhanced corner set-back. 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** - Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site

landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for **DPR 22-00029**" 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:
 - **Perris Blvd.** – Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterial Roads, and figure 6.0-5, of the PVCCSP for sizing and spacing requirements. Within the new meandering sidewalk parkways, install Primary Tree Champor "Cinnamomum camphora, and secondary tree Lagerstroemia Indica x fauriei Tuscarora Crape Myrtle or Olea eropaea 'Monher' Majastic Beauty in alternating groupings of three. Shrubs and ground cover will consist of Gervillea x 'Noell', Lantana x 'New Gold', Nandina Domestica 'wood's dwarf', Huntington Carpet Rosemary, and Tulbaghia violacea 'tricolor'. Ground Cover – Tachelospermum Jasminoides variegata star jasmine.
 - **Perris Blvd. Median** – The proposed development will benefit from existing landscape maintenance district facilities, including the Perris Boulevard Median, which serves the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share of the maintenance of the existing median facilities. All existing improvements shall be protected in place. Any changes necessitated by the proposed DPR22-00029 or damages caused by the proposed development will require the submittal of new off-site landscape plans.
 - **Placentia Ave** – Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterials Roads, and figure 6.0.5 of the PVCCSP for sizing and spacing requirements. Within the new meandering sidewalk parkways install Primary Trees Camphor "Cinnamomum camphora", and secondary tree Lagerstroemia Indica x fauriei Tuscarora Crape Myrtle or Olea eropaea 'Monher' Majastic Beauty in alternating groups of three. Use of drought resistant shrubs and groundcover to complement the existing landscape east on Placentia Ave, including but not limited to the following Dietes fortnight lily, Lantana 'New Gold', Nandina Domestica 'Wood's Dwarf', officinalis Rosmarinus Huntington Carpet rosemary, Tulbaghia violacea 'Tricolor', Tachelospermum jasminoides Variegated Star Jasmine, Muhlenbergia rigens.
 - **Placentia Ave Median** – Per Section 6.0-14 Streetscape Landscape design guidelines and planting pallet for Arterial Roads, and figure 6.0-4 of the PVCCSP, for sizing and spacing. Primary Trees Syagrus romanzoffiana Queen Palm. Use of drought resistant shrubs and groundcover including but not limited to the following: Officinalis Rosmarinus Huntington Carpet Rosemary, Lantana 'New Gold' and 8" to 12" cobble.
 - **Existing Landscape N/W Corner of Intersection of Perris Blvd and Placentia Ave** – This parcel fronts an existing City right-of-way, which has been dedicated and improved with the required off-site landscape parkway, (**Line H Easement**) constructed by the City. The development benefits from existing improvements and shall pay its fair share of maintenance costs. All existing improvements

shall be protected in place. Any changes necessitated by the proposed DPR22-00029 or damages caused by the proposed development will require the submittal of new off-site landscape plans.

- 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 or equal on 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. The 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 in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris,

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 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 turnover 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. Streetlights will be owned by City of Perris not SCE. Streetlights 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 turnover 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). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the 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 photocopy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
 - **Storm Drain Screens-** If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe.

Connector pipe screens shall meet the type, style, and durability requirements of the Public Works Engineering Administration and Special Districts Division.

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

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 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 Perris Blvd and Placentia Ave. and pay fair share contribution of the existing parkway and median along Placentia Ave. and Perris Blvd.
 - **Petition for Flood Control Maintenance District No. 1** -For 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

- 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.



CITY OF PERRIS

COMMUNITY SERVICES

MEMO

Date: November 15, 2023

To: Alfredo Garcia, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Assistant Director of Community Services
Arturo Garcia, Parks Manager
Joshua Estrada, Parks Coordinator

Subject: Development Plan Review 22-00029, Conditional Use Permit 22-05290 and Tentative Parcel Map 22-05291 – A proposal to subdivide an existing 3.8-acre parcel into two lots for the construction of a 5,490 s.f. convenient store with a 2,579 sq. ft. car wash and 5,197 sq. ft. fueling canopy. Located at the Northwest corner of Placentia Avenue and N. Perris Boulevard within the Perris Valley Commerce Center Specific Plan Zoned Commercial (C) – Comments

Community Services Staff reviewed DPR 22-00029, CUP 22-05290, and TPM 22-05291 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)

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #22-00029 & CUP 22-05290

Case Planner: Alfredo Garcia 951-943-5003 ext. 287

Applicant: John Heimann

Location: Northwest corner of Placentia Ave and N Perris Blvd.

Project: Proposal to subdivide an existing 3.8-acre parcel into two lots and build a 5,490 SF convenient store with a 2,579-sf car wash and a fueling station and Hotel **2nd submittal**

APN(s): 305-040-038

Reviewed By: David J. Martinez, CBO

Date: 11-02-2023

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2022 editions of the following codes as applicable:
 - A. 2022 California Building Code
 - B. 2022 California Electrical Code
 - C. 2022 California Mechanical Code
 - D. 2022 California Plumbing Code
 - E. 2022 California Energy Code.
 - F. 2022 California Fire Code
 - G. 2022 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. The proposed development will have to comply with the new EV charging station regulations.
4. You will have to comply with the Title 24 and ADA Access regulations for the pool, complex and the entire site,
5. The proposed structures will have to have fire sprinklers
6. The proposed structure can not be built across any property lines.
7. Riverside County Health Departments review, and approval will be required.
8. Riverside County Departments review and approval will be required for the Proposed Hotel, car wash and store

9. AQMD's review and approval will be required for the proposed fueling station

10. The Parcel Map will have to be recorded prior to the issuance of any building permit.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:

- A. Precise grading plans shall be approved
- B. Rough grading completed
- C. Compaction certification
- D. Pad elevation certification
- E. Rough grade inspection signed off

FIRE CONDITIONS: To Be provided by Dennis Grubb

EXHIBIT B

Location / Aerial Map



Parcels
Perris Boundary

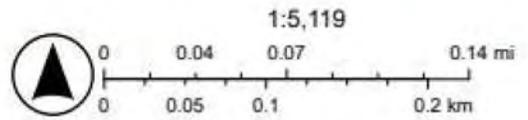
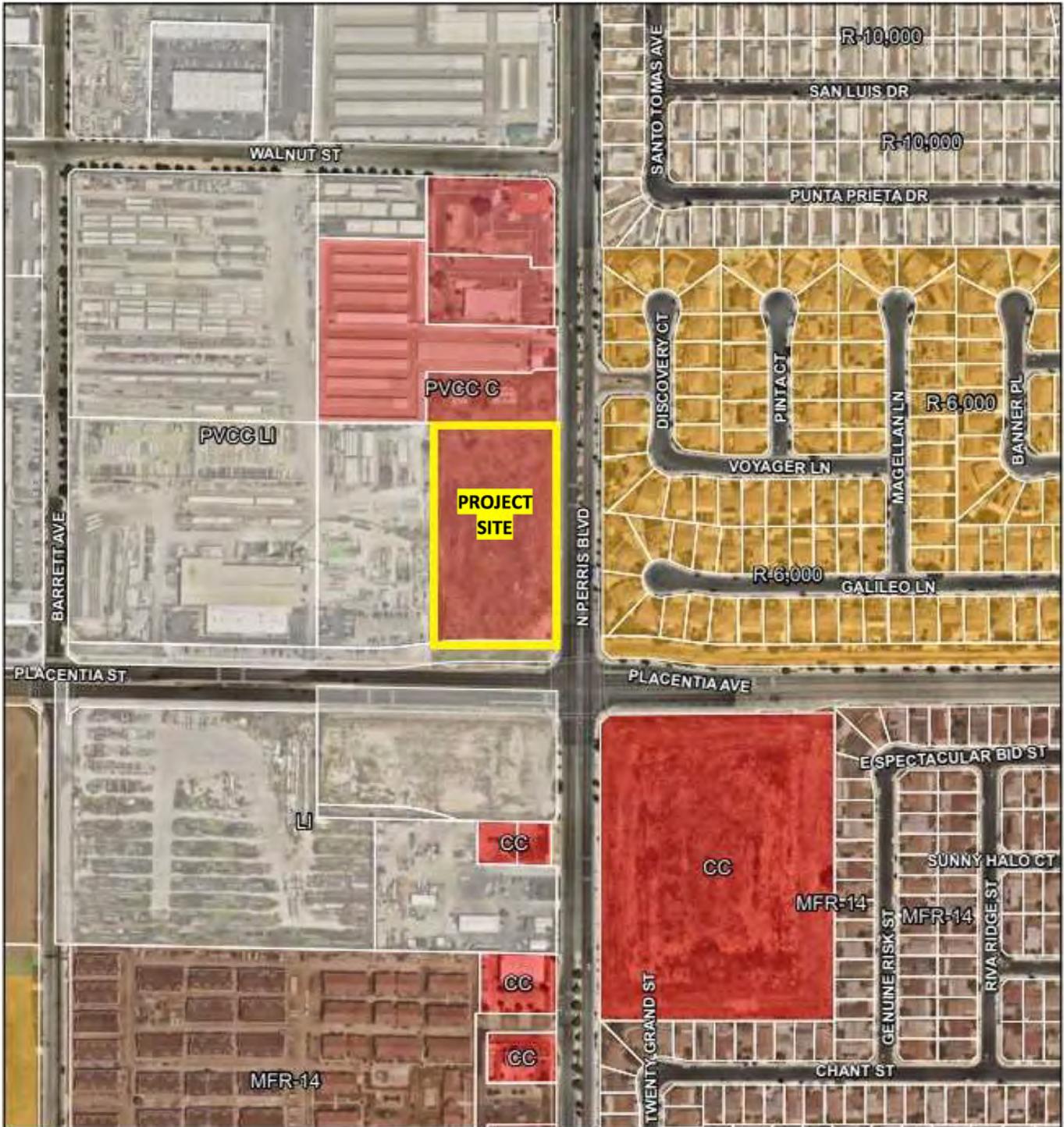
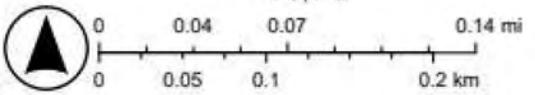


EXHIBIT C

Perris Valley Commerce Center Specific Plan Map



- Parcels
- Zoning
- Commercial Community (CC)
 - Harvest Landing Specific Plan Detention Basin HL-SP (DB)
 - Harvest Landing Specific Plan Residential Medium HL-SP (M)
 - Harvest Landing Specific Plan Residential High HL-SP (H)
 - Light Industrial (LI)
 - Multi Family Resident 14 (MFR-14)
 - Penins Valley Commerce Center Commercial (PVCC - C)
 - Penins Valley Commerce Center Light Industrial (PVCC - LI)
 - Residential 6,000 (R-6,000)
 - Residential 10,000 (R-10,000)
 - Penins Boundary



1:5,119

EXHIBIT D

March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan



Parcels
 Airport Compatibility Zone March Air Reserve Base
 B1-APZ II
 B2

C1
 C2
 C2-EXC2
 Perris Boundary

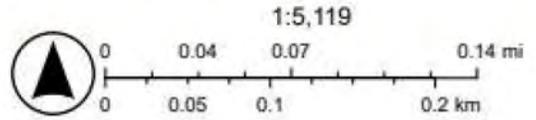


EXHIBIT F
Project Plans

A NEW COMMERCIAL DEVELOPMENT GAS STATION W/ CARWASH

NWC OF PLACENTIA AVE., & PERRIS BLVD.,
PERRIS, CA 92571

Project Directory

OWNER
QUANDESH RAVALIYA
ANTHEM OIL INC - ONTARIO
2963 S. ARCHBOLD AVE.,
ONTARIO, CA 91761
TEL: (909) 562-6388
E: CSRAVALIYA@GMAIL.COM

ARCHITECT & CIVIL ENGINEER
NEW LAND DESIGN CONSULTANTS INC.
WINSTON LIU, P.E.,
TOM LAU, AIA
2335 W. FOOTHILL BLVD., SUITE 1
UPLAND, CA 91786
TEL: (909) 808-7118
FAX: (909) 946-1137

ELECTRICAL ENGINEER
DIECKHO ENGINEERING INC.
CHARLES CHEN, P.E.
1721 W. GARVEY AVE., SUITE C,
ALHAMBRA, CA 91803
TEL: (626) 576-2646
FAX: (626) 576-0453

LANDSCAPE ARCHITECT
PRIMA LANDSCAPE ARCHITECTURE
FRANCA
215 N. 2ND AVE., SUITE C,
UPLAND, CA 91786
TEL: (909) 373-1859
FAX: (909) 373-1938

Legal Description

THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 6976, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 31 PAGE 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

THE EAST 3/4 FEET OF SAID PARCEL 4, BEING MEASURED PERPENDICULAR TO PERRIS BOULEVARD AND BEGINNING 55 FEET WEST OF THE CENTERLINE OF PERRIS BOULEVARD AS SHOWN ON SAID PARCEL MAP NO. 6776.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SAID PERRIS BOULEVARD.

ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF PERRIS BY DEED RECORDED JANUARY 6, 1977 AS INSTRUMENT NO. 2841, MARCH 21, 1988 AS INSTRUMENT NO. 72897 AND MARCH 21, 1988 AS INSTRUMENT NO. 72693, ALL OF OFFICIAL RECORDS.

APN: 305-040-038

Sheet Index:

- ARCHITECTURAL**
- SHT 1 PROJECT DIRECTORY & DATA LEGAL DESCRIPTION, SHEET INDEX, VICINITY MAP, NOTES & SCOPE OF WORK
 - A1.01 PROPOSED SITE PLAN & REFERENCE NOTES
 - A1.02 PROPOSED FIRE ACCESS PLAN
 - A1.03 ON-SITE TRUCK DIAGRAM AND ON-SITE & OFF-SITE CIRCULATION PLAN
 - A1.04 FIRE DEPT. ACCESS & WATER NOTES AND FIRE FLOW REPORT
 - A1.05 FIRE DEPT. ATTACHMENTS
 - A1.10 PROPOSED TRASH ENCLOSURE
 - A1.11 PROPOSED CANOPY SLAB FLOOR PLANS & ELEVATIONS
 - A1.12 PROPOSED CANOPY SLAB COILING PLANS
 - A2.01 PROPOSED FLOOR & ROOF PLAN (C-STORE W/CAR WASH)
 - A3.01 BUILDING ELEVATIONS (C-STORE W/CAR WASH)

PHOTOMETRIC

- EP-1 PHOTOMETRIC DIAGRAM
- EP-2 SPEC SHEETS

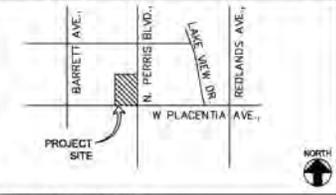
LANDSCAPE

- L-1 PRELIMINARY LANDSCAPE COVER SHEET
- L-2 PRELIMINARY LANDSCAPE PLAN

DMV

- C-1 TENTATIVE PARCEL MAP 38388
- C-2 CONCEPTUAL GRADING & DRAINAGE PLAN
- C-3 CONCEPTUAL UTILITY PLAN
- C-4 CONCEPTUAL SIGNING & STRIPING PLAN
- C-5 DMA SITE PLAN
- C-6 POST-CONSTRUCTION BMP SITE PLAN

Vicinity Map



Project Description

NEW CONSTRUCTION OF A SERVICE STATION WITH 8 MFD (15 FUELING POSITIONS) & 4 DIESEL PUMPS (3 FUELING POSITIONS) AND 2-CANOPIES, C-STORE WITH CARWASH FACILITY, TRASH ENCLOSURE AND 28 ON-SITE PARKING. NO TRUCK PARKING WILL BE PROVIDED. CAR WASH OPEN FROM 7:00AM TO 8:00PM, C-STORE OPEN 24/7. THREE SHIFTS PER DAY, TOTAL 5 FULL-TIME AND 5 PART-TIME EMPLOYEES. TWO OF EACH PER SHIFT AND ONE OF EACH AT NIGHT.

Project Data

PROJECT ADDRESS: NWC OF PLACENTIA AVE., & PERRIS BLVD., PERRIS, CA 92571

APNE
LOT SIZE (GROSS) 167,267 S.F. (3.847 ACRE)
LOT SIZE (NET) 158,276 S.F. (3.634 ACRE)
PARCEL 1: 60,017 S.F. (1.493 ACRE)
PARCEL 2: 93,260 S.F. (2.141 ACRE)
DEVELOPED AREA: 9,290 S.F. (0.213 ACRE)
DEVELOPED AREA: 107,518 S.F. (2.468 ACRE)
UNDEVELOPED AREA: 54,759 S.F. (1.255 ACRE)
ZONING: PV35C SF (COMMERCIAL)
CONSTRUCTION TYPE: VB
OCCUPANCY: S & M
FIRE SPRINKLER: YES NFPA 13
FIRE ALARM: YES NFPA 72
APPLICABLE CODE: 2022 CBC, DEC, IMC, CPC, DFC, CALIFORNIA ENERGY CODE, CALGREEN

DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
MIN. LOT SIZE	1 AC	2.378 ACRE
MIN. LOT FRONTAGE	100'-0"	148'-8"
MAX. STRUCTURE SIZE/FLOOR AREA RATIO (FAR)	0.75 FAR	0.0719 FAR
MAX. LOT COVERAGE BY STRUCTURE	50% OF LOT	11.81%
MAX. STRUCTURE HEIGHT	45'-0"	31'-0" (C-STORE) 19'-6" (CANOPY)

SETBACK:
MIN. FRONT YARD (LOCAL/COLLECTOR STREETS) (BLDG. HT. ≥25' & ≤35') 10'-0" 70'-5"
SIDE YARD (ADJACING NON-RESIDENTIAL) NONE NONE
STREET SIDE YARD (ADJACING NON-RESIDENTIAL) 10'-0" 97'-6"
REAR YARD (ADJACING NON-RESIDENTIAL) NONE NONE

PARCEL 1 LANDSCAPE COVERAGE = 3,421 S.F. (UNDEVELOPED PARCEL)
PARCEL 2 LANDSCAPE COVERAGE = 11,200 SF/93,260 S.F. = 15.23% (MIN. 10%)
OFF-SITE LANDSCAPE AREA = 22,335 S.F.

BUILDING AREA:

A) BUILDINGS	5,490 S.F.
C-STORE	2,579 S.F. (INC. ELEC./EQUIP. RM)
TOTAL AREA	8,069 S.F.
B) CANOPY (36'-0" x 120'-2")	4,367 S.F.
CANOPY (14'-0" x 45'-0")	630 S.F.
TOTAL AREA	5,197 S.F.

PARKING	REQUIRED	PARKING PROVIDED
A) C-STORE (1/250)	5,490/250 = 22	29
B) CARWASH	-	-
C) CANOPY	-	-
TOTAL	23	29 (2 HCP INCL.)

EV PARKING PROVIDED: 2 (EXCLUDED FROM PARKING COUNT)
8 EVCS PROVIDED
2 HCP

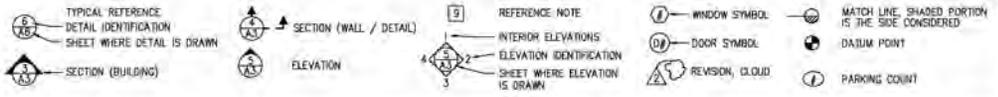
LOADING/UNLOADING (10' x 20') 1 1
CAR WASH STACKING 6 STACK 6 STACK
NOTE: NOT TRUCK PARKING WILL BE PROVIDED.

NOTE: ALL DIMENSIONS ARE TO THE FACE OF STUD, U.S.G.

Abbreviations

#	AND	D.O.	DOOR OPENING	I.D.	INSIDE DIAMETER	S.Q.	SQUARE
L	ANGLE	DR.	DOOR	INSUL.	INSULATION	S.ST.	STAINLESS STEEL
@	AT	DWR.	DRAWER	INT.	INTERIOR	STD.	STANDARD
⊕	CENTERLINE	D.S.	DOWNSPOUT	INT.	INTERIOR	STL.	STEEL
φ	DIAMETER OF ROUND	DWG.	DRAWING	JT.	JOINT	STDR.	STORAGE
#	POUND OR NUMBER	E.	EXISTING	KIT.	KITCHEN	STR.	STRUCTURAL
(E)	EXISTING	EA.	EACH			SYM.	SYMMETRICAL
(R)	RELOCATED	E.J.	EXPANSION JOINT	LAMINATE	LAM.		
(N)	NEW	EL.	ELEVATOR	LAV.	LAVATORY	T.B.S.	TO BE SPECIFIED
		ELEC.	ELECTRICAL	LT.	LIGHT	TRD.	TREAD
		E.P.	ELECTRICAL PANELBOARD	MANU.	MANUFACTURER	T.B.	TOWEL BAR
A.F.F.	ABOVE FINISH FLOOR	EQ.	EQUAL	MAX.	MAXIMUM	T.C.	TOP OF CURB
A.D.	AREA DRAIN	EQPT.	EQUIPMENT	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
ADJ.	ADJUSTABLE	EXST.	EXISTING	MECH.	MECHANICAL	TER.	TERRAZZO
AGGR.	AGGREGATE	EXP.	EXPANSION	MEMB.	MEMBRANE	T & G.	TONGUE & GROOVE
AL.	ALUMINUM	EXT.	EXTERIOR	MET.	METAL	THK.	THICK
APPROX.	APPROXIMATE	F.F.	FLOOR FINISH	MFR.	MANUFACTURER	T.P.	TOP OF PAVEMENT
ARCH.	ARCHITECTURAL	FDN.	FOUNDATION	MIN.	MINIMUM	MIR.	MIRROR
ASB.	ASBESTOS	FIN.	FINISH	PL.	PLATE	MSC.	MISCELLANEOUS
ASPH.	ASPHALT	FL.	FLOOR	P.LAM.	PLASTIC LAMINATE	M.O.	MASONRY OPENING
		FLASH'G	FLASHING	PLAS.	PLASTER	MTD.	MOUNTED
BD.	BOARD	FLUOR.	FLUORESCENT	PLYWD.	PLYWOOD	MUL.	MULLION
BDM.	BITUMINOUS			PR.	PAIR		
BLDG.	BUILDING	F.O.C.	FACE OF CONCRETE	PROVD.	PROVIDED	N.	NEW
BLDG.	BLOCKING	F.O.F.	FACE OF FINISH	PT.	POINT	N.I.C.	NOT IN CONTRACT
BM.	BEAM	F.D.S.	FACE OF STUDS	PTN.	PARTITION	NO./#	NUMBER
B.O.H.	BACK OF HOUSE	F.P.R.	FIREPROOF	Q.T.	QUARRY TILE	NOM.	NOMINAL
BDT.	BOTTOM	F.S.	FLOOR SINK	QSR.	QUICK SERVE	N.T.S.	NOT TO SCALE
		FT.	FOOT OR FEET	OSR.	OVERALL	O.A.	OVERALL
CAB.	CABINET	FIG.	FOOTING	Obs.	OBSCURE	OBS.	OBSCURE
CEM.	CEMENT	FURR.	FURRING	R/RAD.	RADIUS	O.C.	ON CENTER
GER.	GERMATIC	FUT.	FUTURE	R.D.	ROOF DRAIN	O.D.	OUTSIDE DIAMETER
G.I.	CAST IRON			REF.	REFERENCE	OFF.	OFFICE
CLG.	CEILING	G.A.	GAUGE	REFR.	REFRIGERATOR	OPNG.	OPENING
CLKG.	CAULKING	DALV.	GALVANIZED	RCTR.	REGISTER	OPP.	OPPOSITE
CLC.	CLOSET	GL.	GLASS	REINF.	REINFORCED	PLBC.	PLUMBING
CLR.	CLEAR	GR.	GRADE	REQ'D	REQUIRED	P.P.D.	TOILET PAPER
C.O.	CASED OPENING	GSM.	GALVANIZED SHEET METAL	RESUL.	RESILIENT	DISPENSER	DISPENSER
COL.	COLUMN	GYP.	GYP. BOARD	RM.	ROOM	T.V.	TELEVISION
CONC.	CONCRETE	GYP. BD.	GYP. BOARD	R.O.	ROUGH OPENING	T.W.	TOP OF WALL
CONN.	CONNECTION			RWD.	REDWOOD	TYP.	TYPICAL
CONSTR.	CONSTRUCTION			R.W.L.	RAIN WATER LEADER	UNF.	UNFINISHED
CONT.	CONTINUOUS			U.O.N.	UNLESS OTHERWISE NOTED		
CTSK.	COUNTERSINK	H.B.	HOSE BIBB	S.C.	SOLID CORE	VERT.	VERTICAL
CNTR.	COUNTER	H.C.	HOLLOW CORE	SCHED.	SCHEDULE		
CTR.	CENTER	HCP.	HANDICAP	S.D.	SOAP DISPENSER	W.	WEST
		HWOD.	HARDWOOD	SECT.	SECTION	W/	WITH
DBL.	DOUBLE	H.M.	HOLLOW METAL	SH.	SHelf	W.C.	WATER CLOSET
DEPT.	DEPARTMENT	HORIZ.	HORIZONTAL	SHR.	SHOWER	W.D.	WOOD
DET.	DETAIL	HR.	HOUR	SHT.	SHEET	W/O	WITHOUT
DIA.	DIAMETER	HGT.	HEIGHT	SM.	SIMILAR	WP.	WATERPROOF
DM.	DIMENSION			SL.	SLOPE	W/SCOT	WAINSCOT
DISP.	DISPENSER			SPEC.	SPECIFICATION	WT.	WEIGHT
DN.	DOWN						

Symbols



W/LD DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2335 W. FOOTHILL BLVD., STE 1 UPLAND, CA 91786
PHONE: (909) 808-7118 FAX: (909) 946-1137

A NEW GAS STATION W/ CARWASH DEVELOPMENT (PLN22-00028)

PROJECT: NWC OF PLACENTIA AVE., & PERRIS BLVD., PERRIS, CA 92571
ARCHITECT: W/LD DESIGN CONSULTANTS INC.
ANTHEM OIL INC. ONTARIO
2883 S. ARCHBOLD AVE., ONTARIO, CA 91761

PROJECT DIRECTORY & DATA LEGAL DESCRIPTION, SHEET INDEX, VICINITY MAP, NOTES & SCOPE OF WORK

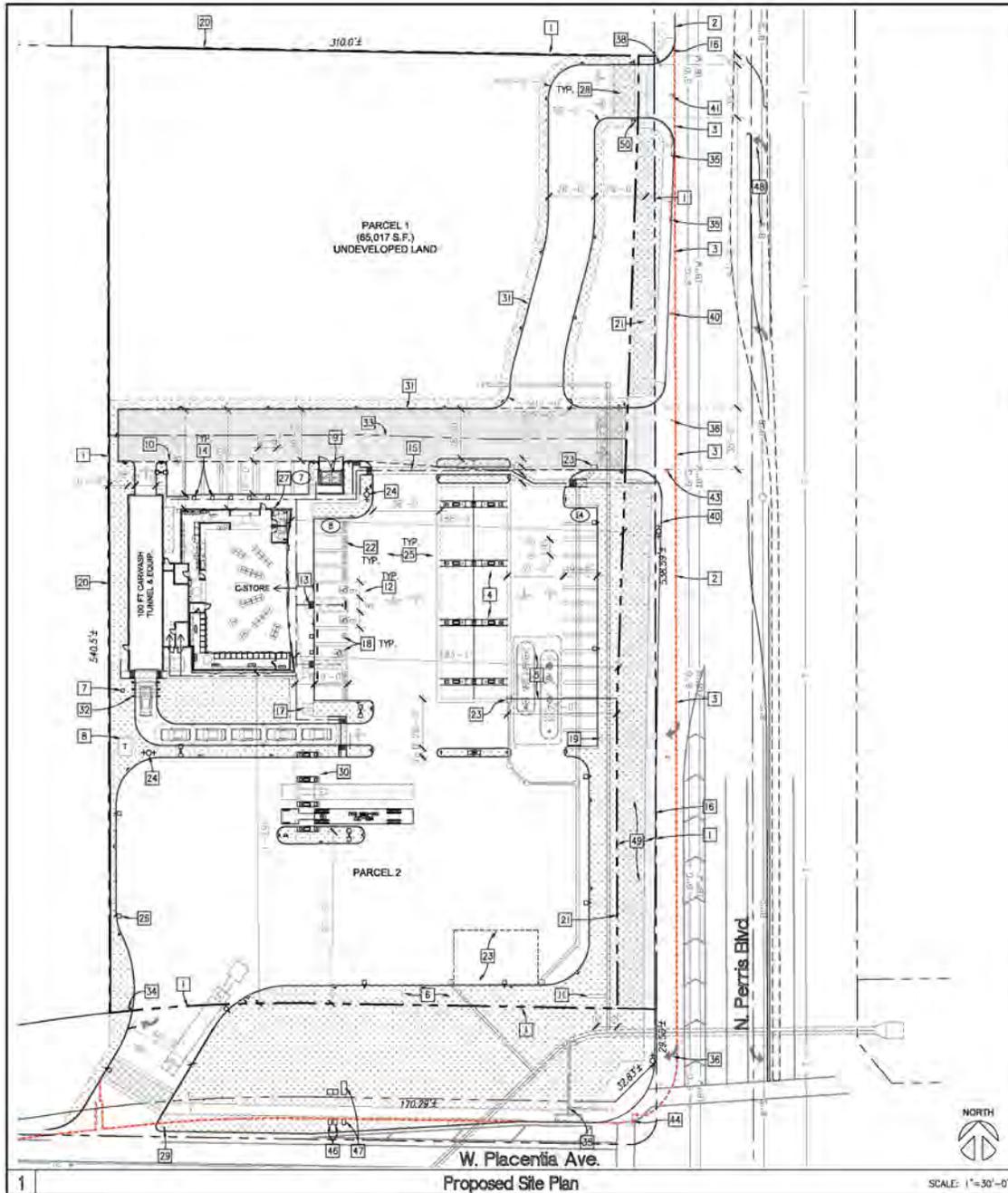
SHEET TITLE: PROJECT DIRECTORY & DATA LEGAL DESCRIPTION, SHEET INDEX, VICINITY MAP, NOTES & SCOPE OF WORK

KEY: MAP SEAL/STAMP

JOB NO.: 21518AR
DRAWN BY: CLAZ
CHECKED BY: TL
PLANNED BY: TL
PERMIT SET: [Signature]
BIG SET: [Signature]

REVISIONS

1	Issue Schedule	04/28/2022
2	Issue Schedule	05/17/2022
3	Issue Schedule	06/15/2022
4	Issue Schedule	06/27/2022
5	Issue Schedule	07/12/2022
6	Issue Schedule	07/26/2022
7	Issue Schedule	08/02/2022
8	Issue Schedule	08/15/2022
9	Issue Schedule	08/22/2022
10	Issue Schedule	08/29/2022
11	Issue Schedule	09/05/2022
12	Issue Schedule	09/12/2022
13	Issue Schedule	09/19/2022
14	Issue Schedule	09/26/2022
15	Issue Schedule	10/03/2022
16	Issue Schedule	10/10/2022
17	Issue Schedule	10/17/2022
18	Issue Schedule	10/24/2022
19	Issue Schedule	10/31/2022
20	Issue Schedule	11/07/2022
21	Issue Schedule	11/14/2022
22	Issue Schedule	11/21/2022
23	Issue Schedule	11/28/2022
24	Issue Schedule	12/05/2022
25	Issue Schedule	12/12/2022
26	Issue Schedule	12/19/2022
27	Issue Schedule	12/26/2022
28	Issue Schedule	01/02/2023
29	Issue Schedule	01/09/2023
30	Issue Schedule	01/16/2023
31	Issue Schedule	01/23/2023
32	Issue Schedule	01/30/2023
33	Issue Schedule	02/06/2023
34	Issue Schedule	02/13/2023
35	Issue Schedule	02/20/2023
36	Issue Schedule	02/27/2023
37	Issue Schedule	03/06/2023
38	Issue Schedule	03/13/2023
39	Issue Schedule	03/20/2023
40	Issue Schedule	03/27/2023
41	Issue Schedule	04/03/2023
42	Issue Schedule	04/10/2023
43	Issue Schedule	04/17/2023
44	Issue Schedule	04/24/2023
45	Issue Schedule	05/01/2023
46	Issue Schedule	05/08/2023
47	Issue Schedule	05/15/2023
48	Issue Schedule	05/22/2023
49	Issue Schedule	05/29/2023
50	Issue Schedule	06/05/2023
51	Issue Schedule	06/12/2023
52	Issue Schedule	06/19/2023
53	Issue Schedule	06/26/2023
54	Issue Schedule	07/03/2023
55	Issue Schedule	07/10/2023
56	Issue Schedule	07/17/2023
57	Issue Schedule	07/24/2023
58	Issue Schedule	07/31/2023
59	Issue Schedule	08/07/2023
60	Issue Schedule	08/14/2023
61	Issue Schedule	08/21/2023
62	Issue Schedule	08/28/2023
63	Issue Schedule	09/04/2023
64	Issue Schedule	09/11/2023
65	Issue Schedule	09/18/2023
66	Issue Schedule	09/25/2023
67	Issue Schedule	10/02/2023
68	Issue Schedule	10/09/2023
69	Issue Schedule	10/16/2023
70	Issue Schedule	10/23/2023
71	Issue Schedule	10/30/2023
72	Issue Schedule	11/06/2023
73	Issue Schedule	11/13/2023
74	Issue Schedule	11/20/2023
75	Issue Schedule	11/27/2023
76	Issue Schedule	12/04/2023
77	Issue Schedule	12/11/2023
78	Issue Schedule	12/18/2023
79	Issue Schedule	12/25/2023
80	Issue Schedule	01/01/2024
81	Issue Schedule	01/08/2024
82	Issue Schedule	01/15/2024
83	Issue Schedule	01/22/2024
84	Issue Schedule	01/29/2024
85	Issue Schedule	02/05/2024
86	Issue Schedule	02/12/2024
87	Issue Schedule	02/19/2024
88	Issue Schedule	02/26/2024
89	Issue Schedule	03/05/2024
90	Issue Schedule	03/12/2024
91	Issue Schedule	03/19/2024
92	Issue Schedule	03/26/2024
93	Issue Schedule	04/02/2024
94	Issue Schedule	04/09/2024
95	Issue Schedule	04/16/2024
96	Issue Schedule	04/23/2024
97	Issue Schedule	04/30/2024
98	Issue Schedule	05/07/2024
99	Issue Schedule	05/14/2024
100	Issue Schedule	05/21/2024
101	Issue Schedule	05/28/2024
102	Issue Schedule	06/04/2024
103	Issue Schedule	06/11/2024
104	Issue Schedule	06/18/2024
105	Issue Schedule	06/25/2024
106	Issue Schedule	07/02/2024
107	Issue Schedule	07/09/2024
108	Issue Schedule	07/16/2024
109	Issue Schedule	07/23/2024
110	Issue Schedule	07/30/2024
111	Issue Schedule	08/06/2024
112	Issue Schedule	08/13/2024
113	Issue Schedule	08/20/2024
114	Issue Schedule	08/27/2024
115	Issue Schedule	09/03/2024
116	Issue Schedule	09/10/2024
117	Issue Schedule	09/17/2024
118	Issue Schedule	09/24/2024
119	Issue Schedule	10/01/2024
120		



- 51 'NO LEFT TURN' SIGN.
- 52 MAX. 7'-6" HT. RESTRICTION BAR.
- 53 CLARIFIER TANK TRAFFIC RATED, NON-PORTABLE, FOR CARWASH USE ONLY. TWO 1,500 GAL. PER CARWASH SYSTEM MANUFACTURER.
- 54 (N) 1,000 GAL. TRAFFIC RATED GREASE INTERCEPTOR, SEE PLUMBING AND CIVIL PLAN.
- 55 10'-0" WIDE INTERLOCKING ENTRY PAVING, SEE HARDSCAPE PLAN.

Planning Notes

1. NO TRUCK PARKING WILL BE PROVIDED.

Reference Notes

- 1 (E) PROPERTY LINES.
- 2 (E) CONCRETE CURB & CUTTER TO REMAIN.
- 3 (E) CONCRETE CURB & CUTTER TO REMOVE.
- 4 (N) 38'-0" x 120'-2" CANOPY W/ 8 MPD BY OTHERS, TOTAL 15 GAS FUELING POSITIONS. SEE (A111)
- 5 (N) UNDER GROUND STORAGE TANKS UNDER SEPARATE PERMIT BY OTHERS.
- 6 (N) LANDSCAPE.
- 7 (N) HEALY TANK
- 8 (N) TRANSFORMER PAD.
- 9 (N) SPLITFACE OMI TRASH/RECYCLE ENCLOSURE W/ ROOF COVER AND SOLID STEEL GATE.
- 10 (N) 10' x 20' LOADING/UNLOADING
- 11 (N) MONU. SIGN UNDER SEPARATED PERMIT BY OTHERS.
- 12 (N) HCP PARKING
- 13 (N) HCP RAMP.
- 14 (N) VACUUM AT 5 LOCATIONS.
- 15 PATH OF TRAVEL, MIN. 4'-0" WIDE CONC. PAVED PATH OF TRAVEL FROM PUBLIC SIDEWALK TO PROPOSED BUILDING ENTRY AND TRASH ENCLOSURE. MAX. 5% SLOPE AND 2% CROSS SLOPE, PROVIDE MIN. 3'-0" TRUNCATED DOMES AT ANY DRIVEWAY CROSSING. SEE CIVIL PLAN.
- 16 (N) CONCRETE CURB & GUTTER, SEE CIVIL PLAN.
- 17 OUTDOOR LONG TERM BIKE STORAGE SPACES, 30'x72' TOTAL 6 SPACES (5% OF PARKING SPACES).
- 18 EVCS PARKING & SIGN AT 2 LOCATIONS PER CITY'S STD.
- 19 (N) SELF-SERVICE AIR/WATER STATION.
- 20 (N) 6 FT HT. SPLIT-FACE OMI WALL.
- 21 (N) PROPERTY LINE.
- 22 NOT USED.
- 23 PROPOSED STORM DRAIN SYSTEM, SEE CIVIL PLAN.
- 24 PROPOSED LOCATION FOR (N) FIRE HYDRANT, SEE CIVIL PLAN.
- 25 ASPHALT PAVED DRIVEWAY AND PARKING AREA, TYP.
- 26 20'-0" HT. PARKING LOT LIGHT W/ LIGHT SHIELD.
- 27 7'-0" HT. WALL MOUNTED EXTERIOR LIGHT W/ LIGHT SHIELD ON BUILDING.
- 28 12'-0" FULL WIDTH INTERLOCKING DECORATIVE PAVING.
- 29 'NO RIGHT TURN' SIGN.
- 30 14'-0" x 45'-0" CANOPY W/ 4 DIESEL PUMPS BY OTHERS, TOTAL 3 DIESEL FUELING POSITIONS. SEE (A111)
- 31 ASPHALT ROAD CURB W/ 5'-0" WIDE LANDSCAPE BEYOND.
- 32 (N) FREE STANDING 11'-0" HT. STEEL TRELIS.
- 33 PROPOSED LOT LINE, SEE CIVIL PLAN.
- 34 RIGHT TURN ONLY SIGN.
- 35 (E) POWER POLE & GUY WIRE TO REMAIN.
- 36 (E) POWER POLE & GUY WIRE TO RELOCATE.
- 37 (E) STREET LIGHT TO REMAIN.
- 38 (E) STREET LIGHT TO RELOCATE.
- 39 (N) STREET LIGHT LOCATION, SEE CIVIL PLAN.
- 40 (E) SIGN TO REMAIN.
- 41 (E) SIGN TO RELOCATE.
- 42 (N) SIGN LOCATION, SEE CIVIL PLAN.
- 43 (E) TRAFFIC BOX TO RELOCATE, SEE CIVIL PLAN.
- 44 (E) TRAFFIC LIGHT TO RELOCATE, SEE CIVIL PLAN.
- 45 (N) TRAFFIC LIGHT LOCATION, SEE CIVIL PLAN.
- 46 PROPOSED LOCATION FOR WATER METERS.
- 47 PROPOSED LOCATION FOR SITE UTILITY, SEE CIVIL PLAN.
- 48 PROPOSED LEFT TURN POCKET, SEE CIVIL PLAN.
- 49 DOTTED AREA INDICATE STREET DEDICATION AREA (9,290 S.F.)
- 50 LIGHT DOTTED AREA INDICATE ACCESS EASEMENT AREA (9,207 S.F.)

Legend

- PATH OF TRAVEL
- LANDSCAPE AREA
- (E) FIRE HYDRANT
- ⊕ FIRE DEPT. CONNECTION
- ⊕ (N) FIRE HYDRANT & CONNECTION



WW LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR
2335 W. Foothill Blvd., Ste 1, Upland, CA 91786
PHONE: (909) 608-7115 FAX: (909) 946-1137

PROJECT:
A NEW GAS STATION W/ CARWASH DEVELOPMENT (PLN22-00029)
ADDRESS: NWC OF PLACENTIA AVE. & FERRIS BLVD., FERRIS, CA 95571
CLIENT: ANTHEM CO. INC. - ONTARIO, 2883 S. ARCHBOLD AVE., ONTARIO, CA 91761

PROPOSED SITE PLAN & REFERENCE NOTES

KEY MAP SEAL/STAMP

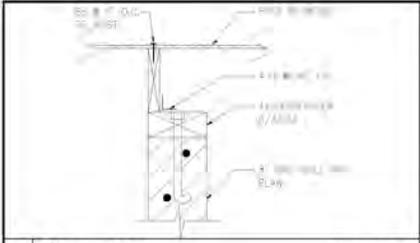
JOB NO.: 2101AR
DRAWN BY: CLAZ
SUPERVISED BY: TL
CHECKED BY: TL
PLAN CHECK:
PERMIT SET:
BIG SET:

REVISIONS

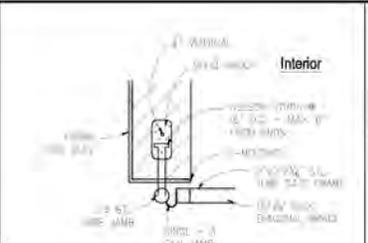
Rev	Description	Date
1	Final Submittal	04/28/2021
2	FOR CITY REVIEW	05/17/2021
3	FOR CITY REVIEW	06/15/2022
4	FOR CITY REVIEW	06/27/2022
5	FOR CITY REVIEW	08/15/2022
6	FOR CITY REVIEW	09/12/2022
7	FOR CITY REVIEW	09/26/2023
8	FOR CITY REVIEW	12/12/2023
9	FOR CITY REVIEW	3/15/2024

SHEET NO.

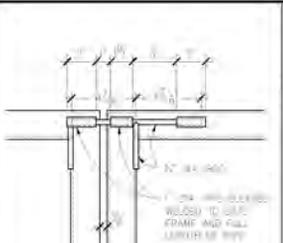
A1.01
OF SHEETS
S H E E T



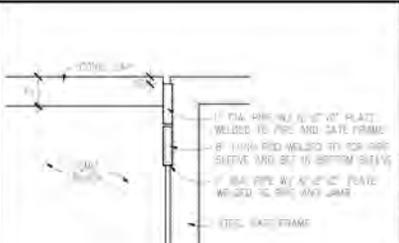
12 Connection SCALE: 1/2" = 1'-0"



8 Metal Gate Jamb SCALE: 1/2" = 1'-0"



4 Metal Gate Bolt SCALE: 3/4" = 1'-0"



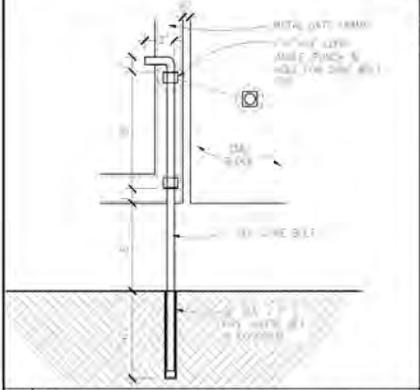
3 Metal Gate Hinge SCALE: 3/4" = 1'-0"

Reference Notes

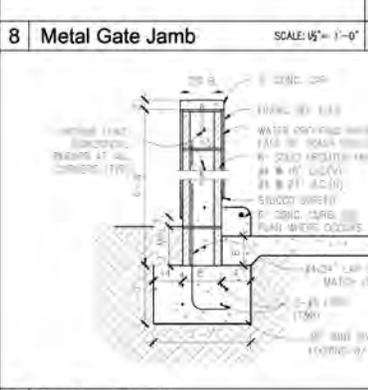
- 1 ROOF ABOVE
- 2 1/2" CDX PLYWOOD W/ 8D COMMON NAILS, 6" O.C. EDGES, 12" O.C. AT FIELD W/ CLASS A ROOFING
- 3 DASH LINE INDICATE CMU WALL BELOW.

Key Notes

- 1 6" CONCRETE FLUSH SLAB WITH #4 @ 16" O.C. EACH WAY AT CENTER OVER 2" SAND OVER 90% TO MAX. COMPACTED SUBGRADE
- 2 8" HIGH CONCRETE CURB
- 3 2x8 OVER WALL
- 4 PB66 BASE FOR BEAM SEAT ON WALL
- 5 8" SOLID GROUTED CMU WALL, SEE (1)
- 6 12" WIDE x 24" DEEP FOOTING WITH 2-#6 TOP AND BOTTOM
- 7 GATE JAMB CONNECTION, SEE (8)
- 8 12"x12" CMU PLASTER, PROVIDE 4-#4 (V) AND #4 CROSS TIES @ 8" O.C.
- 9 WOOD BEAM WITH PB66 BASE ON CMU PLASTER



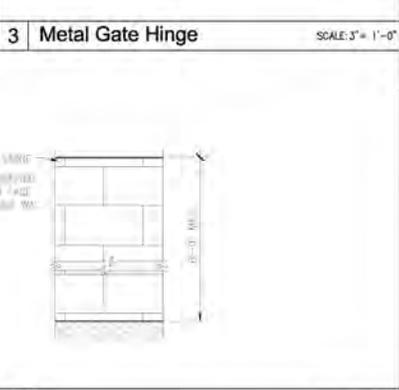
11 Cane Bolt SCALE: 3/4" = 1'-0"



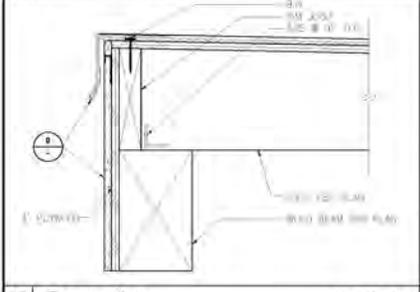
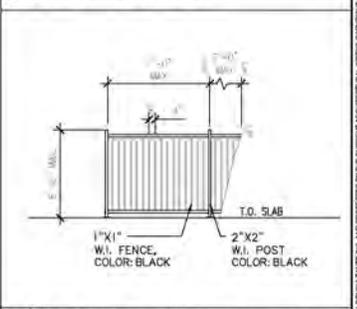
7 Footing Detail SCALE: 1" = 1'-0"



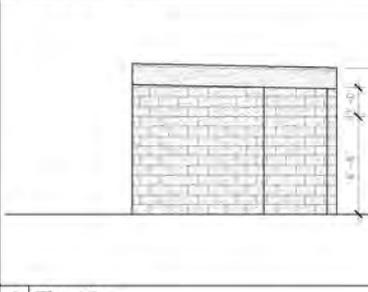
13 CMU Split Face Wall SCALE: N.T.S.



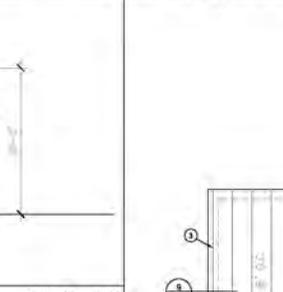
14 6' Ht. W.I. Fence Wall SCALE: 1/4" = 1'-0"



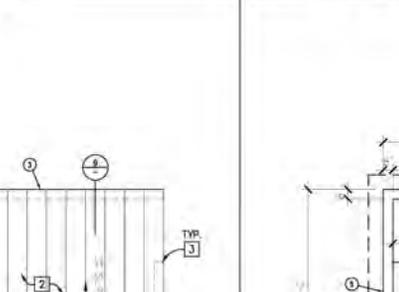
10 Connection SCALE: 3/4" = 1'-0"



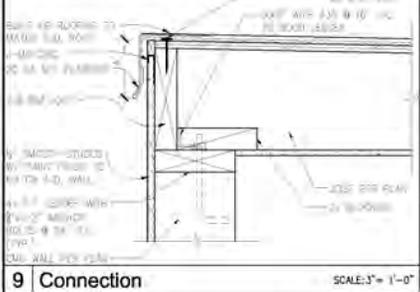
6 Elevation SCALE: 1/2" = 1'-0"



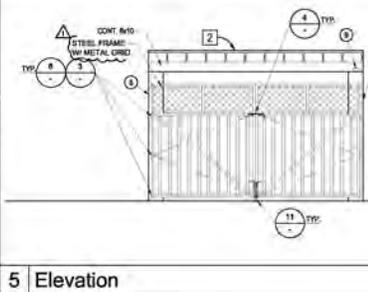
2 Roof Plan SCALE: 1/2" = 1'-0"



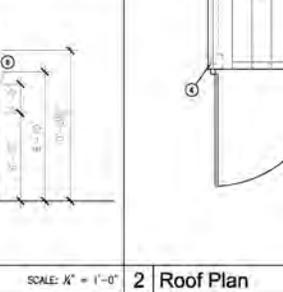
1 Slab Plan SCALE: 1/2" = 1'-0"



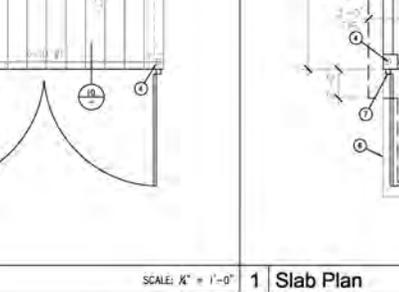
9 Connection SCALE: 3/4" = 1'-0"



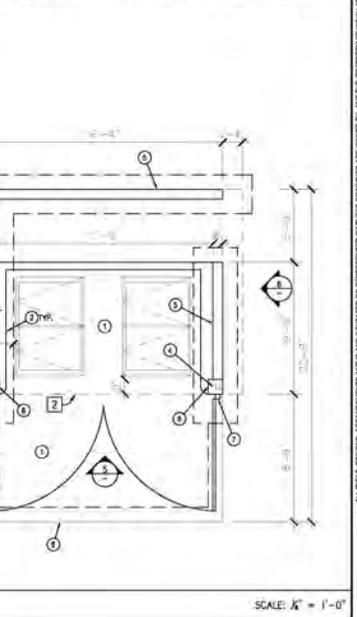
5 Elevation SCALE: 1/2" = 1'-0"



2 Roof Plan SCALE: 1/2" = 1'-0"



1 Slab Plan SCALE: 1/2" = 1'-0"



1 Slab Plan SCALE: 1/2" = 1'-0"



WAW LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: **A NEW GAS STATION W/ CARWASH DEVELOPMENT**
(PLN22-00029)

ADDRESS: NWC OF PLACENTIA AVE., A FERRIS BLVD., FERRIS, CA 95717
CLIENT: ANTHEM OIL INC., ONTARIO, 2883 S. ARCHBOLD AVE., ONTARIO, CA 91761

SHEET TITLE: **TRASH ENCLOSURE & DETAILS**

KEY MAP SEAL/STAMP

JOB NO.	2101AR
DRAWN BY:	CLAZ
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	
PERMIT SET	
BIG SET	

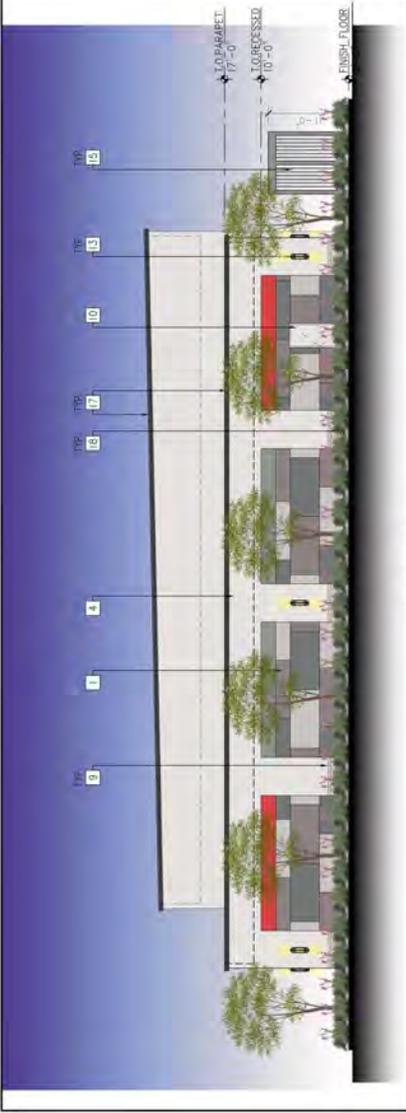
REVISIONS

Drawn	04/28/2021
Checked	05/17/2021
Owner Review	06/15/2022
Final Set	08/27/2022
Final Set Plan Rev	09/12/2022
Owner Review	09/27/2022
Final Set	10/26/2022
Final Set	12/12/2022
Final Set	3/15/2024

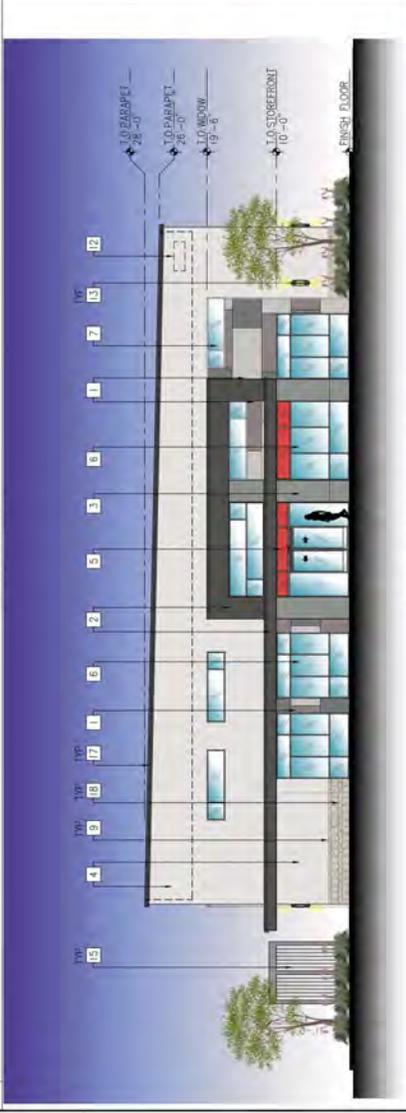
SHEET NO. **A1.10**

OF SHEETS

S H E E T



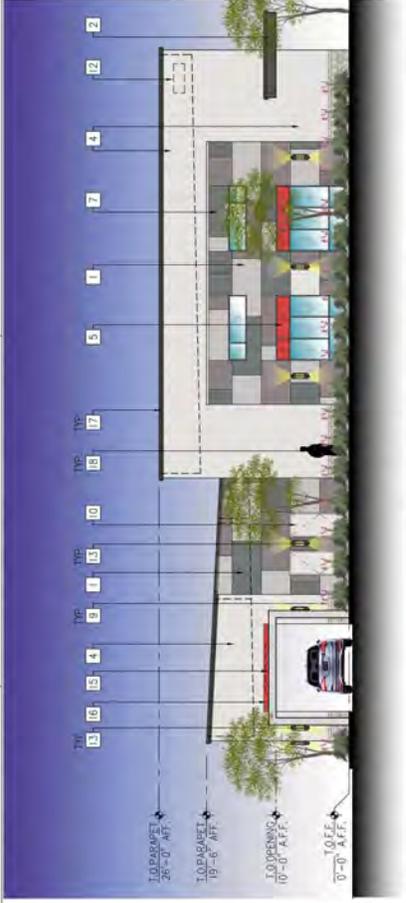
4 West Elevation (Facing N. Ferris Blvd.) SCALE: 1/8"=1'-0"



3 East Elevation (Facing N. Ferris Blvd.) SCALE: 1/8"=1'-0"



2 North Elevation (Facing N. Placentia Ave.) SCALE: 1/8"=1'-0"



1 South Elevation (Facing N. Placentia Ave.) SCALE: 1/8"=1'-0"

Colors & Materials

1	CEMENT BOARD	PANEL SIDING BY ALLURA SIZE: 4'x8', SMOOTH TEXTURE COLOR: SHERWIN-WILLIAMS SW 2848 ROYCKOFF PEWTER (33.3%) SW 7629 GRAPY (33.3%) SW 7668 MARCH WND (33.3%)
2	STUCCO FINISH	LAMBRA STUCCO W/ PAINT FINISH OR EQ. COLOR: SHERWIN-WILLIAMS SW 7069 IRON ORE
3	STUCCO FINISH	LAMBRA STUCCO W/ PAINT FINISH OR EQ. COLOR: SHERWIN-WILLIAMS SW 7067 CITYSCAPE
4	STUCCO FINISH	LAMBRA STUCCO W/ PAINT FINISH OR EQ. COLOR: SHERWIN-WILLIAMS SW 6259 SPATIAL WHITE
5	SPANDEB PANEL/ALUM. STOREFRONT	SPANDEB PANEL: RED / CLEAR ANODIZED GLASS/ALUM. STOREFRONT: CLEAR GLASS / CLEAR ANODIZED
6	GLASS/ALUM. WINDOW	GLASS/ALUM. WINDOW: CLEAR GLASS / CLEAR ANODIZED
7	METAL COPING	METAL COPING: CLEAR GLASS / CLEAR ANODIZED
8	2" FRY REVEAL	2" FRY REVEAL: CLEAR GLASS / CLEAR ANODIZED
9	METAL DOOR & FRAME	METAL DOOR & FRAME: SHERWIN-WILLIAMS, SW 6259 SPATIAL WHITE
10	ADDRESS NUMBER	ADDRESS NUMBER: SHERWIN-WILLIAMS, SW 6259 SPATIAL WHITE
11	EXT. WALL SCOURE BY COOPER LIGHTING OR APPROVED EQ.	EXT. WALL SCOURE BY COOPER LIGHTING OR APPROVED EQ.
12	MODEL: 674-WP SERIES, FINISH: ALUM. PAINT	MODEL: 674-WP SERIES, FINISH: ALUM. PAINT
13	DASH LINE INDICATE ROOF LINE BEYOND.	DASH LINE INDICATE ROOF LINE BEYOND.
14	METAL TRUSS W/ 2" SQ. STEEL TUBE INFILL	METAL TRUSS W/ 2" SQ. STEEL TUBE INFILL
15	STUCCO FINISH	LAMBRA STUCCO W/ PAINT FINISH OR EQ. COLOR: SHERWIN-WILLIAMS, SW 7067 CITYSCAPE
16	SANTA BARBARA MESSON FINISH	SANTA BARBARA MESSON FINISH COLOR: SHERWIN-WILLIAMS, SW 6868 REAL RED
17	6" INSULFOAM HOLDING W/ STUCCO COATING FINISH	6" INSULFOAM HOLDING W/ STUCCO COATING FINISH COLOR: SHERWIN-WILLIAMS, SW 7069 IRON ORE
18	NATURAL STONE VENER BY RUSTICO OR APPROVED EQUAL.	NATURAL STONE VENER BY RUSTICO OR APPROVED EQUAL. COLOR: FINISH

Color Legend

1	EXTERIOR STUCCO W/ PAINTED FINISH, SW 7069 IRON ORE
2	EXTERIOR STUCCO W/ PAINTED FINISH, SW 7067 CITYSCAPE
3	EXTERIOR STUCCO W/ PAINTED FINISH, SW 6259 SPATIAL WHITE
4	EXTERIOR STUCCO W/ PAINTED FINISH, SW 6868 REAL RED
5	NATURAL STONE VENER BY RUSTICO, COLOR: FINISH
6	FIBER CEMENT PANEL (SMOOTH FINISH) W/ PAINT COLOR BY SHERWIN-WILLIAMS SW 2848 ROYCKOFF PEWTER (33.3%), SW 7629 GRAPY (33.3%), SW 7668 MARCH WND (33.3%)

WHLAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR DESIGN
2335 W. Foothill Blvd., Ste. 1, Upland, CA 91786
Phone: (909) 586-7100 Fax: (909) 946-1170

A NEW GAS STATION W/ CARWASH DEVELOPMENT
(PLN22-00029)
ADDRESS: NWC OF PLACENTIA AVE. & FERRIS BLVD., FERRIS, CA 92571
OWNER: CHANDRASEKHAR RAVALYAN, ANTHEM OIL, INC. - OBTIAGO, ONTARIO, CA 91761

PROJECT: SHEET TITLE: **C-STORE & CAR WASH BUILDING ELEVATIONS**

DATE: 05/15/2024
PROJECT: C-STORE & CAR WASH BUILDING ELEVATIONS
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DATE: 05/15/2024

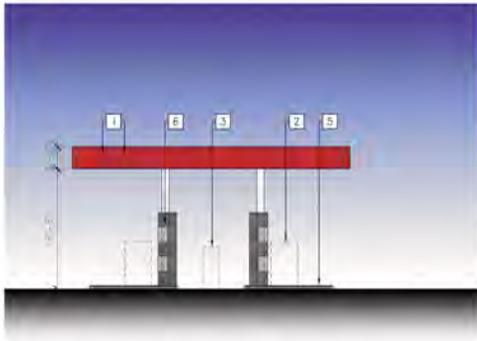
REVISIONS

NO.	DATE	DESCRIPTION
1	05/15/2024	ISSUED FOR PERMIT
2	05/15/2024	ISSUED FOR PERMIT
3	05/15/2024	ISSUED FOR PERMIT
4	05/15/2024	ISSUED FOR PERMIT
5	05/15/2024	ISSUED FOR PERMIT
6	05/15/2024	ISSUED FOR PERMIT
7	05/15/2024	ISSUED FOR PERMIT
8	05/15/2024	ISSUED FOR PERMIT
9	05/15/2024	ISSUED FOR PERMIT
10	05/15/2024	ISSUED FOR PERMIT
11	05/15/2024	ISSUED FOR PERMIT
12	05/15/2024	ISSUED FOR PERMIT
13	05/15/2024	ISSUED FOR PERMIT
14	05/15/2024	ISSUED FOR PERMIT
15	05/15/2024	ISSUED FOR PERMIT
16	05/15/2024	ISSUED FOR PERMIT
17	05/15/2024	ISSUED FOR PERMIT
18	05/15/2024	ISSUED FOR PERMIT

DATE: 05/15/2024
PROJECT: C-STORE & CAR WASH BUILDING ELEVATIONS
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
DATE: 05/15/2024

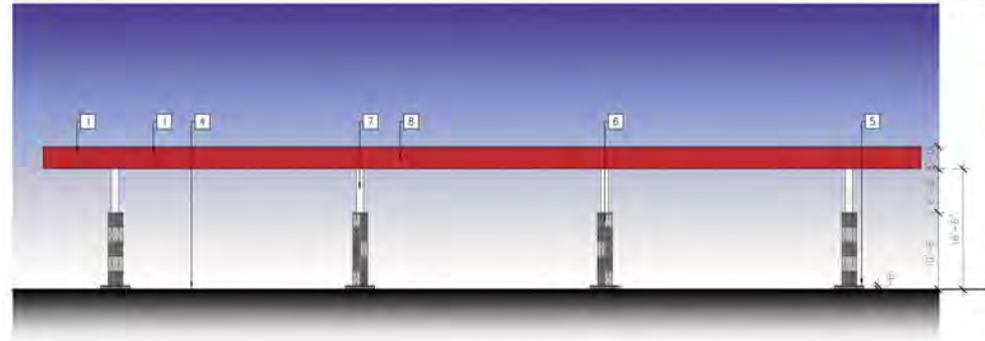
REVISIONS

NO.	DATE	DESCRIPTION
1	05/15/2024	ISSUED FOR PERMIT
2	05/15/2024	ISSUED FOR PERMIT
3	05/15/2024	ISSUED FOR PERMIT
4	05/15/2024	ISSUED FOR PERMIT
5	05/15/2024	ISSUED FOR PERMIT
6	05/15/2024	ISSUED FOR PERMIT
7	05/15/2024	ISSUED FOR PERMIT
8	05/15/2024	ISSUED FOR PERMIT
9	05/15/2024	ISSUED FOR PERMIT
10	05/15/2024	ISSUED FOR PERMIT
11	05/15/2024	ISSUED FOR PERMIT
12	05/15/2024	ISSUED FOR PERMIT
13	05/15/2024	ISSUED FOR PERMIT
14	05/15/2024	ISSUED FOR PERMIT
15	05/15/2024	ISSUED FOR PERMIT
16	05/15/2024	ISSUED FOR PERMIT
17	05/15/2024	ISSUED FOR PERMIT
18	05/15/2024	ISSUED FOR PERMIT



Proposed Gasoline Canopy Elevation (North & South)

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

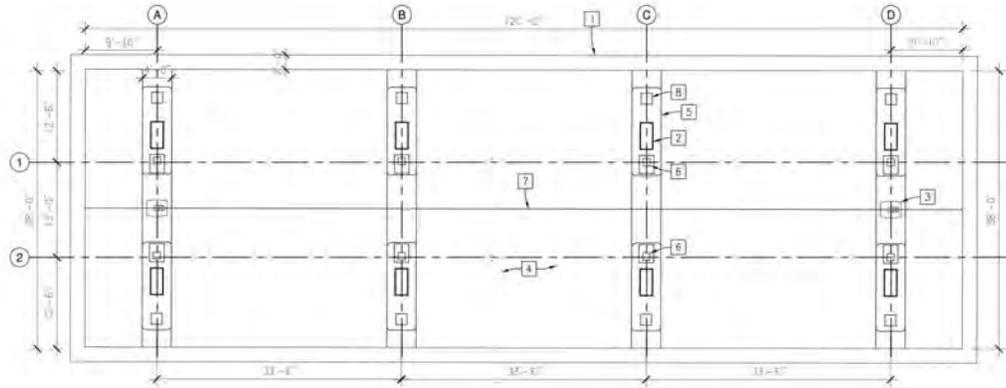


Proposed Gasoline Canopy Elevation (East & West)

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

Reference Notes (Elevation)

- 1 SIGNAGE UNDER SEPARATED PERMIT BY OTHERS.
- 2 MPD UNDER SEPARATED PERMIT BY OTHERS @ 8 LOCATIONS.
- 3 PIC UNIT @ 2 LOCATIONS.
- 4 CONCRETE SLAB.
- 5 CONCRETE CURB.
- 6 STEEL COLUMN W/ FUR-DUT FRAMING AND 24" FIBER CEMENT PANEL BY ALLURA, SMOOTH TEXTURE & PAINT FINISH TO MATCH BUILDING, COLOR: SHERWIN-WILLIAMS
SW 2848 ROYCROFT PEWTER (33.3%),
SW 7629 CRAPY (33.3%),
SW 7668 MAROH WIND (33.3%)
- 7 STEEL COLUMN W/ PAINT FINISH,
COLOR: SHERWIN-WILLIAMS, SW 7757 HIGH REFLECTIVE WHITE
- 8 ACM PANEL W/ PAINT FINISH,
COLOR: SHERWIN-WILLIAMS, SW6668 REAL RED



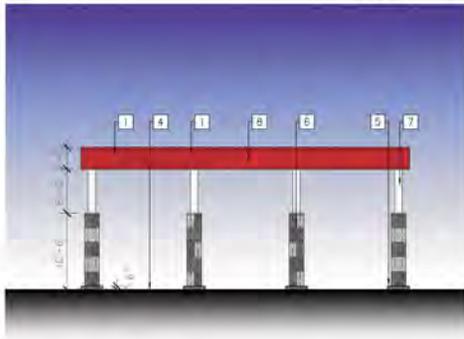
Gasoline Canopy Plan

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



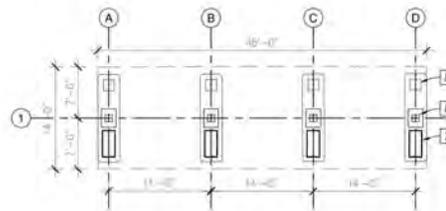
Proposed Diesel Canopy Elevation (North & South)

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



Proposed Diesel Canopy Elevation (East & West)

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



Diesel Canopy Plan

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

Reference Notes (Canopy Plan)

- 1 2' WIDE CONC. V-SWALE.
- 2 MPD UNDER SEPARATED PERMIT BY OTHERS
- 3 PIC UNIT @ 2 LOCATIONS.
- 4 CONCRETE SLAB.
- 5 CONCRETE CURB.
- 6 STEEL COLUMN W/ FUR-DUT FRAMING AND SANTA BARBARA MISSION FINISH STUCCO & PAINT FINISH, COLOR: SHERWIN-WILLIAMS, SW 2849 WESTCHESTER GRAY
- 7 3/4" CONCRETE CONTROL JT.
- 8 TRASH ENCLOSURE



W.W. LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2355 W 700TH BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 828-7112 FAX: (909) 848-1137

PROJECT: A NEW GAS STATION W/ CARWASH DEVELOPMENT (PLAN22-00029)

ADDRESS: NWC OF PLACENTIA AVE. & PERRIS BLVD., PERRIS, CA 92571
CLIENT: ANTHELOS, INC. - ONTARIO, 2883 S. ARCHIBALD AVE., ONTARIO, CA 91761

CANOPY PLANS & ELEVATIONS

PROGRESS PRINT
MAY 15, 2024

JOB NO.:	2101AR
DRAWN BY:	CLAZ
SUPERVISED BY:	TL
CHECKED BY:	TL
PLANNING CHECKED BY:	
PERMIT SET BY:	
BID SET BY:	
REVISIONS	
△	Prime Submittal 04/28/2023
△	PH DWP APPROVE 05/17/2023
△	CHANGED BY: TL 05/17/2023
△	OWNER REVIEW 05/15/2023
△	END PLANNING SUBMITTAL (PLAN22-00029) 08/21/2023
△	OWNER REVIEW 08/17/2023
△	FINAL SET PLAN REV. 08/17/2023
△	OWNER REVIEW 10/12/2023
△	PH PLANNING SUBMITTAL (PLAN22-00029) 09/20/2023
△	PLANNING MEETING 10/10/2023
△	OWNER REVIEW 3/15/2024

A1.11

OF SHEETS

S H E E T



W&W Land Design Consultants Inc.
Architecture Civil Engineering Interior
2335 W. Foothill Blvd., Suite 1, Upland, CA 91786
T: 909 608 7118 F: 909 946 1137

NEW GAS STATION W/ C-STORE & CAR WASH DEVELOPMENT
NORTHWEST CORNER OF W. PLACENTIA AVE. & PERRIS BLVD., PERRIS, CA 92571
PHOTOREALISTIC RENDERING

MAY 15, 2024

SOUTHEAST CORNER (DAYTIME)





W&W Land Design Consultants Inc.
Architecture Civil Engineering Interior
2335 W. Foothill Blvd., Suite 1, Upland, CA 91786
T: 909 608 7118 F: 909 946 1137

NEW GAS STATION W/ C-STORE & CAR WASH DEVELOPMENT
NORTHWEST CORNER OF W. PLACENTIA AVE. & PERRIS BLVD., PERRIS, CA 92571
PHOTOREALISTIC RENDERING

MAY 15, 2024

SOUTHEAST CORNER (NIGHTTIME)

