



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: February 19, 2025

SUBJECT: Specific Plan Amendment (SPA) 24-05086 and Major Modification (MMOD) 23-05073 – A proposal to consider the following entitlements for expansion of the existing Chevron fueling station, located at 796 Ramona Expressway: 1) Specific Plan Amendment to change the land use designation of the 0.94-acre parcel to the north from Residential (R) to Commercial (C), and to apply the Residential Overlay Zone to a property at 855 W. Markham Street; and 2) Major Modification for the construction of a 1,536 square foot fueling canopy with six (6) CNG and Diesel fuel dispensers, a second 1,496 square foot fueling canopy with four (4) Hydrogen fuel dispensers, and related equipment enclosures. Applicant: Marwan Alabbasi, Alabbasi Construction.

REQUESTED ACTION: Adopt Resolution No. 25-02, recommending that the City Council adopt Mitigated Negative Declaration No. 2395 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 24-05086 and Major Modification (MMOD) 23-05073 to facilitate the expansion of an existing Chevron vehicle fueling station, based on the findings contained in the Resolution and subject to the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND

The Chevron fueling expansion is proposed on a 0.94-acre site located at 4063 N. Webster Avenue, north of the existing Chevron fueling station. It is currently developed with a 1,320-square-foot single-family residence and is in the Residential Zone of the Perris Valley Commerce Center Specific Plan. The site is surrounded by single-family homes to the north and east, industrial development and vacant land to the west, and the existing Chevron station to the south.

The existing Chevron vehicle fuel station is located at 796 Ramona Expressway and was approved on November 15, 2006, under Conditional Use Permit (CUP) 06-0019. It consists of a convenience store and fueling dispensers for passenger vehicles and semi-trucks. It operates as part of a larger commercial shopping center. Access to the site is provided along Ramona Expressway, Webster Avenue, and Brennan Avenue. As a matter of information, the commercial shopping center, Chevron fueling station, and single-family residences were constructed before the Perris Valley Commerce Center (PVCC) Specific Plan was adopted.

PROJECT DESCRIPTION

The applicant requests approval for a Specific Plan Amendment and Major Modification to the Conditional Use Permit (CUP06-0019) to expand the existing Chevron fueling station located at 796 Ramona Expressway for compliance with the California Air Resources Board (CARB) Low Carbon Fuel Standards. The project also involves the demolition of an existing 1,320-square-foot single-family residence located at 4063 N. Webster Avenue, to facilitate the proposed expansion.

The fueling station expansion consists of the construction of a 1,536-square-foot fueling canopy with six (6) compressed natural gas (CNG) and diesel dispensers on three islands, a second 1,496-square-foot fueling canopy with four (4) hydrogen fuel dispensers on two islands, and related equipment enclosures. Hydrogen fuel and CNG will be delivered by tractor-trailer trucks designed to transport liquid and gaseous substances. The fueling station expansion will serve passenger vehicles and will operate 24 hours a day, seven days a week, at the same hours as the existing fueling station. A decorative masonry wall ranging from 8 to 12 feet is proposed along the northerly property line, shared with the residentially zoned property to the north, for screening of the equipment cabinets. Direct access will be provided from the most northerly existing driveway along Webster Avenue. Other existing access points will be shared with the commercial shopping center.

As part of this project, the applicant proposes to apply the Residential Overlay (RO) Zone to a portion of the property located at 855 W. Markham Street, currently developed with a 1,691-square-foot caretaker residence, as it is outside the Zone B1-APZ1 (Inner Approach/Departure Zone) of the March ARB/IP Plan, which prohibits residential dwellings (Exhibit E). This would recognize the caretaker's unit as a residence, thereby offsetting the loss of the single-family residence located at 4063 N. Webster Avenue for compliance with State law (SB 330), which protects the existing housing inventory.

Implementation of this project requires the following entitlements:

- Specific Plan Amendment (SPA) 24-05086 - Amend the PVCCSP to: 1) Rezone the 0.94-acre site, located at 4063 N. Webster Avenue, from Residential (R) Zone to Commercial (C) Zone; and 2) Rezone 62,000 square feet of the 88,862 square foot parcel, located at 855 W. Markham Street, by applying the Residential Overlay (RO) Zone to the underlying Light Industrial (LI) Zone; and
- Major Modification (MMOD) 23-05073 – Proposal to expand the existing Chevron fueling station consisting of the construction of two fueling canopies with six (6) CNG and Diesel fuel dispensers and four (4) Hydrogen fuel dispensers, and related equipment enclosures.

PROJECT ANALYSIS

The table below summarizes the Project's consistency with the General Plan, PVCC Specific Plan, Zoning Code, March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and Senate Bill (SB) 330.

CONSISTENCY ANALYSIS

Consistency with the General Plan

The proposed vehicle fueling expansion will be consistent with the General Plan and will further the following General Plan Circulation Element, Safety Element, Land Use Element, and Housing goals:

Circulation Element:

- o Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.

Safety Element:

- o Policy S-2.1 – Require road upgrades as part of new developments/major remodels to ensure adequate evacuation and emergency vehicle access. Limit improvements for existing building sites to property frontages.
- o Policy S-6.1 – Ensure new development complies with the development requirements of the AICUZ (Air Installation Compatibility Use Zones) Land Use Compatibility Guidelines and ALUP (Airport Land Use Plan) Airport Influence Areas for March Air Reserve Base.

Land Use Element:

- o Policy II - New development consistent with infrastructure capacity and municipal services capabilities.

Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy.

Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan and Title 19 - Zoning Code

The proposed amendment to the PVCCSP will rezone a 0.94-acre site from the Residential Zone to the Commercial (C) Zone to facilitate the expansion of the Chevron fueling station. The Commercial (C) Zone of the PVCCSP is intended for retail, fueling stations, professional offices, and service-oriented business activities. Subject to the approval of the Specific Plan Amendment, the expansion of the fueling station will be consistent with the development standards of the PVCCSP and Zoning Code.

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

The project site is located within Zone C1 (Primary Approach/Departure Zone) of the March Air Reserve Base Airport Land Use Compatibility Plan. The demolition of the existing residential home at 4063 N. Webster Avenue will be in compliance with the Zone B1-APZ1 (Inner Approach/Departure Zone) of the March ARB/IP Plan, which prohibits residential dwellings.

This project was also considered by the Riverside County Airport Land Use Commission (ALUC) on November 14, 2024, which determined the Project is "Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP).

CONSISTENCY ANALYSIS

Consistency with Senate Bill (SB) 330

Since the project includes the demolition of the 1,320-square-foot residential home located at 4063 N. Webster Avenue, the project is required to be in compliance with SB 330. Senate Bill (SB) 330, also known as the Housing Crisis Act of 2019, enacted to promote residential unit development, expedite the residential development review process, protect existing housing inventory from rezoning to a less intensive residential use, and protect existing housing inventory from demolition to ensure “no net loss in residential capacity.” Overall, the project will comply with SB 330 by concurrently rezoning 62,000 square feet of the 88,862 square foot parcel, located at 855 W. Markham Street, by applying the Residential Overlay (RO) Zone to the underlying Light Industrial (LI) Zone; thereby, offsetting the demolition of the existing home at 4063 N. Webster Avenue.

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the PVCCSP Development Standards for the Commercial Zone subject to the approval of the SPA.

| Development Standards Perris Valley Commerce Center (PVCC) Specific Plan – Commercial | | | | | |
|--|----------------------------------|---------|-----------------|-------------------------------------|--------------------------|
| | Standard | | Proposed | Consistent | Inconsistent |
| Lot Coverage | 50 percent maximum | | 7.4 percent | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Height | 45 feet | | 23 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Accessory Structure Setbacks: | Front Setback: Webster Avenue | 5 feet | 189 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Rear Side (east) | 5 feet | 500 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Interior (north) | 5 feet | 8 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Canopy Setbacks: | Front Setback: Webster Avenue | 15 feet | 148 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Rear Side (east) | 10 feet | 123 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Interior (north) | 10 feet | 25 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Landscaping | 10 percent minimum | | 18 percent | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Canopy Elevations**

The proposed fueling canopies elevations incorporate the same color scheme and materials similar to the existing canopies. The fueling canopy columns are designed to be clad with a tile veneer, complemented by a stucco foam cornice and fascia, ensuring consistency with the aesthetic of the current canopy structures.

- **Landscaping**

Per the conceptual landscape plan, the project provides 18% landscape coverage, which exceeds the 12% landscape coverage requirement. A total of 27 trees are proposed throughout the expansion project site, ranging in mature height from 35 to 60 feet. The proposed conceptual landscape plan has been designed to provide a mix of trees ranging from London Plane, Golden Rain, and Italian Cyprus. Also, shrubs and ground cover are provided ranging from Texas Ranger, Fox Tail Agave, and Lantana. Overall, the proposed conceptual landscape plan complies with the landscape requirements of the PVCC Specific Plan.

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared for the project per the California Environmental Quality Act (CEQA), which concluded that all potential significant environmental effects could be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on January 17, 2025, and ending on February 17, 2025. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site (Exhibit H).

PUBLIC HEARING NOTICE

A public Notice of Hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing and distribution of the staff report, the City has received two (2) letters, one letter from Riverside Transit Authority (RTA) and a second letter from South Coast Air Quality Management District (SCAQMD). RTA had no comment. SCAQMD requested additional information. None of their comments raised additional environmental concerns that have not already been addressed in the IS/MND.

RECOMMENDATION

Adopt Resolution No. 25-02, recommending that the City Council adopt Mitigated Negative Declaration No. 2395 and the Mitigation Monitoring and Reporting Program, and approve Specific Plan Amendment (SPA) 24-05086 and Major Modification (MMOD) 23-05073 to facilitate the fueling station expansion, based on the findings contained in the Resolution 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: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 25-02 recommending adoption of the Mitigated Negative Declaration No. 2395 and the Mitigation Monitoring and Reporting Program and approval of the project with Conditions of Approval (Planning, Engineering,

- Public Works, Fire, Community Services, and Building & Safety)
- B. Vicinity/Aerial Map
 - C. Existing and Proposed Amendment to PVCCSP Specific Plan Land Use Map
 - D. Proposed Residential Overlay Zone Map
 - E. MRRB/IPA ALUC Map
 - F. Project Plans - Site Plan, Canopy Elevations, Conceptual Landscape Plan, and Wall Enclosure Perspective
Due to the size of the files, all project plans are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-486#docan1206_1313_479
 - G. Initial Study/Mitigated Negative Declaration and Associated Technical Studies.
Due to the size of the file, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-486#docan1206_1313_479
 - H. Notice of Public Hearing

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

Exhibit A

Resolution 25-02 Recommending Adoption of the Mitigated Negative Declaration No. 2395 and the Mitigation Monitoring and Reporting Program and Approval of the Project with Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety)

RESOLUTION NUMBER NO. 25-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION (2395) AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE SPECIFIC PLAN AMENDMENT 24-05086 AND MAJOR MODIFICATION 23-05073 FOR THE EXPANSION OF THE EXISTING CHEVRON VEHICLE FUEL STATION LOCATED AT 764 RAMONA EXPRESSWAY, BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the applicant, Marwan Alabassi (“Applicant”), proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to change the land use designation of .94 acres from Residential to Commercial (C) and to apply a Residential Overlay to facilitate the construction of three (3) islands to accommodate six (6) CNG and Diesel fuel dispensers under a proposed 1,536 square foot canopy, two (2) islands to accommodate four (4) Hydrogen fuel dispensers under a proposed 1,496 square foot canopy, and two (2) walled enclosures for CNG, Hydrogen, and Electrical equipment generally located at the northeast corner of Webster Avenue and Ramona Expressway, which is located in the PVCCSP (“Project”); and

WHEREAS, the Applicant submitted a Specific Plan Amendment (“SPA”) 24-05086 to rezone and Major Modification (“MMOD”) 23-05073 of a prior Conditional Use Permit (06-27) for the Project; and

WHEREAS, the proposed SPA 24-05086 and MMOD 23-05073 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon review thereof by the City as lead agency, a notice of intent to adopt a mitigated negative declaration was provided on January 17, 2025, in accordance with CEQA Guidelines Section 15072, and a Draft Mitigated Negative Declaration No. 2395 (the “MND”) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from January 17, 2025 to February 17, 2025; and

WHEREAS, during the public comment period, certain public comments were received. The public comments received during the public review period did not warrant or result in any “substantial revision,” within the meaning of CEQA Guidelines Section 15073.5, to the MND. Although not required by CEQA, in the interests of thoroughness and transparency, responses to the public comments received have been prepared and included in the Final MND. No “substantial revision” of the MND has been made in response to the

comments or otherwise, and therefore no recirculation is required pursuant to CEQA Guidelines Section 15073.5. No changes were made to the Draft MND in the Final MND. There is no substantial evidence in light of the whole record before the City, including the public comments received, that the project may have a significant effect on the environment which cannot be mitigated or avoided, and therefore no EIR is required pursuant to CEQA Guidelines Section 15073.5; and

WHEREAS, the Riverside County Airport Land Use Commission (“ALUC”) conducted a hearing on November 14, 2024, to consider the Project’s consistency with the C1 Zone and determined that the Project is consistent with the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan; and

WHEREAS, Chapter 19.54 (Authority and Review Procedures) of the City of Perris Municipal Code (“PMC”) authorizes the City to approve, conditionally approve, or deny requests for Specific Plan Amendments and Conditional Use Permits; and

WHEREAS, on February 19, 2025, the Planning Commission held a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, before acting, the Planning Commission has heard, been presented with, and reviewed all the information and data that constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

WHEREAS, all other legal prerequisites to adopting this Resolution have occurred.

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

Section 1. Recitals. The above recitals are all true and correct and are incorporated herein by this reference as findings of fact.

Section 2. CEQA Findings. The Planning Commission hereby finds as follows with respect to the IS/MND for the project:

- A. The Planning Commission has considered the whole administrative record, including the IS/MND, together with the comments received during the public review process and the responses thereto contained in the Final IS/MND. The findings in this Section 2 are made on the basis of the whole administrative record.
- B. The IS/MND has been prepared and considered in compliance with CEQA and contains all required contents pursuant to CEQA Guidelines Section 15071.
- C. ALUC has determined that the Project is consistent with the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan and will not result in a safety hazard or noise problem for persons using the airport or for persons

residing or working in the Project area. The Planning Commission has also considered whether the Project will result in a safety hazard or noise problem for persons using the March Air Reserve Base/Inland Port Airport or for persons residing or working in the Project area, and finds that it will not.

- D. With the imposition of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (which is included in the IS/MND), there is no substantial evidence that the Project will have a significant effect on the environment. Said mitigation measures have been made enforceable conditions on the Project, as they have been included in the Project conditions of approval.
- E. The IS/MND reflects the independent judgment and analysis of the City.
- F. The location and custodian of the documents or other material which constitute the record of proceedings upon which the Planning Commission's decision set forth in this Resolution is based is as follows: City of Perris Planning Division, 135 N. D. St., Perris, CA 92570.

Section 3. The Planning Commission further finds, with respect to Specific Plan Amendment 24-05086, that:

- A. *The Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

The proposed amendment to the PVCCSP is to 1) rezone the .94-acre site located at 4063 N. Webster Avenue (APN:302-260-053) from Residential (R) Zone to Commercial (C) Zone within the PVCCSP to facilitate the fueling station expansion, and 2) apply a Residential Overlay (RO) to 62,000 square feet out of the 88,862 square foot parcel (APN:314-170-012) located at 855 W. Markham Street from Light Industrial (LI) to Light Industrial-Residential Overlay (LI-RO). The proposed amendment will ensure the project site is developed in compliance with the PVCCSP and its zoning designation for the project site. With the requested zone change, the Project will be consistent with the General Plan, PVCCSP, and the City's Zoning Code.

In addition, the proposed SPA 24-05086 promotes Goal III of the General Plan Land Use Element, Goals II and V, and Policies V.A of the General Plan Circulation Element:

Goal III (Land Use Element): Commerce and industry to provide jobs for residents at all economic levels of both industrial and commercial retail sectors.

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

Goal V (Circulation Element): Efficient goods movement.

Policy V.A (Circulation Element): Provide for the safe movement of goods along the street and highway.

B. The Specific Plan provides adequate text and diagrams to address the following issues in detail:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.

The Project proposes to expand the existing Chevron vehicle fuel station: 1) Specific Plan Amendment to change the land use designation of .94 acres from Residential to Commercial (C) and to apply a Residential Overlay; and 2) Major Modification for the construction of three (3) islands to accommodate six (6) CNG and Diesel fuel dispensers under a proposed 1,536 square foot canopy; two (2) islands to accommodate four (4) Hydrogen fuel dispensers under a proposed 1,496 square foot canopy; and two (2) walled enclosures for CNG, Hydrogen, and Electrical equipment. As amended, the existing PVCCSP meets the distribution, location, extent of land uses, and open space requirements, and the PVCCSP will continue to meet these requirements.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land use described in the Plan.

An Initial Study/MND was prepared for the Project and determined that there would be no impacts to major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities in the area that could not be mitigated to a level that is less than significant. As amended, the existing PVCCSP meets the distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities and the PVCCSP will continue meet these requirements.

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

The Project does not include changes to standards and criteria by which development will proceed, or standards for conservation, development, and utilization of natural resources.

4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.

SPA 24-05086 proposes no changes to the circulation element of the PVCCSP. Chapters 4.0 – On-Site Design Standards and Guidelines, 5.0 – Off-Site Design Standards and Guidelines, 6.0 – Landscape Standards and Guidelines, 8.0 – Industrial Design Standards and Guidelines of the PVCCSP, provide adequate text and diagrams, and standards and criteria by which the proposed development will proceed, including standards for conservation, development, and utilization of natural resources, where applicable. SPA 24-05086 does not propose to change or revise any text or diagrams in these Chapters.

As noted above, SPA 24-05086 proposes to only change the Land Use map to rezone .94 acres from Residential to Commercial (C) and to apply a Residential for the purpose of facilitating the construction of three (3) islands to accommodate six (6) CNG and Diesel fuel dispensers under a proposed 1,536 square foot canopy; two (2) islands to accommodate four (4) Hydrogen fuel dispensers under a proposed 1,496 square foot canopy; and two (2) walled enclosures for CNG, Hydrogen, and Electrical equipment.

Chapter 13 – Implementation and Administrative Process of the PVCCSP establishes a program of implementation measures, including regulation, programs, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above. Chapter 3 – Infrastructure Plan of the PVCCSP outlines public works projects within the PVCCSP with text and diagrams intended to guide and support development in the PVCCSP.

Section 4. The Planning Commission further finds, with respect to Major Modification (MMOD) 23-05073, that:

1) *The proposed location of the conditional use is in accord with the objectives of Chapter 19.54 and the purposes of the zone in which the site is located.*

The Project is adjacent to a commercial shopping center, which is compatible with the proposed expansion. The Project would augment the City’s economic base, create employment-generating opportunities for the citizens of Perris and surrounding communities, and fuel of Compressed Natural Gas (CNG) and Hydrogen, which is anticipated to be mandated by the State of California.

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 Project will be in accordance with the standards of the commercial zone of the Perris Commerce Center Specific Plan if the Specific Plan Amendment is approved. The proposed Project is physically suitable in terms of parcel size, shape, access, and availability of utilities and services. The commercial site is located along Ramona Expressway and Webster Avenue which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility service connections are available to service the site. The proposed

development is consistent with the Commercial (C) designation on the site, and with the existing land uses in the area. The Project, as conditioned, meets or exceeds all design and development criteria of the underlying Commercial Zoning district, which implements the development standards and policies of the City.

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

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval and mitigation measures, which will ensure that the project is developed in compliance with City and affected service agency codes and policies and mitigate potential impacts to the environment.

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

The Project proposes compatible architecture with the existing Chevron Gas station, which includes similar canopies and materials as the existing fueling station canopy. It also proposes an architecturally enhanced concept with varying roofline angles and heights, including stone, tile, horizontal cement panels, and glass building accents, which meet the development and architectural standards of the PVCCSP Commercial Zone.

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Commercial (C) Zone and Commercial Zone as outlined in the PVCCSP. 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. As required, all areas not covered by structures, drive aisles, parking or hardscape have been landscaped, which will provide an attractive environment for the public's enjoyment.

Section 5. Based upon the preceding and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on February 19, 2025, the Planning Commission recommends the City Council adopt Mitigated Negative Declaration No. 2395 and the included Mitigated Monitoring and Reporting Program, attached to this Resolution as Attachment 2 and incorporated herein by this reference.

Section 6. Based upon the preceding and Mitigated Negative Declaration No. 2395, and all oral and written communication submitted by members of the public and City staff, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on February 19, 2025, the Planning Commission hereby recommends the City Council approve Specific Plan Amendment (SPA) 24-05086 and

Major Modification 23-05073, subject to the Conditions of Approval attached to this Resolution as Attachment 1 and incorporated herein by this reference.

Section 7. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 8. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 19th day of February 2025.

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 25-02 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 19th day of February 2025 and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

- Attachments:
1. Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
 2. Initial Study/Mitigated Negative Declaration No. 2395 and Mitigation Monitoring Reporting Program - *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-486#docan1206_1313_479

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

RECOMMENDED CONDITIONS OF APPROVAL

**Specific Plan Amendment (SPA) 24-05086
Major Modification (MMOD) 23-05073**

February 19, 2025

PROJECT: Specific Plan Amendment (SPA) 24-05086 and Major Modification (MMOD) 23-05073 – A proposal to consider the following entitlements for expansion of the existing Chevron fueling station, located at 796 Ramona Expressway:1) Specific Plan Amendment to change the land use designation of the 0.94-acre parcel to the north from Residential (R) to Commercial (C), and to apply the Residential Overlay Zone to a property at 855 W. Markham Street; and 2) Major Modification for the construction of a 1,536 square foot fueling canopy with six (6) CNG and Diesel fuel dispensers, a second 1,496 square foot fueling canopy with four (4) Hydrogen fuel dispensers, and related equipment enclosures. Applicant: Marwan Alabbasi, Alabbasi Construction.

• **GENERAL CONDITIONS:**

1. **Mitigation Monitoring Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) for the Initial Study/Mitigated Negative Declaration (SCH 2025011019). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
2. **Approval Period for Major Modification (MMod) 23-05073.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three (3) years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Major Modification.
3. **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 **Specific Plan Amendment (SPA) 24-05086 and Major Modification (MMod) 23-05073**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall cooperate fully in defense of the action.

4. **Notice of Determination.** Within five (5) days of City Council approval, the applicant shall file a Notice of Determination to the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5, (Title 14) of the California Code of Regulations.

- **PLANNING DIVISION**

5. **Municipal Code and Specific Plan Compliance.** The project shall conform to the standards of the Commercial Zone of the *Perris Valley Commerce Center Specific Plan* (PVCCSP) and Chapter 19 of the Perris Municipal Code.
6. **Expansion of Use.** The site or its use may not be expanded without subsequent reviews and approvals by the Planning Division.
7. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the Planning Commission on **February 19, 2025**, or as amended by final approval by the City Council. Any deviation shall require appropriate Planning Division consideration.
8. **Advisory - Signs:** Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code and Perris Valley Commerce Specific Plan. Signs shall be subject to separate review and assessment. A separate application and fee will be required.
9. **State, County, and City Ordinances.** All tenants shall comply with all State, County, and City ordinances, including, but not limited to, an annual fire inspection and maintenance of a City business license.
10. **Temporary Uses.** Per Chapter 19.60 of the City of Perris Municipal Code, any outdoor use of the common space for special events that require temporary structures or tents shall be required to apply for a Temporary Activities and Use Permit as described in Section 19.60.060 of the City of Perris Municipal Code.

Prior to Grading Permit Issuance:

11. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
12. **Grading Plans.** Grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
13. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
14. **Preliminary Water Quality Management Plan (PWQMP) .** 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 WQMPs including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including a Modular Wetlands Unit (MWS- L-8-8-V), Contech CDS Unit, fueling area canopy and self-treating landscape. The Public Works department shall review and approve the final WQMP text, plans and details.
15. **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).
16. **Demolition of Existing Home.** Prior to grading permit issuance, the applicant shall apply for a demolition permit from the Building and Safety Division for the existing residence and all structures located at 4063 Webster Avenue (APN:302-260-053).
17. **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:

18. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
19. **Covenant Conditions and Restrictions (CC&Rs).** The applicant shall record an update/record the Commercial Shopping Center's CC&Rs to:
- a. Provide reciprocal access to the 0.94-acre parcel (APN:302-260-053) subject to the review and approval of the Planning Division and City Attorney's Office.
 - b. The 0.94-acre parcel (APN:302-260-053) shall operate in conjunction with the Chevron fueling station.

20. **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.
21. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval and mitigation measures shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).
22. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the Val Verde Unified School District.
23. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070 of the Perris Municipal Code.
24. **Site 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).
25. **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 weekday hours between 7:00 a.m. and 7:00 p.m. 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. Construction routes are limited to City of Perris designated truck routes.
 - c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - d. 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 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.

- e. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.
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. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, other outdoor equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
 28. **Trash Enclosures.** A covered trash enclosure constructed to City standards is required. The trash enclosure shall be easily accessible to the tenant and be screened by landscaping from public view. The split-face blocked wall trash enclosure shall have an overhead solid trellis cover. Elevations shall be included in the final landscape plans for review and approval by the Planning Division.
 29. **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. These facilities shall also be screened from the public right-of-way by landscaping.
 30. **Landscape and Irrigation Plans.** Submit three (3) copies of the landscape and irrigation 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. **Accent Landscaping.** Large trees (36” box) shall be included in the landscape design at all driveway entrances.
 - b. **Concealed parking lot area.** If applicable, all new 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.
 - c. **Street Trees.** All street trees within the public right of way shall be 36-inch box size or larger and planted a maximum of 30 feet on center within the parkway.
 - d. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and

- patterns) shall be used for the commercial driveway entrances and pedestrian pathways, and a raised landscape median shall be used at the entrance to the commercial shopping center.
- e. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - f. **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.
 - g. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
31. **Screen Wall Plan.** Decorative screen walls shall screen views from the adjacent property owner. 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 require review and approval of Planning Division staff. The following shall apply:
- a. **Perimeter Wall.** A masonry wall 12 feet in height shall be provided along the northerly property line adjacent to the equipment enclosures subject to the review and approval of the Planning Division.
 - b. **An eight (8) foot high split face block wall** shall be provided along the remaining portion of the northerly property line with pilasters every 100 feet at or visible corners with a decorative cap subject to the review and approval of the Planning Division.
 - c. **Screen Walls.** All screen walls for the CNG and H2 enclosures shall be consistent with the project plans (pages SD2 and SD3).
 - d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
32. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval. 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:***
33. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
34. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.

35. Southern California Edison (SCE). The developer/owner shall contact the Southern California Edison (SCE) area service planner (951-928-8323) to complete the required forms prior to the commencement of construction. No grading permits shall be issued until the city engineer receives a letter from SCE indicating electrical service will be placed underground.
36. Temporary Construction Fencing. A six-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. **Assessment and Community Facilities Districts.** If applicable, 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
 - d. North Perris Community Facilities Assessment District; and
 - e. Any other applicable City Assessment and Community Facilities Districts
38. **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.
39. **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 the required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.
40. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
41. **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:

42. **Property Maintenance.** The project shall comply with the provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance in perpetuity for the life of the development. In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Conditions of Approval No. 5 dated February 6, 2025.
43. **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.
44. **Future Obligation of Buyers and Lessees.** If applicable, 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**

45. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **January 14, 2025**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
 - **PUBLIC WORKS DEPARTMENT**

46. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **February 6, 2025**.
 - **COMMUNITY SERVICES DEPARTMENT**

47. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **January 30, 2025**.
 - **BUILDING & SAFETY DIVISION**

48. The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **December 16, 2024**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

49. 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>.

- **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

50. **Riverside County Airport Land Use Commission.** The following conditions shall be satisfied in accordance with the Airport Land Use Commission (ALUC) Development Review case file ZAP1623MA24:

- a. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- b. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.
 - iii. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - v. Other Hazards to flight.

- c. The attached “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.
- d. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes”. The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

- e. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- f. The project has been evaluated as a proposal to demolish existing single-family home and construct a 1,496 square-foot canopy with fueling stations for commercial trucks, and adding a portion of a second parcel (APN: 314-170-012) to the project scope, located on the southwest corner of Markham Street and Webster Avenue, and adding a Residential Overlay Zone to ensure the project complies with SB330 and will result in no net loss for residential zoning. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
- g. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

- **FIRE MARSHAL**

51. The project shall comply with all Conditions of Approval by the Fire Department dated April 9, 2024, consisting of the following requirements.
- a. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
 - b. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
 - c. Prior to the issuance of a grading permit 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. *Note: Many of the items listed in Attachment 2 (Access & Water Plan Submittal Checklist) of the submittal package for this development review were not addressed on the plan or had a note stating the information would be provided on permit construction drawings. Please be aware all items in the Checklist that are applicable to this project must be included on the fire department access plan.*
 - d. Prior to the issuance of a grading permit, evidence of sufficient fire flow as determined by Appendix B of the California Fire Code shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Availability/Fire Flow Form shall be utilized.
 - e. A fire department access road complying with Chapter 5 of the California Fire Code and the approved fire department access plan 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 and shall be readily visible and immediately accessible.
 - g. Prior to construction, a temporary address sign shall be posted and clearly visible from the street.
 - h. The permanent address shall be provided and either internally or externally illuminated during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - i. Location on the property for dispensing of different fuels (diesel, hydrogen, and compressed natural gas) shall be in accordance with Chapter 23, 57 and 58 of the

California Fire Code and all applicable NFPA standards. Fuel dispensing equipment shall be 10 feet or more from the nearest building or lot line that could be built on, public street or sidewalk, and at least 20 feet from fixed sources of ignition.

- j. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
- k. 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

January 15, 2025

PLN 23-05073 (Major Modification)

SPA24-05086

4063 Webster Avenue

Perris Hydrogen & CNG Fueling Station Project

Lot 31 - Golden Valley Farms TM 05 (MB 17/68) and northerly portion of Lot 1
PM 31677 (MB 225/58)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed elements, traveled ways, right-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and 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 conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

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

General Conditions:

1. The project's 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 Analysis prepared by Mizuta Traffic Consulting prepared on October 19, 2023, and as conditioned below as approved by the City Engineer including but not limited to:

a. One point of access/driveway is permitted on Webster Avenue:

- i. This driveway shall allow for full access movement.
- ii. This driveway shall be stop controlled for the westbound traffic.

b. Webster Avenue (Secondary Arterial 94'/64') along the project's frontage within dedicated right-of-way shall be improved to provide for the following improvements:

- i. 6-inch curb and gutter 32 feet east of centerline.
- ii. Grind and overlay, from the centerline to the new curb and gutter, to a 2-inch depth and replace with 2 inches along the frontage of the project site.
- iii. The parkway shall be 15-foot-wide consisting of a 6-foot-wide sidewalk location as approved by Planning Department and Public Works Department, 9 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.

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 Water Quality Management Plan

prepared by Stantec Consulting Services Inc. dated December 5, 2024 and as conditioned below as approved by the City Engineer including but not limited to:

- a. The developer/property owner shall collect on-site treated runoff and convey it to proposed curb core located on Webster Avenue.
- b. Catch basin inserts shall be provided as approved by the Public Works Department.
- c. The storm drain systems shall be designed per Riverside County Flood Control and Water Conservation District (RCFCD) and City of Perris design and WQMP standards and guidelines.

Prior to issuance of Grading Permit:

8. The following right-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, as determined and approved by the Planning Department, Public Works Department, and the City Engineer:

- a. Webster Avenue is classified as a Secondary Arterial (94'/64') per the Perris Valley Commerce Center Specific Plan. Adequate right-of-way shall be dedicated on Webster Avenue along the property frontage to accommodate a 47-foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.

9. 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.

10. The developer/property owner shall submit the following to the City Engineer for review and approval:

- a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
- b. Water and Sewer Plans, as applicable
- c. Final Drainage Plan, Hydrology and Hydraulic Report
- d. Street Light Plan prepared by a Registered Electric Engineer per City of Perris Standards; streetlights shall be per City of Perris Safety Lighting Standards.

- e. Geotechnical Report
- f. Final WQMP (for reference)

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

11. In the event that the electrical cables are under 66 kV, the existing power poles on Webster Avenue along the property frontage shall be removed, and the electrical and communication cables shall be placed underground.

If the electrical cables exceed 66 kV, the existing power poles shall be relocated to accommodate the roadway widening. The developer/property owner shall provide an analysis from a utility consultant verifying compliance with this condition.

Prior to issuance of Building Permit:

12. The developer/property owner shall submit a compaction certificate 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.

13. The project site is located within the limits of Perris Valley Drainage Plan (ADP) for which drainage fees have been adopted by the City. Drainage fees shall be paid as set forth under the provisions of the “Rules and Regulation of Administration of Area Drainage Plan”.

Prior to issuance of Certificate of Occupancy:

14. 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.

15. The developer/property owner shall complete the construction of all public improvements, including but not limited to roadway improvements and drainage improvements as specified above and accepted by the City.



CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

MEMO

Date: February 6, 2025

To: Nathan Perez, Senior Planner

From: Liset Hernandez, Public Works Manager

By: Chris Baldino, Landscape Inspector CB

Subject: **MJMOD23-05073 – Conditions of Approval**
Proposal to expand existing fueling station (Chevron Gas) by constructing a 1,536 sq. ft. CNG and Diesel canopy with three islands and six fueling dispensers, a 1,496 sq. ft. canopy for Hydrogen with two islands and 4 dispensers, and construct two utility enclosures for the CNG, Hydrogen and electrical and one underground storage tank within the Perris Valley Commerce Center Specific Plan on Webster Ave north of Ramona Expressway.

1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Webster Ave** - Provide offer of dedication as needed to provide for full half-width Street (94' ROW, 47' half-width, curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 15' 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



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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 **MJMOD23-05073**" 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 Special Districts Division, including:

- **Webster Ave** – Per section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterial, and figure 6.0-7 of the PVCCSP, for sizing and spacing requirements. Planting will consist of the same plant pallet to the west of this project on Webster Ave. Primary Street Trees Platanus Acerfolia London Plane, Secondary Tree Lagerstroemia indica Tuscarora Crape Myrtle. Use of drought resistant shrubs and groundcover to include but not limited to the following: Lantana New Gold, Correa "Dusky Bell", Lantana New Gold, Agave attenuata, Myoporum P. pink, and Campsis radicans Trumpet vine.
- **Existing Webster Ave Right-of-Way** – The Developer will need to retrofit existing parkway along Webster Ave to meet the Perris Valley Commerce Center Specific Plan and continue to maintain the area under the existing landscape maintenance agreement ("agreement"), subject to an amendment that includes new landscaping along the frontage of APN 302-260-053, completed prior to TCO (temporary certificate of occupancy) or COO (certificate of occupancy) issuance, whichever is first. The landscaping will need to meet Section 6.2.1 Streetscape Landscape design guideline and planting pallet for a Secondary Arterial and Figure 6.0-7 of the PVCCSP, for sizing and spacing requirements. Primary Street



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Trees Platanus Acerfolia London Plane, Secondary Tree Lagerstroemia indica Tuscarora Crape Myrtle. Use of drought resistant shrubs and groundcover to include but not limited to the following: Lantana New Gold, Correa “Dusky Bell”, Lantana New Gold, Agave attenuata, Myoporum P. pink, and Campsis radicans Trumpet vine.

- 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 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 a 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.



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- 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 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 Lane** – 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



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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.

m. SB 1383 Mulch Compliance – All mulch procured for use on City landscape areas must be produced from green waste sourced from a permitted/registered facility under 14 CCR 18993.1(4)(B).

4. Landscape Maintenance Agreement & Off-Site Landscape Design: At the discretion of the Director of Public Works, approval may be given to connect the off-site landscape irrigation to the on-site irrigation system. At the discretion of the Director of Public Works, approval may be given to the Developer to amend an existing landscape maintenance agreement associated with APN 302-260-0072, adding the new landscape area into the agreement. The amendment is required to be executed prior to issuance of TCO or COO, whichever is first. This section does not waive the condition for the Developer to annex the project into the assessment districts. In the event the City determines that the off-site landscaping has not been maintained, the City will take over maintenance with funds from the assessment district.

5. 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 for 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



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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



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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:



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- **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



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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, \$5,250 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 Webster Ave and pay their fare share of Ramona Expressway median.
 - **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 the issuance of TCO or COO, whichever is first, 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



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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.

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

Planning Case File No(s): MMOD 23-05073

Case Planner: Nathan Perez 951-943-5003 EXT. 279

Applicant: Marwan Alabassi

Location: 4063 N Webster

Project: PROPOSED to demo an existing 1,320 SF home, to facilitate an expansion of an existing fueling station, to construct a 1,536 SF CNG and Diesel canopy with three islands and 6 fueling stations, and to construct a 1,496 SF canopy Hydrogen canopy with two islands and four dispensers, and to construct two CNG, Hydrogen and Electrical walled enclosures and to install one underground storage tank.

APN(s): 302-260-053

Reviewed By: Jorge Caballero, CBO

Date: 12-16-24

Specific Conditions:

- A) Requires Separate Fire Review.
- B) The project will require separate building permits for:
 - 1. Canopy 1
 - 2. Canopy 2
 - 3. Electrical equipment building.
 - 4. Fire access plan.
 - 5. Grading plans.
 - 6. CNG, electrical and H2 equipment
 - 7. Block walls.
 - 8. Exterior light standards.
- C) All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as not to cause any existing structure (neighbor property) to become non-conforming with the requirements of the latest adopted edition of the Building Code or any other applicable law, ordinance, or code.
- D) Will customers from this project walk to the existing station retail building? (restroom, cash payments, retail store, etc.) If so, please provide an accessible route per CBC Chapter 11B

BUILDING & SAFETY

GENERAL CONDITIONS

1. The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with the current adopted California Building Codes and City of Perris Ordinances regulations in effect at the time of building plan submission and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.
2. **NOTE: The construction plans must comply with the current adopted codes at the time of the building permit application.** As of today, the current adopted 2022 California Building Codes have been in effect since January 1st, 2023, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2023, until December 31, 2025, will be subject to the new updated California Building Code(s).
 - 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.
3. The project must comply with the 2022 green code EV charging station requirements.
4. **GREEN BUILDING CODE WASTE REDUCTION (Non-Residential):**

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan that:

 - a. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
 - b. Determines if materials will be sorted on-site or mixed.
 - c. Identifies diversion facilities where material collected will be taken.
 - d. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
5. The proposed project must provide proper and approved Fire Access to the entire site.
6. The plans for the entire site must comply with CBC chapter 11B for site accessibility and equipment reach.

7. Automatic fire suppression systems shall be installed as required by the equipment installation.
8. All exterior lighting shall be orientated, directed, and/or shielded so that direct illumination does not infringe on adjoining properties.

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

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

FIRE CONDITIONS

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



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COMMUNITY SERVICES

MEMO

Date: February 3, 2025

To: Nathan Perez, Project Planner

From: Sabrina Chavez, Director of Public Services

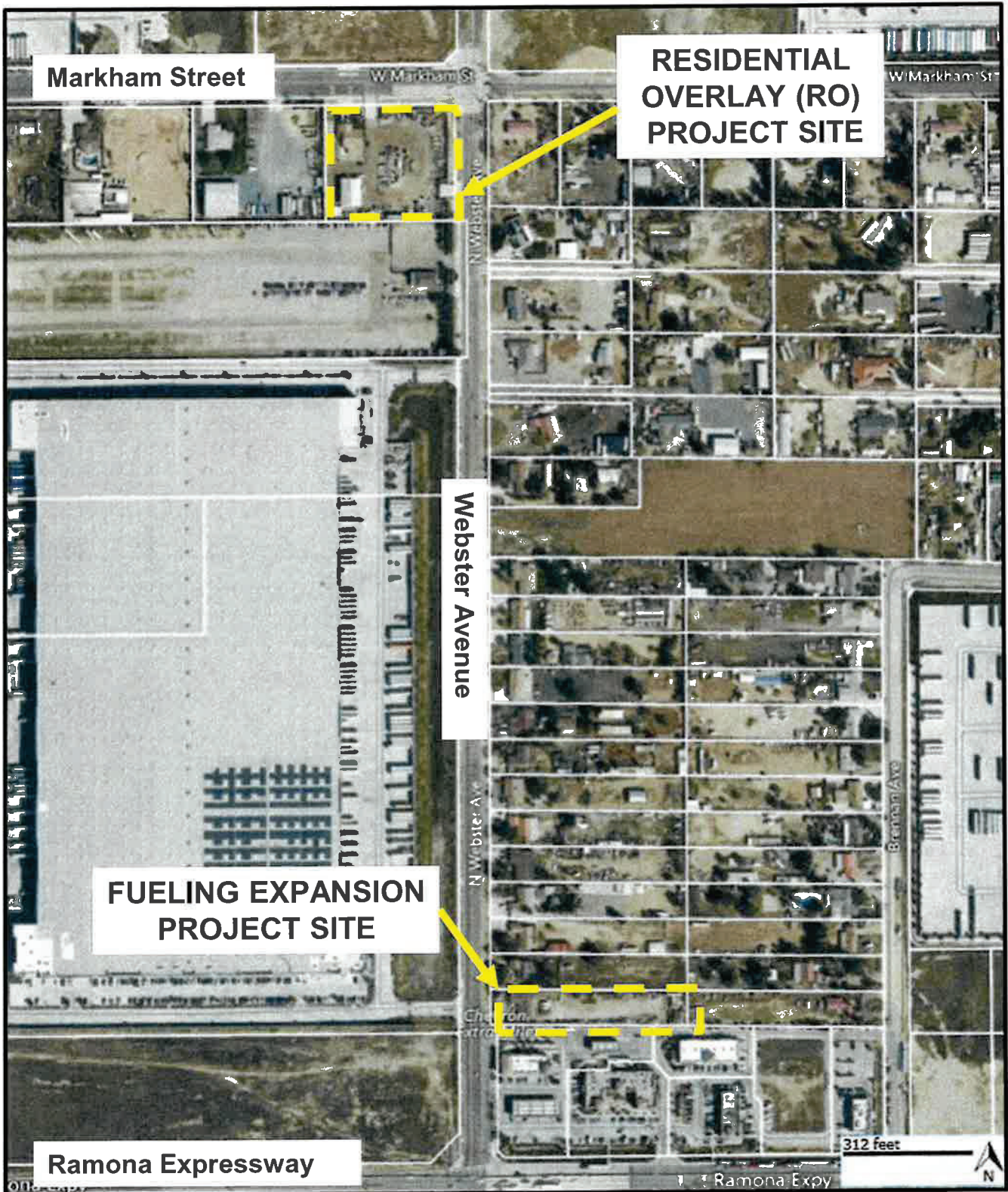
Cc: Arcenio Ramirez, Director of Community Services
Arturo Garcia, Parks Manager
Martin E. Martinez, Management Analyst

Subject: A proposal to demolish a 1,320 square-foot home on a .94 acre site located at 4063 North Webster Avenue (APN:302-260-053) to facilitate an expansion of an existing fueling station (Chevron Gas) at 796 Ramona Expressway consisting of the following: 1) to construct a 1,536 square foot CNG and Diesel canopy with three islands and six (6) fueling dispensers; 2) to construct a 1,496 square foot canopy Hydrogen canopy with two islands and four (4) dispensers; 3) to construct two CNG, Hydrogen, and Electrical walled enclosures; and 5) to install one underground storage tank within the Residential zone of the Perris Valley Commerce Specific Plan (PVCC SP) area.

Community Services Staff reviewed **SPA 24-05086** and Major Modification (MMod) 23-05073 and offer no conditions at this time.

Exhibit B

Vicinity/Aerial Map

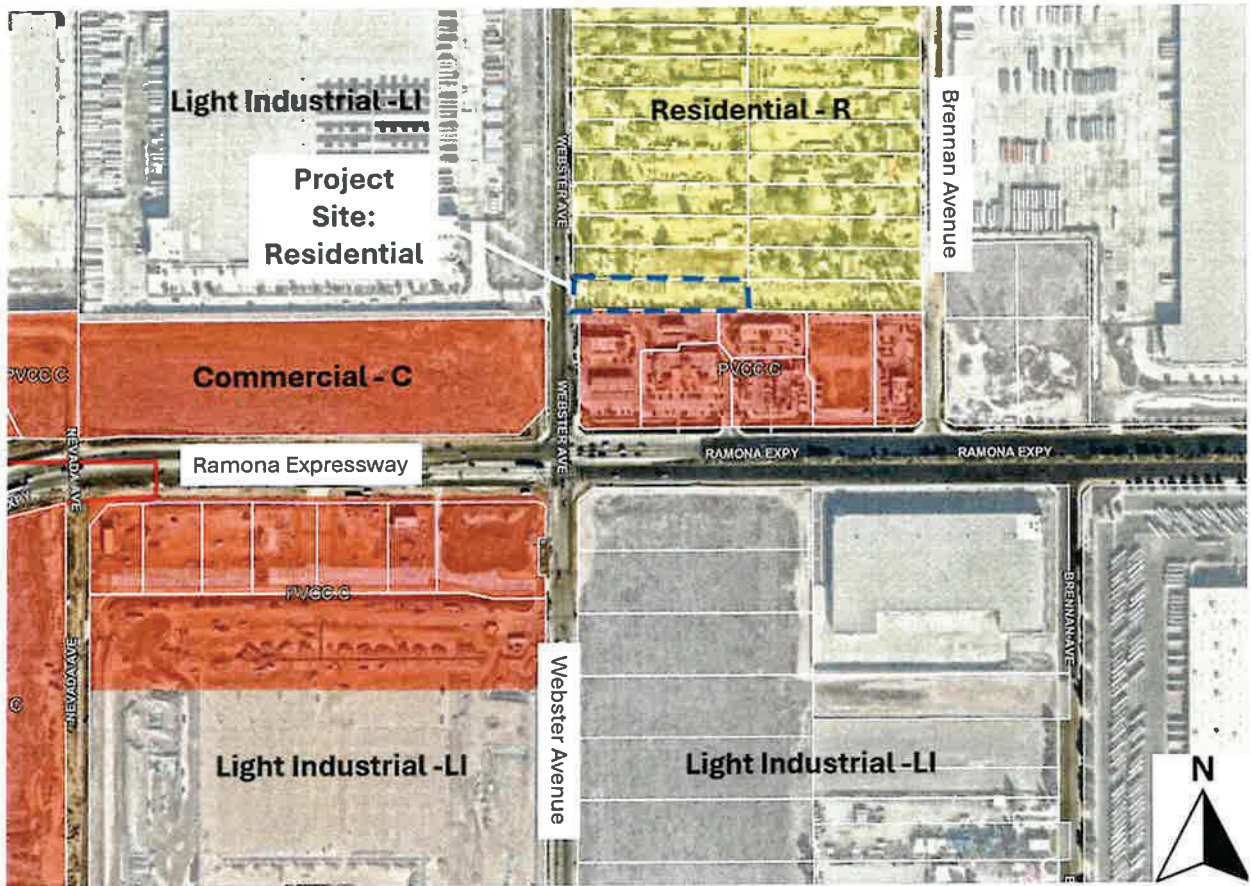


- Parcels
- Perris Boundary

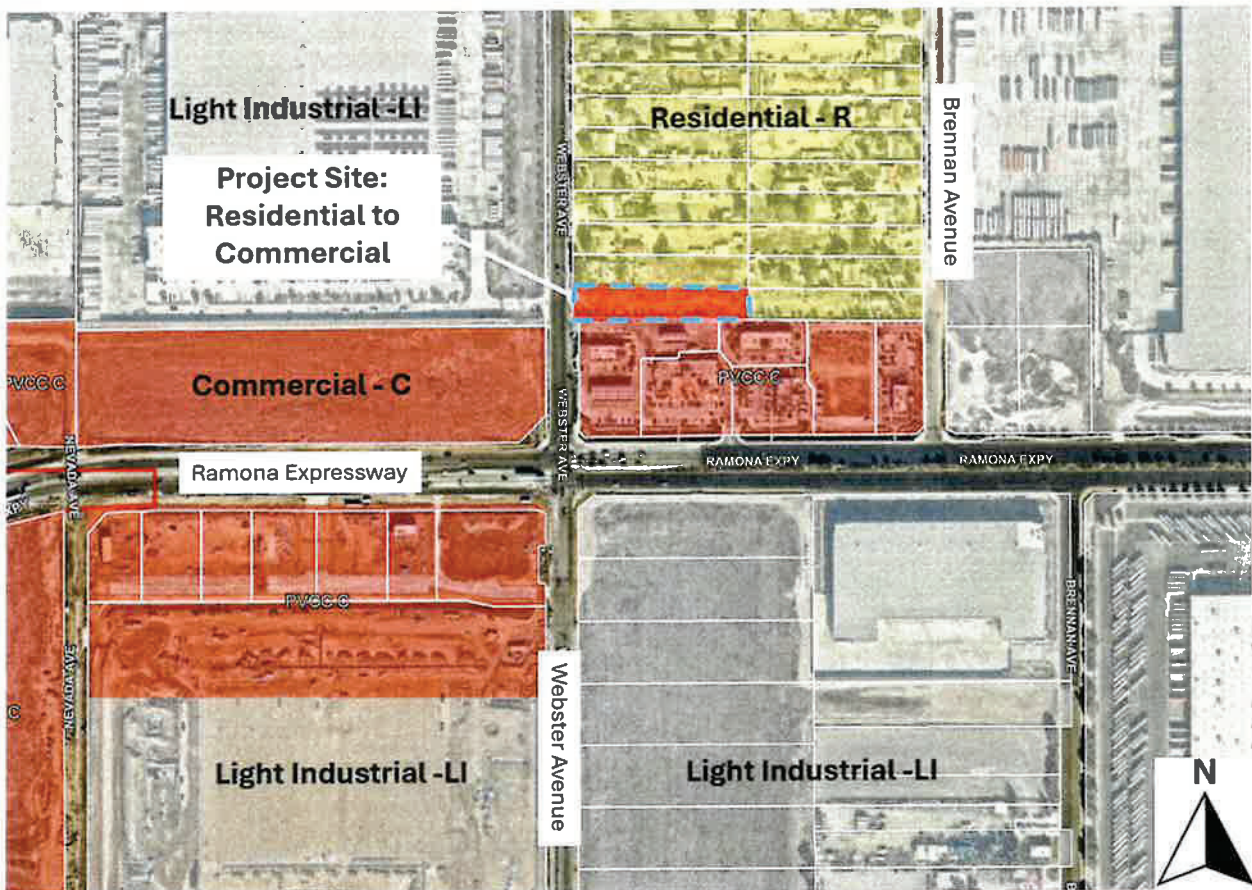


Exhibit C

Existing and Proposed Amendment to PVCCSP Specific Plan Land Use Map



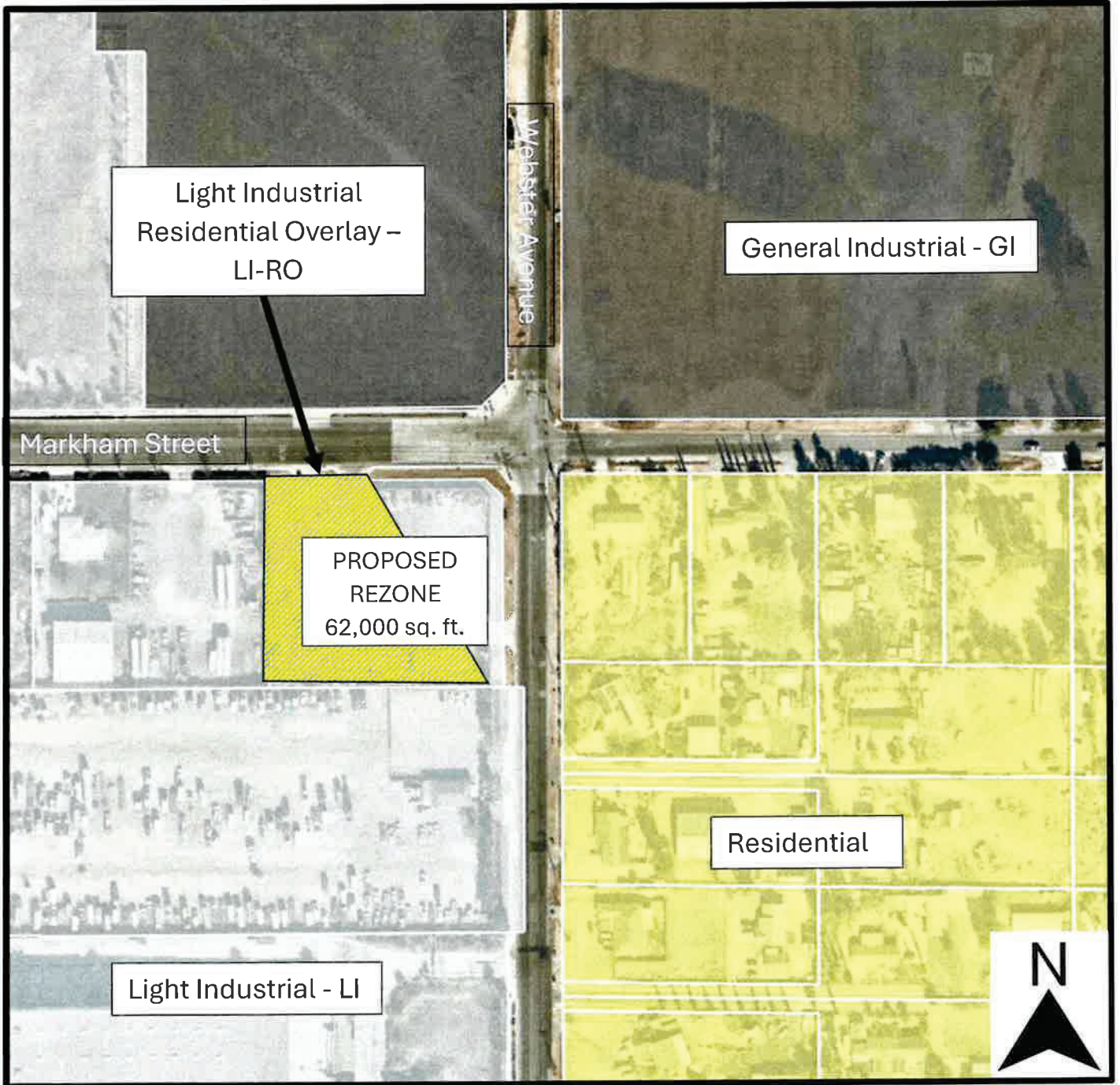
Existing Land Use Map



Proposed Land Use Map

Exhibit D

Proposed Residential Overlay Map



Light Industrial
Residential Overlay -
LI-RO

General Industrial - GI

Markham Street

Webster Avenue

PROPOSED
REZONE
62,000 sq. ft.

Residential

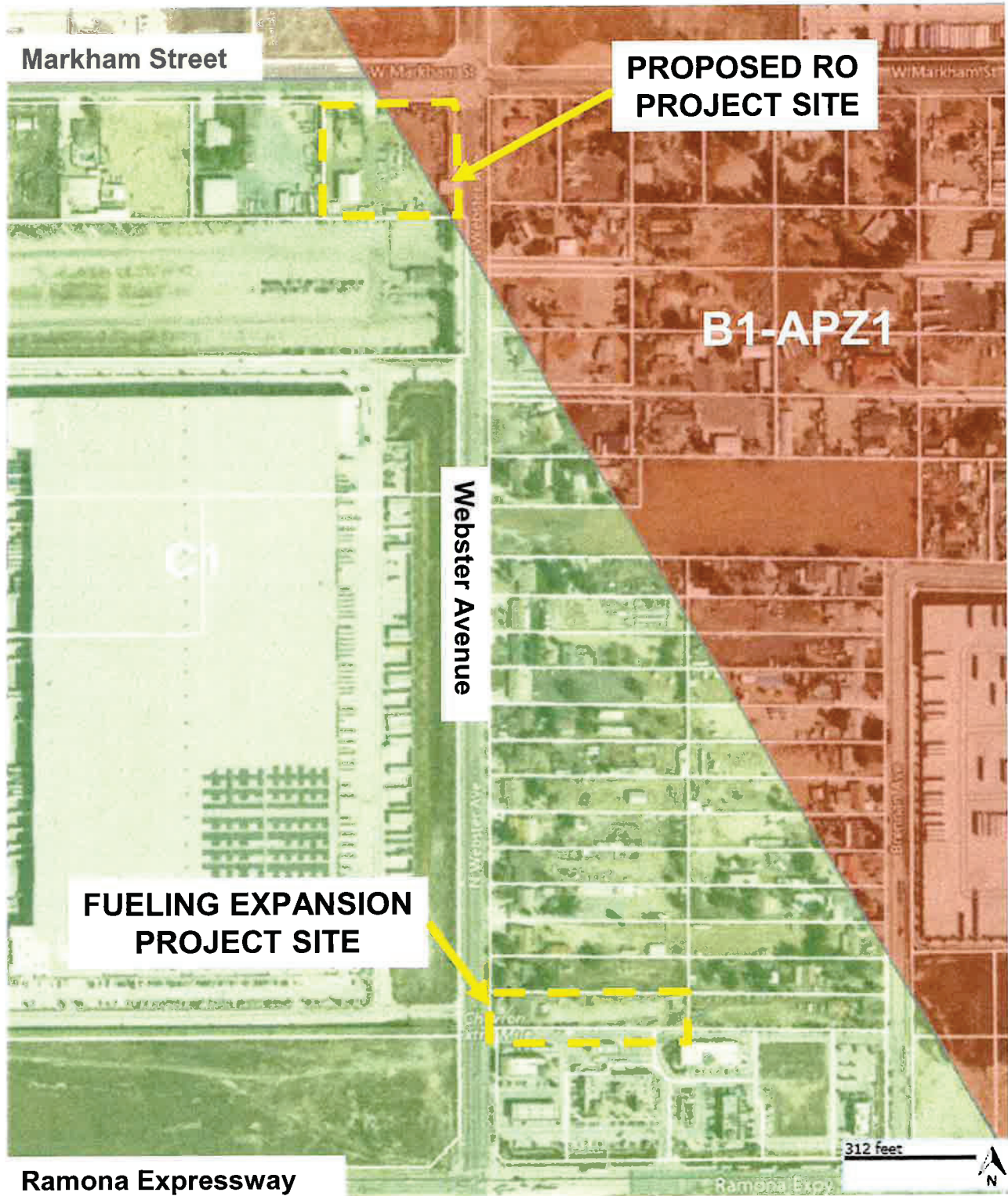
Light Industrial - LI



Exhibit E

MARB/IPA ALUC Map

MARB/IPA ALUCP Map



- Parcels
- Perris Boundary

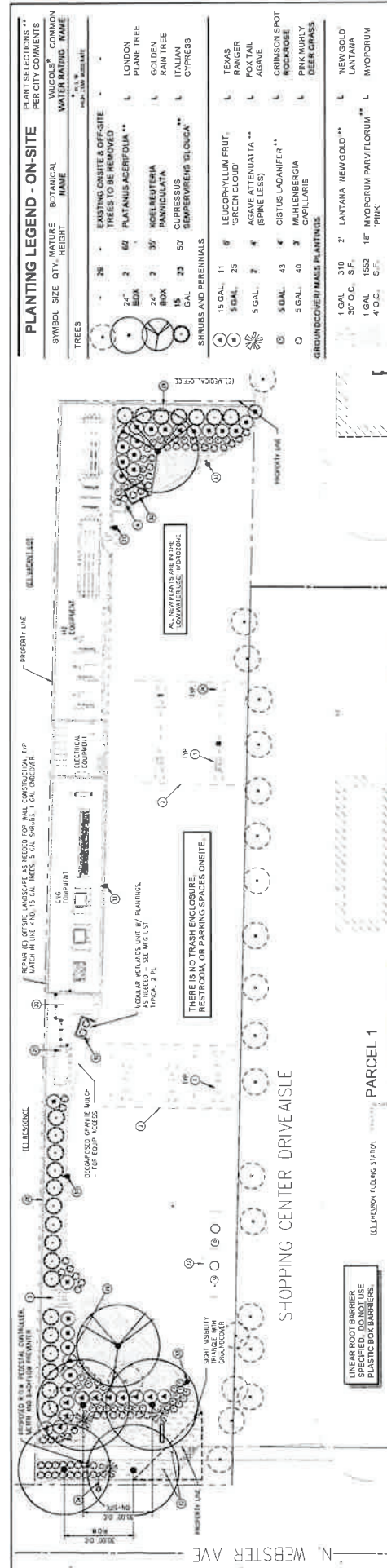


Exhibit F

Project Plans - Site Plan, Canopy Elevations,
Conceptual Landscape Plan, and Wall
Enclosure Perspective

*Due to the size of the files, all project plans
are available online at:*

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
486#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-486#docan1206_1313_479)



PLANTING LEGEND - ON-SITE

| SYMBOL | SIZE | QTY. | NATURE | BOTANICAL NAME | COMMON NAME | WATER RATING | DATE |
|--------------------------------|--|------|--------|----------------------------------|-------------------|--------------|------|
| TREES | | | | | | | |
| (Symbol) | 24" | 2 | BOX | PLATANUS ACERIFOLIA ** | LONDON PLANE TREE | L | |
| (Symbol) | 24" | 2 | BOX | NOELBUTHERIA PANNICULATA | GOLDEN RAIN TREE | L | |
| (Symbol) | 15" | 25 | GAL | CUPRESSUS SEMPERVIRENS 'DOLICA' | ITALIAN CYPRESS | L | |
| SHRUBS AND PERENNIALS | | | | | | | |
| (Symbol) | 15" | 11 | GAL | LEUCOPHYLLUM FRUIT 'GREEN CLOUD' | TEXAS RANGER | L | |
| (Symbol) | 5" | 2 | GAL | AGAVE ATTENUATA ** (SPINE LESS) | FOX TAIL AGAVE | L | |
| (Symbol) | 5" | 2 | GAL | CISTUS LAOANIFER ** | CRIMSON SPOT | L | |
| (Symbol) | 5" | 2 | GAL | MUHLENBERGIA CAPILLARIS | ROCKWOLE | L | |
| (Symbol) | 5" | 2 | GAL | MUHLENBERGIA CAPILLARIS | PINK MUHLY | L | |
| (Symbol) | 5" | 2 | GAL | MUHLENBERGIA CAPILLARIS | DEER GRASS | L | |
| (Symbol) | 1" | 310 | 2" | LANTANA 'NEW GOLD ** | NEW GOLD LANTANA | L | |
| (Symbol) | 1" | 310 | 2" | MYOPORUM PARVIFLORUM ** PINK | MYOPORUM | L | |
| SITE FEATURES - TYPICAL | | | | | | | |
| (Symbol) | DECOMPOSED GRANITE W/ STABILIZER (FOR USE AS UNDERLAYMENT FOR WEED CONTROL). | | | | | | |
| (Symbol) | MULCH DECOMPOSED GRANITE | | | | | | |
| (Symbol) | TURF AREA = 0 SF | | | | | | |

PLANTING LEGEND - R.O.W.

| SYMBOL | SIZE | QTY. | NATURE | BOTANICAL NAME | COMMON NAME | WATER RATING | DATE |
|-----------------------------------|--|------|--------|---------------------------------|--------------------|--------------|------|
| TREES | | | | | | | |
| (Symbol) | 24" | 3 | BOX | PLATANUS ACERIFOLIA ** | LONDON PLANE TREE | L | |
| SHRUBS AND PERENNIALS | | | | | | | |
| (Symbol) | 5" | 2 | GAL | MUHLENBERGIA CAPILLARIS | PINK MUHLY | L | |
| (Symbol) | 5" | 2 | GAL | AGAVE ATTENUATA ** (SPINE LESS) | FOX TAIL AGAVE | L | |
| GROUNDCOVER MASS PLANTINGS | | | | | | | |
| (Symbol) | 1" | 170 | 2" | LANTANA 'NEW GOLD ** | 'NEW GOLD' LANTANA | L | |
| SITE FEATURES - TYPICAL | | | | | | | |
| (Symbol) | NOT SHOWN 500 SF. MULCH DECOMPOSED GRANITE | | | | | | |
| (Symbol) | OFF-SITE (R.O.W.) LANDSCAPE AREA 500 SF. | | | | | | |
| (Symbol) | TURF AREA = 0 SF | | | | | | |

GENERAL NOTES

- ALL PLANTING AREAS SHALL HAVE A 2" LAYER OF ORGANIC COMPOST ROTOTILLED TO A DEPTH OF 4" AND TOPDRESSED WITH 3/4" MINUS DECOMPOSED GRANITE TO A MIN. DEPTH OF 3". COLOR: SAND
- REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
- BETWEEN STREET TREES
- DRIVEWAY GUTTS AND FIRE HYDRANTS
- UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS SHALL BE MAINTAINED.
- ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
- A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
- LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
- LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED PER LOCAL CODES AND ROOMTS. NO PLANTS SELECTED REQUIRE SHEARING
- OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
- ROOT BARRIER - INSTALL 24" DEEP LINEAR PLASTIC PANEL FROM DEEP ROOT OR OTHER ROOTS TO BE PREVENTED FROM GROWING UNDER SIDEWALKS OR PATIENTS AND 10" FROM R.O.W. OR SIDEWALK.

KEYNOTES

- (N) WALL
- (N) NON RISEN
- (N) CANOPY
- (N) TRANSOMER
- (N) SHAW
- (N) DIESEL FUELING EQUIPMENT BUILDING
- (N) GAS SEA
- (N) DIESEL UNDERROAD
- (N) SIGNAGE SIGN
- (N) BOLLARD
- (N) FUEL DISPENSER
- (N) MON RISEN
- (N) TRANSOMER
- (N) DIESEL FUELING EQUIPMENT BUILDING
- (N) GAS SEA
- (N) DIESEL UNDERROAD
- (N) SIGNAGE SIGN
- (N) BOLLARD

ESTIMATED TOTAL WATER USE - R.O.W. AND ON-SITE

| ITEM | DESCRIPTION | UNIT | QUANTITY | WATER USE (GAL) |
|------|-------------|------|----------|-----------------|
| 1 | Hydrocarbon | Year | 1 | 110,000 |
| 2 | Low | Year | 1 | 110,000 |
| 3 | Low | Year | 1 | 110,000 |
| 4 | Low | Year | 1 | 110,000 |
| 5 | Low | Year | 1 | 110,000 |
| 6 | Low | Year | 1 | 110,000 |
| 7 | Low | Year | 1 | 110,000 |
| 8 | Low | Year | 1 | 110,000 |

PROJECT: CHEVRON ENERGY

| ITEM | DESCRIPTION | UNIT | QUANTITY | WATER USE (GAL) |
|------|-------------|------|----------|-----------------|
| 1 | Hydrocarbon | Year | 1 | 110,000 |
| 2 | Low | Year | 1 | 110,000 |
| 3 | Low | Year | 1 | 110,000 |
| 4 | Low | Year | 1 | 110,000 |
| 5 | Low | Year | 1 | 110,000 |
| 6 | Low | Year | 1 | 110,000 |
| 7 | Low | Year | 1 | 110,000 |
| 8 | Low | Year | 1 | 110,000 |

WATER CONSERVATION CONCEPT

A COMBINATION OF SUB-SURFACE LOW FLOW DRIP BUBBLERS, AND/OR LOW VOLUME HUNTER MP ROTATOR SPRAYS SHALL BE INSTALLED IN ALL PLANTERS.

PLANTS ARE GROUPED INTO 'HYDROZONES' AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A WEATHER TRACK CONTROLLER CAPABLE OF DUAL PROGRAMMING. FLOW SENSOR LEAK DETECTION AND AUTOMATIC SHUT-OFF TO BE PROVIDED IN POC.

CITY REQUIREMENTS MET

- COMMERCIAL ZONE (1) 24" BOX TREE PER 30' LINEAR FOOT OF FRONTAGE
- R.O.W. AND WEBSTER AVE FRONTAGE PLANT PALETTE, SIZE AND SPACING AND R.O.W. METER AND ET CONTROLLER TO MEET PUCSPP STANDARDS.
- PROVIDE ITALIAN CYPRESS AT NORTH AND EAST CURB WALL PER PLAN CHECK COMMENTS DATED 4-24-23.
- 10% MINIMUM LANDSCAPE REQUIRED. ON-SITE AREA = 39,433 SF X 0.10 = 3,943 SF RECD. 7893 SF PROVIDED (18%).
- RECYCLED WATER TO BE USED (AS AVAILABLE FROM WATER AGENCY)

CHEVRON

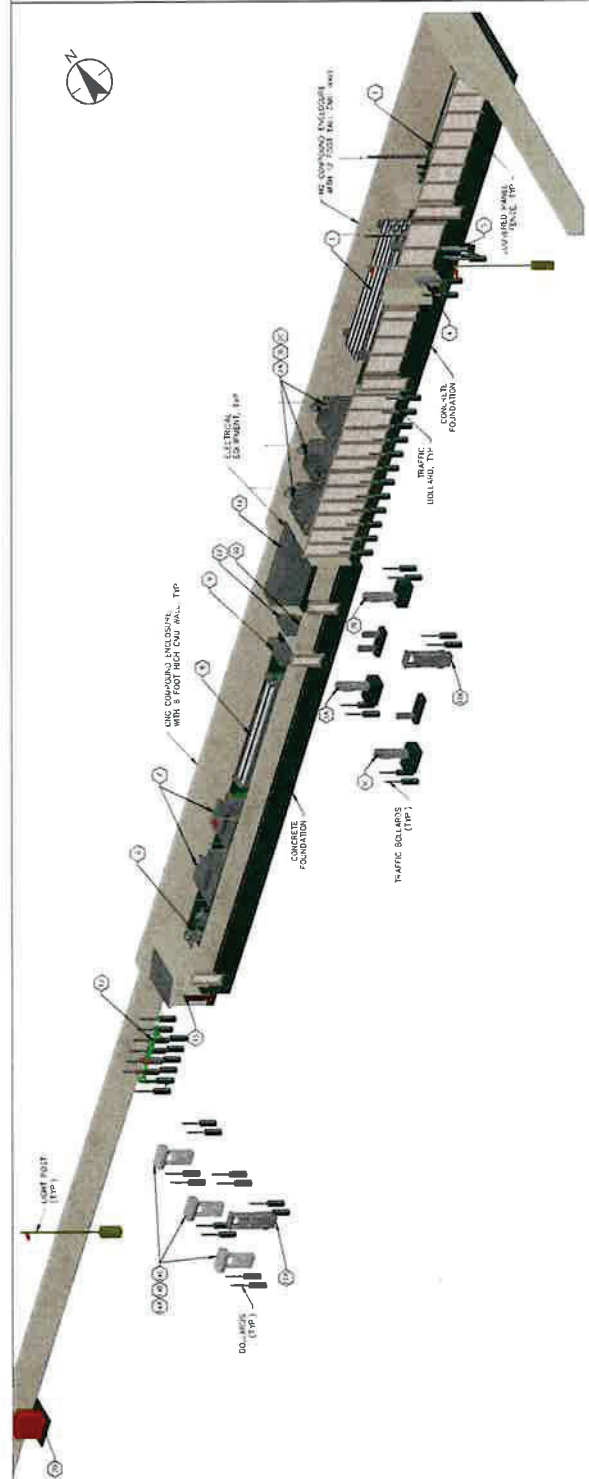
Stantec

PROJECT LOCATION: 4000 N WEBSTER AVE, FERRIS, CA

DATE: 04/27/23

SCALE: 1" = 20'-0"

SHEET: L1



PERSPECTIVE VIEW
SCALE: NOT TO SCALE

H2 EQUIPMENT LIST

| # | EQUIPMENT |
|----------|----------------------------|
| 1 | H2 STORAGE |
| 2A/2B/2C | VALVE MANIFOLD |
| 3A/3B/3C | DISCORD SPRESSORS |
| 4 | SUPPLY CABLE - VALVE PANEL |
| 5 | SUPPLY CABLE - H2 |

CNG EQUIPMENT LIST

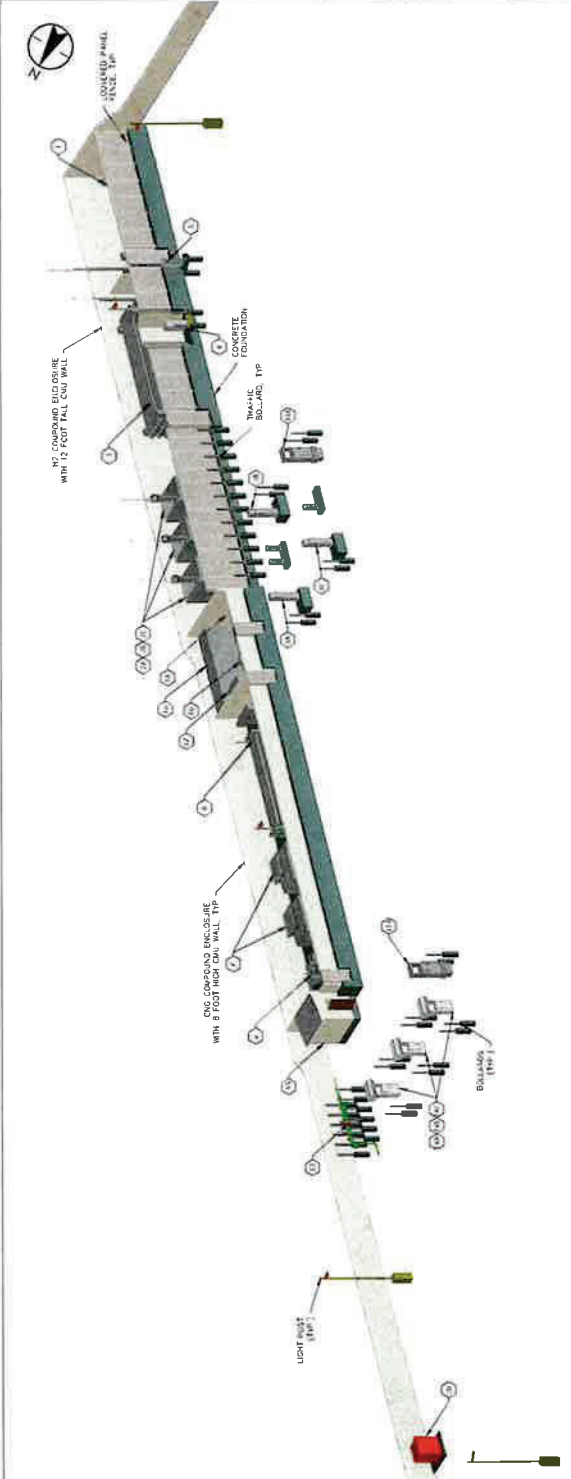
| # | EQUIPMENT |
|----|------------------------|
| 6 | CNG GAS DRIVER |
| 7 | CNG SHUTTER COMPRESSOR |
| 8 | CNG STORAGE |
| 9 | CNG VALVE PANEL |
| 10 | AIR COMPRESSOR |
| 11 | CNG COMPRESSOR |
| 12 | CNG H2A |

DIESEL EQUIPMENT LIST

| # | EQUIPMENT |
|----|-------------------------------------|
| 13 | DISCORDER DIESEL STORAGE TANK |
| 14 | DIESEL GENERATOR |
| 15 | DIESEL ELECTRICAL EQUIPMENT BATTERY |

ELECTRICAL EQUIPMENT LIST

| # | EQUIPMENT |
|----|----------------------------|
| 16 | MAIN ELECTRICAL SUBSTATION |
| 17 | CNG MOTOR STARTER PANEL |
| 18 | CONTROL CABLE |
| 19 | EMERGENCY SHUT-DOWN PANEL |
| 20 | UTILITY TRANSFORMER |



PERSPECTIVE VIEW
SCALE: NOT TO SCALE

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 12/17/23 | ISSUE FOR PERMITS |
| 2 | 12/17/23 | ISSUE FOR PERMITS |
| 3 | 12/17/23 | ISSUE FOR PERMITS |
| 4 | 12/17/23 | ISSUE FOR PERMITS |

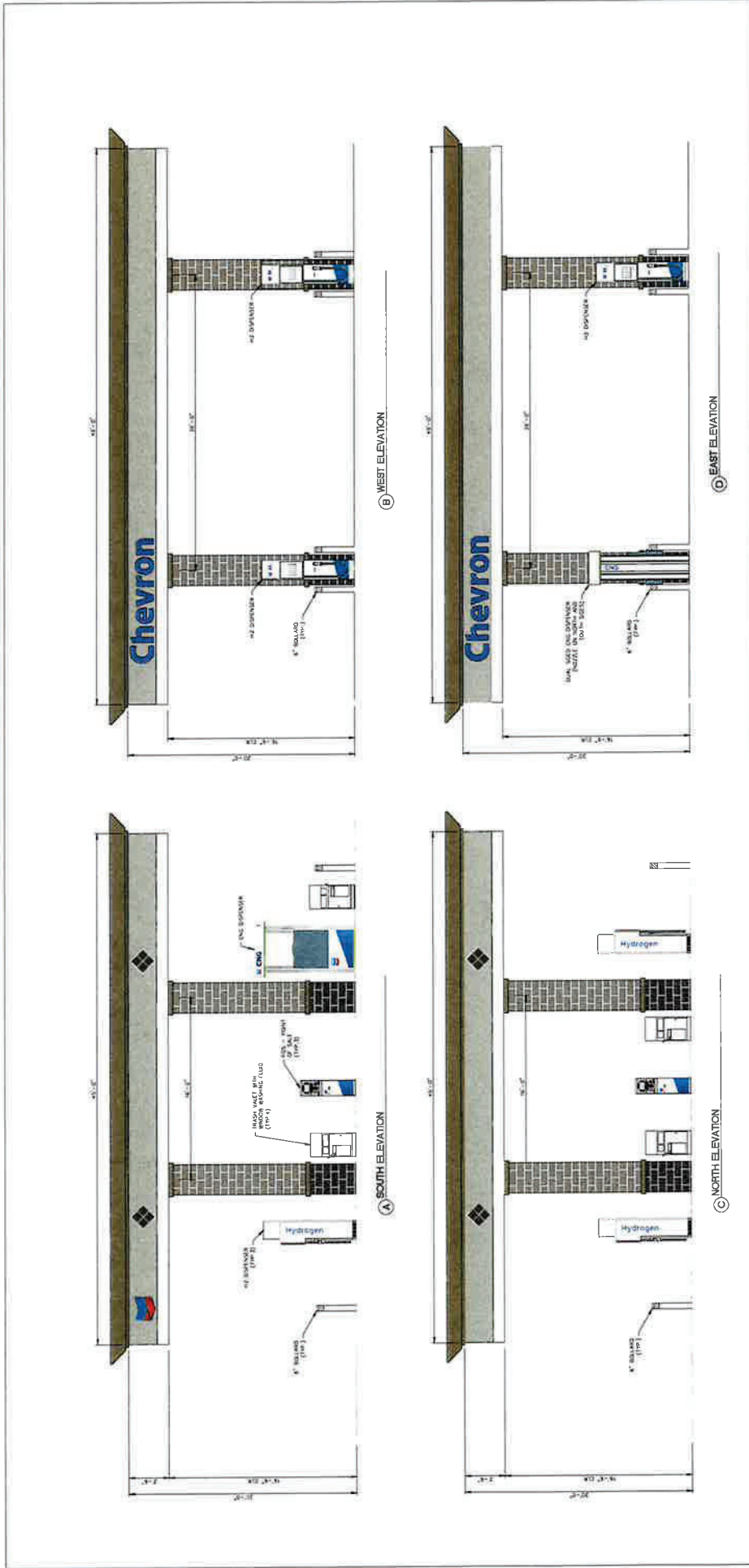
CLIENT
Chevron
4005 N WEBSTER AVE
BERNICE STATION 4

SCALE
SCALE: AS SHOWN

DATE
12/17/23

PROJECT
H2 ENCLOSURE PERSPECTIVE

SHEET
SD1






| | | | |
|---|--|---|---|
| <p>1 H2 CANOPY ELEVATIONS</p> <p>1/2" = 1'-0"</p> |  <p>A H2 - DISPENSER 0201_119 SCL. 1/2" = 1'-0"</p> |  <p>B CNG - DISPENSER 0201_119 SCL. 1/2" = 1'-0"</p> |  <p>C H2 - PAY TERMINAL 0201_119 SCL. 1/2" = 1'-0"</p> |
| <p>2 DISPENSERS</p> | <div style="display: flex; justify-content: space-between;"> <div data-bbox="1185 86 1299 525"> <p>Chevron</p> <p>Startec</p> <p>6400 N WEBSTER AVE FERRIS, CA 94521</p> <p>SERVICE STATION 6308022</p> </div> <div data-bbox="1185 525 1299 1050"> <p>DATE: 08/21/2024 TIME: 10:00 AM DRAWN: JACOB CHECKED: JACOB SCALE: AS SHOWN</p> </div> <div data-bbox="1185 1050 1299 2005"> <p>PROJECT: H2 AND CNG CANOPY ELEVATIONS SHEET: CAT1</p> </div> </div> | | |

Exhibit G

Initial Study/Mitigated Negative Declaration
and Associated Technical Studies.

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

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
486#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-486#docan1206_1313_479)

Exhibit H

Notice of Public Hearing

**CITY OF PERRIS
NOTICE OF PUBLIC HEARING
AND
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Perris will hold a Public Hearing on Wednesday, **February 19, 2025**, at 6:00 p.m. at the City Council Chambers, 101 N. D Street, Perris, CA 92570 to consider the following matter:

PROJECT TITLE: Specific Plan Amendment (SPA) 24-05086 and Major Modification (MMod) 23-05073

APPLICANT: Marwan Alabbasi, Alabbasi Construction and Engineering, 764 Ramona Expressway, Suite C, Perris, CA 92571

LOCATION: 4063 North Webster Avenue (APN: 302-260-053), north of Chevron Fueling Station, located at 796 Ramona Expressway.

PROPOSAL: To consider the following entitlements to expand the existing Chevron vehicle fuel station: 1) Specific Plan Amendment to change the land use designation of .94 acres from Residential to Commercial (C) and to apply a Residential Overlay; and 2) Major Modification for the construction of three (3) islands to accommodate six (6) CNG and Diesel fuel dispensers under a proposed 1,536 square foot canopy; two (2) islands to accommodate four (4) Hydrogen fuel dispensers under a proposed 1,496 square foot canopy; and two (2) walled enclosures for CNG, Hydrogen, and Electrical equipment.



ENVIRONMENTAL INFORMATION: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The City of Perris Development Services Department determined that the proposed project would not have a significant effect on the environment and recommends adoption of Mitigated Negative Declaration (MND) No. 2395. The City of Perris Planning Commission will consider the Project, the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program (MMRP), at the public hearing. It should be noted that the Airport Land Use Commission (ALUC) has determined this project is consistent with the Riverside County Airport Land Use Plan. In addition, Tribal Consultations have been conducted.

DOCUMENT AVAILABILITY: The Draft IS/MND and documents are available on the City's website at the following location: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>. The documents related to the proposed project may also be reviewed at the City of Perris Development Services Department, 135 North "D" Street, Perris, CA 92570.

PUBLIC REVIEW AND WRITTEN COMMENTS: The IS/MND is being circulated for a 30-day review period pursuant to State law. The public review period will start on January 17, 2025, and conclude on February 17, 2025, by 5 p.m. All comments on the IS/MND must be submitted in writing to the address or e-mail provided below and received by February 17, 2025.

Contact Planner: Nathan Perez, Senior Planner
City of Perris
Development Services
135 N. "D" Street
Perris, CA 92570
nperez@cityofperris.org

Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before 5:00 p.m. the day of the Planning Commission hearing. At the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal.

Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the Planning Commission prior to the public hearing. In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodations policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at: <https://www.cityofperris.org/home/showpublisheddocument/15875638102339679387909>. Please contact the City Clerk's Office at (951) 943-6100 to make an accommodation request, or to obtain an electronic or printed copy of the policy. **Si necesita un intérprete por favor llámenos al (951) 943-5003**