



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: March 25, 2025

SUBJECT: Specific Plan Amendment 24-05086 and Major Modification 23-05073 – A proposal to consider the following entitlements for a 0.98-acre expansion of the existing Chevron fueling station, located at 796 Ramona Expressway in the Perris Valley Commerce Center Specific Plan: 1) Specific Plan Amendment to change the land use designation of the expansion site from Residential (R) to Commercial (C), and to apply a Residential Overlay Zone to a portion of the property at 855 W. Markham Street to offset the loss of a single-family residence; and 2) Major Modification for the construction of a fueling canopy with six (6) CNG and Diesel fuel dispensers, a second fueling canopy with four (4) Hydrogen fuel dispensers. Applicant: Marwan Alabbasi, Alabbasi Construction.

REQUESTED ACTION: Adopt Resolution Number (*next in order*) adopting Mitigated Negative Declaration No. 2395 and the Mitigation Monitoring and Reporting Program; and approving Major Modification 23-05073 to facilitate the expansion of the existing Chevron vehicle fueling station, based on the findings contained herein and subject to the Conditions of Approval; and

Introduce Ordinance Number (*next in order*) approving Specific Plan Amendment 24-05086.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT BACKGROUND:

On February 19, 2025, the Planning Commission voted 4 - 1 (Menez – No) to recommend that the City Council approve a 0.98-acre expansion of the existing Chevron fueling station, located at 796 Ramona Expressway in the Perris Valley Commerce Center Specific Plan to provide alternative cleaner fuel sources for vehicles necessitating the following applications: 1) Specific Plan Amendment to change the land use designation of the expansion site from Residential (R) to Commercial (C), and to apply a Residential Overlay Zone to a portion of the property at 855 W. Markham Street, owned by Alabbasi Construction, to offset the loss of a single-family residence; and 2) Major Modification for the construction of a fueling canopy with six (6) CNG (Compressed Natural Gas) and Diesel fuel dispensers, a second fueling canopy with four (4) Hydrogen fuel dispensers.

The purpose of CNG and hydrogen fueling (*e.g., hydrogen gas fuel cell vehicles, which generate electricity to power electric motors*) is to provide alternative, cleaner fuel sources for vehicles, reducing dependence on conventional gasoline and thereby lowering emissions. Both fuels play a role in transitioning to cleaner transportation.

The application of 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, would recognize the caretaker's unit as a residence to off-set the loss of residential capacity associated with the rezoning of the property north of the existing gas station to facilitate the expansion to be in compliance with Senate Bill (SB) 330 (Attachment 5). SB 330 requires that any project that removes or reduces residential densities in a city will require the project to provide the loss of residential capacity to another location concurrently with the project approval so that the overall residential capacity in the City is maintained.

The proposed Chevron fuel station expansion is surrounded by single-family homes to the north and east, industrial development and vacant land to the west across Webster Avenue, and the existing Chevron vehicle station to the south (Attachment 3).

PLANNING COMMISSION MEETING

Public Comments:

At the Planning Commission meeting on February 19, 2025, two (2) speakers expressed opposition to the Project. Also, prior to the Planning Commission meeting, staff received a letter of opposition from the Perris Neighbors in Action Team stating that the project needs additional environmental review (Attachment 9). Staff disagrees with the allegation as all potential environmental impacts have adequately been addressed in the IS/MND.

Discussion:

At the February 19, 2025, meeting, the Planning Commission expressed: 1) the need for the fueling canopy colors and materials to be modern and to reflect potential future upgrades; 2) the need to address potential impacts related to noise and odors on the adjacent residential properties; and 3) the need to ensure visibility for southbound turns from the northerly driveway along Webster Avenue.

During the meeting, the applicant agreed to collaborate with staff to update the colors, materials, and design of the fueling canopies and increase the landscaping along the northerly property line to minimize noise and odors to the residential community to the north. With respect to the Webster Avenue driveway, the City Engineer indicated that the approved traffic memo analyzed the visibility of all driveways along Webster Avenue and noted that the proposed improvements, including relocation of the northerly block wall, removal of power poles, undergrounding of electrical wires, and widening of the northerly Webster Avenue driveway, will enhance visibility and safety.

The Planning Commission also noted that the project would be the first to provide alternative clean fuel in the city. After listening to public comments and the applicant's public outreach efforts, the Planning Commission recommended approval of the project.

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 CEQA, a Notice of Intent to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period from January 17, 2025, to February 17, 2025, for IS/MND No. 2395. 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. During the 30-day comment period, the City received two (2) letters from the following agencies:

- Riverside Transit Authority (RTA) – Commenter indicated the agency had no comment.
- South Coast Air Quality Management District (SCAQMD) - Commenter stated that both construction and operation emissions exceed the maximum daily thresholds set by SCAQMD and that Health Risk Assessment (HRA) did not use the SCAQMD screening tools.

The applicant confirmed that the project's construction and operations emissions will be below the SCAQMD thresholds. Additionally, a Health Risk Assessment (HRA) was conducted for the project, which demonstrated that impacts are less than significant during the expansion's construction and operation. Overall, none of their comments raised additional environmental concerns that have not already been addressed in the IS/MND.

PUBLIC HEARING NOTICE

A public Notice of Hearing for the City Council 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 of the staff report, the city has not received any additional comment letters.

RECOMMENDATION:

The Planning Commission recommends to the City Council the following: 1) Adopt Resolution Number (*next in order*) approving Mitigated Negative Declaration No. 2395 and the Mitigation Monitoring and Reporting Program and approving Major Modification 23-05073; and 2) Introduce Ordinance Number (*next in order*) approving Specific Plan Amendment 24-05086 based on the findings herein 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

REVIEWED BY:

Assistant City Manager: _____

Assistant City Manager: _____

Director of Finance: _____

Attachments:

1. Resolution No. (next in order) Adopting of the MND No. 7395 and the MMRP, and approval of the project with Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety)
2. Ordinance No. (next in order) Adopting the Specific Plan Amendment
3. Vicinity/Aerial Map
4. Existing and Proposed Amendment to PVCCSP Specific Plan Land Use Map
5. Proposed Residential Overlay Zone Map
6. Proposed PVCCSP Section 2
7. MARE/PA ALUCP Map
8. 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
9. Public Comments and Response to Comments.
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-486#docan1206_1313_479
10. 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
11. Planning Commission Staff Report Without Exhibits – Dated 7/19/2025.
Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-486#docan1206_1313_479
12. Notice of Public Hearing

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

Attachment 1

Resolution No. (next in order) Adopting 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. (Next in Order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION (2395) AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING MAJOR MODIFICATION 23-05073 FOR THE EXPANSION OF THE EXISTING CHEVRON VEHICLE FUEL STATION LOCATED AT 764 RAMONA EXPRESSWAY ONTO THE PARCEL LOCATED AT 4063 N. WEBSTER AVENUE (APN:302-260-053), BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the applicant, Marwan Alabassi (“Applicant”), proposes (1) an amendment to the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to change the PVCCSP land use and zoning designation of the 0.94-acre parcel located at 4063 N. Webster Avenue (APN:302-260-053) from Residential (R) to Commercial (C), and to apply the Residential Overlay Zone to a portion of the property at 855 W. Markham Street to offset the loss of a residential unit on the site per SB 330; and (2) a Major Modification to a prior Conditional Use Permit for an expansion of the existing Chevron service station to include 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, which is located in the PVCCSP (“Project”); and

WHEREAS, the Applicant submitted an application for Specific Plan Amendment (“SPA”) 24-05086 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, as well as Major Modifications to Conditional Use Permits; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for February 19, 2025, for the Project. During the public hearing, additional public comments were received regarding the MND, which were duly considered and which did not warrant or result in any revision to the MND, and which did not provide or result in 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. Following the hearing, the Planning Commission by a vote of 4-1 recommended approval of the Project to the City Council; and

WHEREAS, On March 25, 2025, the City Council conducted a duly noticed public hearing regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council’s consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits), and now hereby intends to approve the Final MND and MMOD, in connection with approval of the SPA which is the subject of Ordinance No. ___; and

WHEREAS, before acting, the City Council 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 CITY COUNCIL OF THE CITY OF PERRIS does find and 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 City Council hereby finds as follows with respect to the IS/MND for the Project:

- A. The City Council has considered the whole administrative record, including the IS/MND, together with the comments received during and after 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 City Council 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 City Council'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. MMOD Findings. The City Council 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 Title 19 of the Perris Municipal Code (PMC) 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 provide access to alternative fuels including Compressed Natural Gas (CNG) and Hydrogen, which is beneficial for the public health, safety and general welfare and for the environment and 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.*

Currently, the General Plan Designation is SP (Specific Plan) and proposed to be rezoned from Residential to Commercial within the Perris Commerce Center Specific Plan. 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 adjacent commercial shopping center, including the site of the existing Chevron station, is located along Ramona Expressway and Webster Avenue, which allows for adequate access and provides for the logical connection to infrastructure to service the Project site. Utility service connections are available to service the site. The proposed development is consistent with the proposed Commercial (C) designation on the site, and with the existing land uses in the area which include commercial uses within the shopping center to the south, and a future commercial shopping center south across Ramona Expressway. The Project, as conditioned, meets or exceeds all design and development criteria of the PVCCSP 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 requirements and policies, will not adversely affect surrounding uses, and will not have any significant adverse 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. The Project 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 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 4. Based upon the preceding and the whole administrative record, including but not limited to all oral and written statements and reports presented by City staff and members of the public at its public hearing on March 25, 2025, the City Council adopts 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 5. 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 March 19, 2025, the City Council approves Major Modification 23-05073, subject to the Conditions of Approval attached to this Resolution as Attachment 1 and incorporated herein by this reference.

Section 6. This Resolution shall take effect upon effectiveness of Ordinance No. _____, approving Specific Plan Amendment No. 24-05086 for the Project.

Section 7. The City Council 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 Mayor shall sign this Resolution, and the City Clerk shall certify the adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED on this 25th day of March 2025.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO
HEREBY CERTIFY that the foregoing Resolution Number No. (Next in Order) was duly
and regularly adopted by the City Council of the City of Perris at a regular meeting held on
the 25th day of March 2025, by the following called a vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk, Nancy Salazar

- 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**

REVISED RECOMMENDED CONDITIONS OF APPROVAL

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

March 25, 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 stripped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
25. **Canopy Elevations.** The applicant shall work with staff to update the color, material, and design of the proposed canopies.
26. **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.
27. **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).
28. **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.
29. **Trash Enclosures. If applicable,** 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.
30. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
31. **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.
 - h. **Northerly Landscape.** The applicant shall provide evergreen trees and shrubs along the north property line, subject to staff review and approval.
32. **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.
33. **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:

34. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.

35. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
36. 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.
37. 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:

38. **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
39. **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.
40. **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.
41. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.

42. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors, and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to Planning sign-off.

Operational Conditions:

43. **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.

44. **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.

45. **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**

46. 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**

47. 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**

48. 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**

49. 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**

50. 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**

51. **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**

52. 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



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

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



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

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.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

- 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



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

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



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

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



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

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:



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

- **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



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

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



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

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

Attachment 2

Ordinance No. (*next in order*) Adopting
Specific Plan Amendment

ORDINANCE NUMBER NO. (Next in Order)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT 24-05086 TO CHANGE THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN LAND USE DESIGNATION OF THE 0.94-ACRE PARCEL LOCATED AT 4063 N. WEBSTER AVENUE (APN:302-260-053) FROM RESIDENTIAL (R) TO COMMERCIAL (C), AND TO APPLY THE RESIDENTIAL OVERLAY ZONE TO A PROPERTY AT 855 W. MARKHAM STREET, AND MAKING FINDINGS IN SUPPORT THEREOF SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the applicant, Marwan Alabassi (“Applicant”), proposes (1) an amendment to the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to change the land use designation of the 0.94-acre parcel located at 4063 N. Webster Avenue (APN:302-260-053) from Residential (R) to Commercial (C), and to apply a Residential Overlay Zone, according to the PVCCSP Residential (R) land use/zoning designation, to a portion of the property at 855 W. Markham Street to offset the loss of a residential unit at the project site per SB 330; and (2) a Major Modification to a prior Conditional Use Permit for an expansion of the existing Chevron service station to include 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, which is located in the PVCCSP (“Project”); and

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

WHEREAS, and 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 were prepared and included in the Final MND. No “substantial revision” of the MND was made in response to the comments or otherwise, and therefore no recirculation was required pursuant to CEQA Guidelines Section 15073.5. No changes were made to the Draft MND in the Final MND. There was/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 was/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, as well as Major Modifications to Conditional Use Permits; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for February 19, 2025, for the Project. During the public hearing, additional public comments were received regarding the MND, which were duly considered and which did not warrant or result in any revision to the MND, and which did not provide or result in 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. Following the hearing, the Planning Commission by a vote of 4-1 recommended approval of the Project to the City Council; and

WHEREAS, On March 25, 2025, the City Council conducted a duly noticed public hearing regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council’s consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

WHEREAS, on March 25, 2025, following the public hearing, the City Council adopted Resolution Number (next in order), adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Major Modification 23-05073 for the Project, subject to conditions of approval, effective upon effectiveness of this Ordinance, which the City Council approved for introduction and first reading following the public hearing on the same date; and

WHEREAS, the City Council now hereby intends to approve SPA No. 24-05086 for the Project; and

WHEREAS, before acting, the City Council 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 CITY COUNCIL OF THE CITY OF PERRIS does find and 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. SPA Findings. The City Council further finds as follows with respect to Specific Plan Amendment 24-05086:

- 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) zone in accordance with the PVCCSP Residential (R) zoning designation to 62,000 square feet out of the 88,862 square foot parcel (APN:314-170-012) located at 855 W. Markham Street, thereby changing the zoning designation of said area from Light Industrial (LI) to Light Industrial-Residential Overlay (LI-RO). The portion of the 855 W. Markham Street property to which the RO is being applied is that portion which is outside of the Inner Approach/Departure Zone of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Map, because the Inner Approach/Departure Zone does not permit new residential uses. The proposed application of the RO will legally allow one residential dwelling on said portion of the 855 W. Markham Street property, thereby offsetting the loss of the one existing residential dwelling on the Project site (which will be demolished) and ensuring compliance with SB 330 no net loss requirements. The proposed amendment to rezone the Project site from (R) to (C) according to the PVCCSP will ensure the Project site is developed in compliance with the PVCCSP and consistent with the amended PVCCSP zoning designation for the Project site. With the approval of the SPA, 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, and Goals II and V and Policy 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 SPA will amend the PVCCSP land use map as shown in Attachment A. As amended, the PVCCSP will continue to meet the requirement to provide adequate text and diagrams to adequately address the distribution, location, extent of land uses, and open space requirements, within the area covered by the PVCCSP.

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 with incorporation of the mitigation measures via the conditions of approval, the Project will have no significant environmental impacts, including with respect to transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities in the PVCCSP area. As amended by the SPA, the PVCCSP will continue to meet the requirement to provide adequate text and diagrams to adequately address 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 within the area covered by the PVCCSP.

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

As amended by the SPA, the PVCCSP will continue to meet the requirement to provide adequate text and diagrams to adequately address standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources, where applicable. The SPA only involves changes to

the PVCCSP land use/zoning map which utilize or apply PVCCSP land use/zoning designations that already exist in the PVCCSP (i.e., applying the PVCCSP (R) land use/zoning designation, with its associated existing standards and criteria, as an overlay to a portion of the 855 W. Markham property, and applying the PVCCSP (C) land use/zoning designation, with its associated standards and criteria as they currently exist, to the Project site in lieu of the current (R) designation).

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 the .94 acre Project site from Residential to Commercial (C) and to apply a Residential (R) overlay to the above-referenced nearby property 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.

As amended by the SPA, the PVCCSP will continue to meet the requirement to provide adequate text and diagrams to adequately address a program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.

Section 3. Based upon the foregoing and the whole administrative record, including all oral and written statements and reports presented by City staff and members of the public at its public hearing on March 25, 2025, the City Council hereby: (1) determines that the required CEQA review for approval of SPA 24-05086 is covered under and included within the City Council's approval of Mitigated Negative Declaration No. 2395 (and the included Mitigation Monitoring and Reporting Program) as set forth in Resolution No. ___, which is

incorporated herein by reference and reiterated with respect to the CEQA findings and determination for approval of SPA 24-05086; and (2) approves SPA 24-05086, subject to the Planning Division, Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA), and incorporated herein by this reference).

Section 4. Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

Section 5. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 6. Certification. The City Clerk shall certify the passage and adoption of this Ordinance and cause the same to be posted at the designated locations in the City of Perris.

Section 7. The Mayor shall sign this Ordinance, and the City Clerk shall certify the adoption of this Ordinance.

ADOPTED, SIGNED, and APPROVED on this 25th day of March 2025.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number No. (Next in Order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 25th day of March 2025, by the following called a vote:

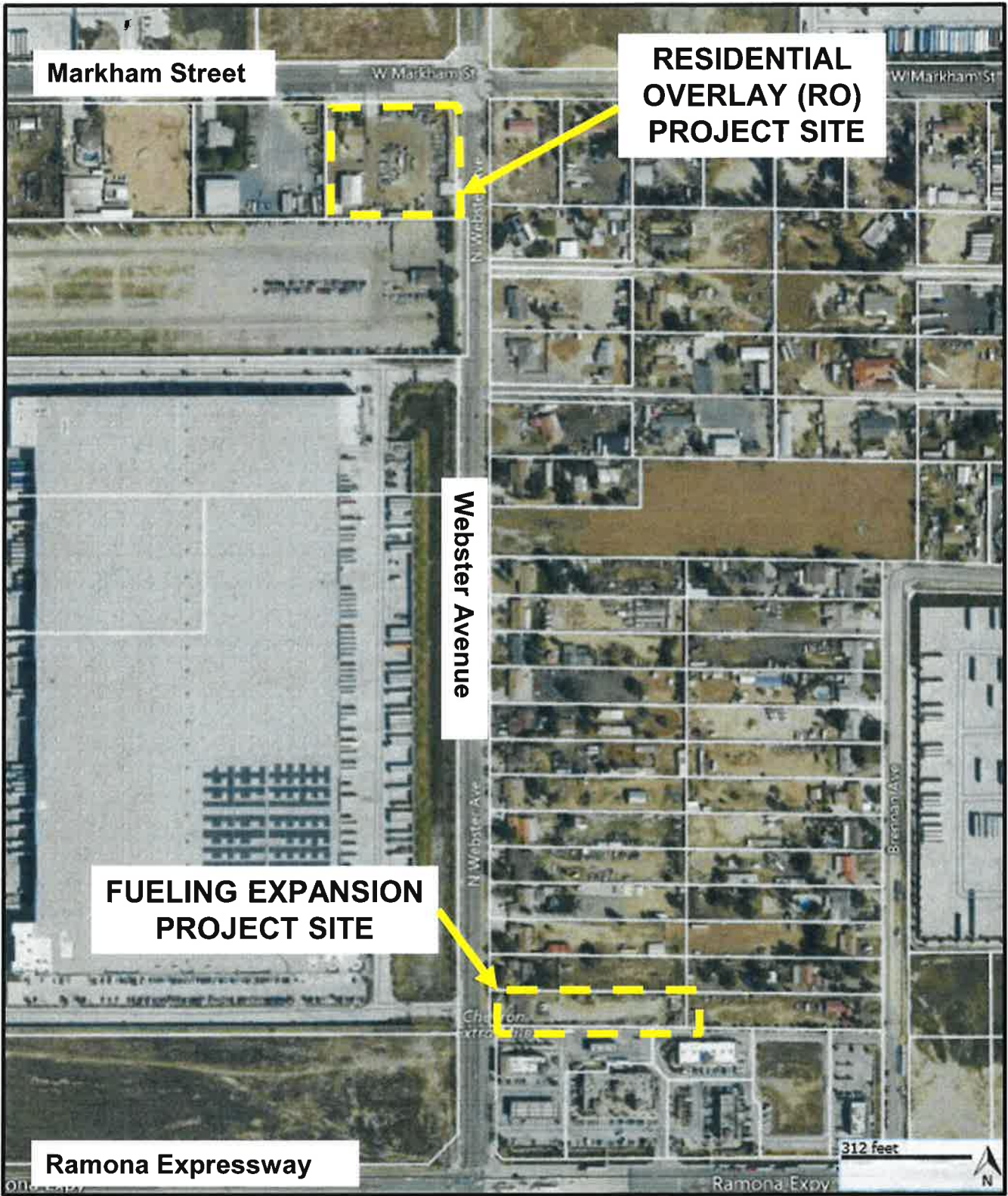
AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachments: Existing and Proposed Zone Change Map

Attachment 3

Vicinity/Aerial Map



Markham Street

RESIDENTIAL OVERLAY (RO) PROJECT SITE

Webster Avenue

FUELING EXPANSION PROJECT SITE

Ramona Expressway

312 feet

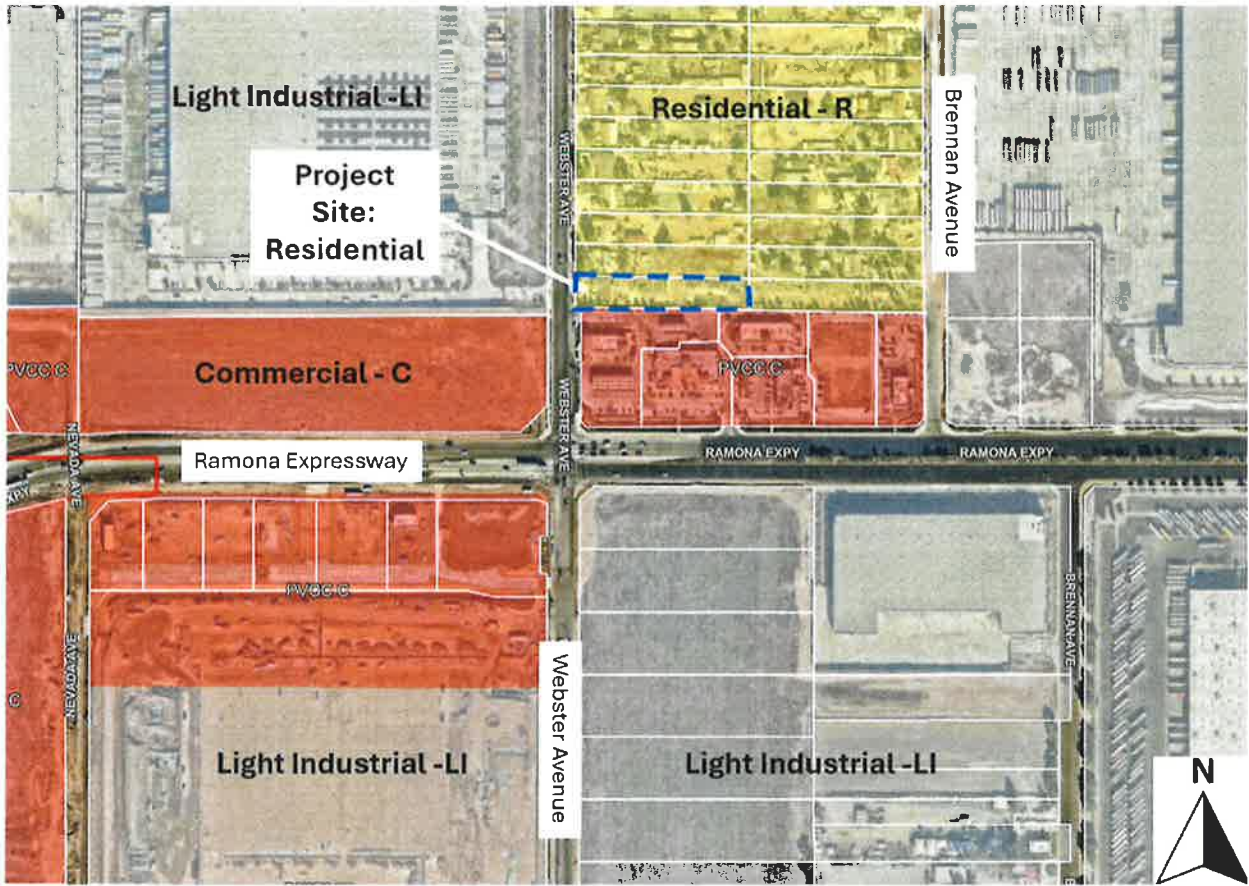


Parcels
Perris Boundary

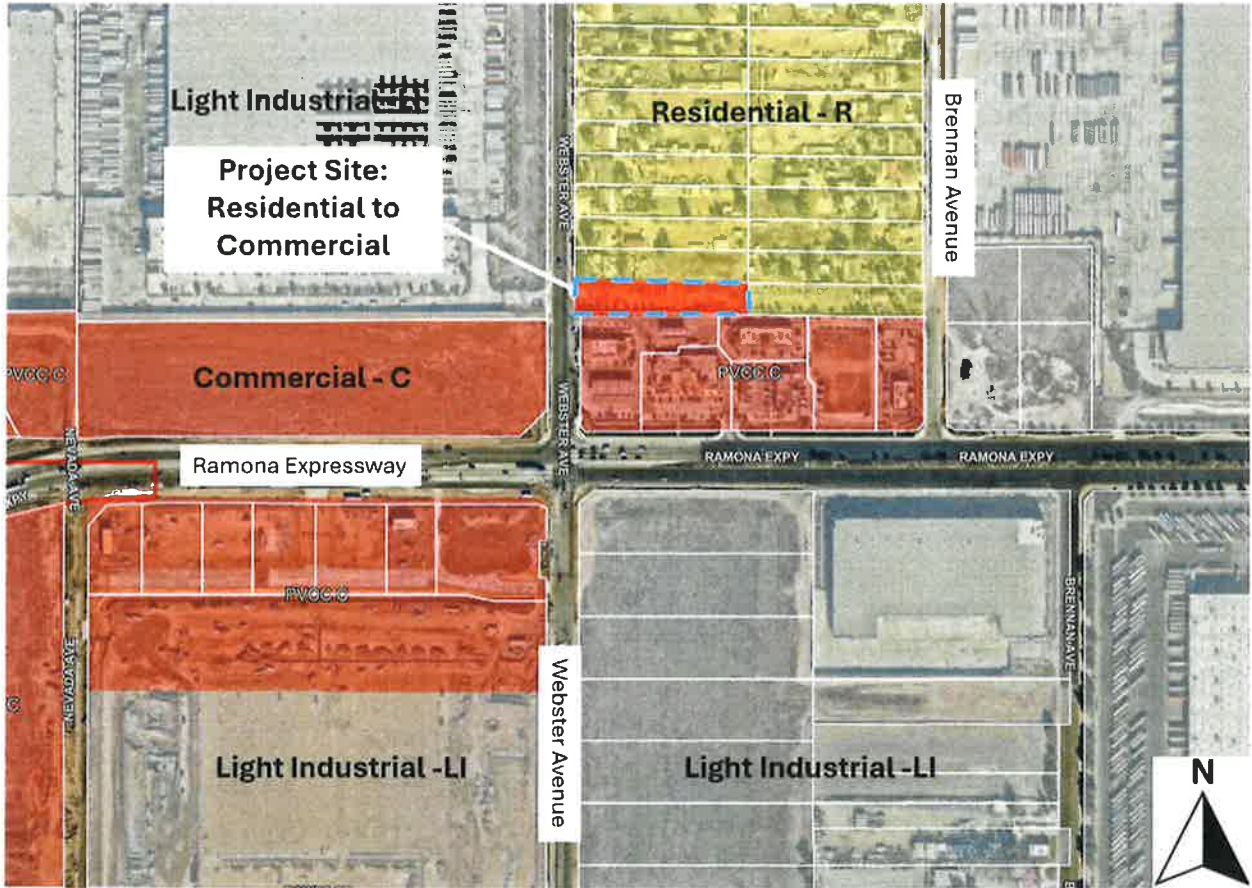


Attachment 4

Existing and Proposed Amendment to
PVCCSP Specific Plan Land Use Map



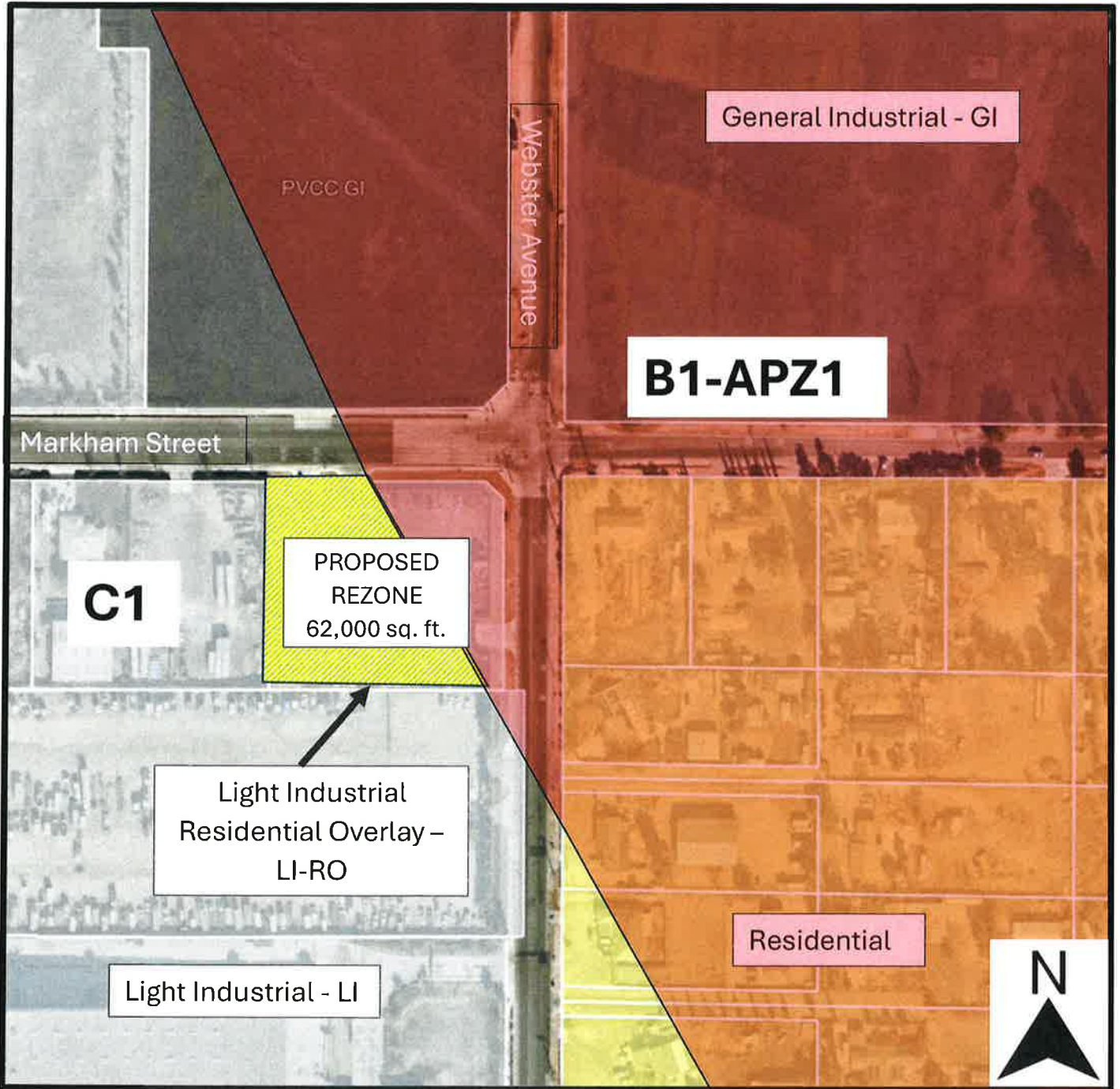
Existing Land Use Map



Proposed Land Use Map

Attachment 5

Proposed Residential Overlay Zone Map



Attachment 6

Proposed PVCC SP Section 2



The allowable land uses and permit requirements are summarized in the Table 2.0-2. Project-wide and individual land use development standards and guidelines can be found in Section 4.0. Exceptions to allowable land uses should be noted as they pertain to the Airport Overlay Zone discussed in Section 12.0. Refer to Table 12.0-1 in Section 12.0 for restrictions should site fall within Airport Overlay Zone.

Permitted Uses (P) are allowed, subject to compliance with all applicable provisions of the City of Perris Zoning Ordinance, and to obtaining any other permit required by the Municipal Code, including a business license. Proposed projects comprised of a permitted use are not granted immediate approval as they must undergo a review process and are subject to public hearing and final approval determined by the City.

Conditional Use Permit (CUP) is required, pursuant to Chapter 19.61 of the City of Perris Zoning Ordinance.

Accessory Uses (A) are allowed, subject to compatibility with permitted and conditionally permitted uses. Such uses are defined as being clearly subordinate to the principal use of the building or lot, and serve a purpose customarily associated with the principal use.

Prohibited Uses (PRO) are not allowed.

Residential Overlay Standards (RO) The residential overlay standards shall be subject to the R-20,000 zone subject to the March ALUC Plan.

For a full description of the approval process, refer to Section 13.0 Implementation and Administrative Process.

Table 2.0-2, Land Uses
(Refer to Table 12.0-1 for use restrictions on property within the Airport Overlay Zone)

LAND USE	LI	GI	BPO ⁽¹⁾	C ⁽¹⁾	R ⁽¹⁾	MFR ⁽¹⁾	P	See Section
Agricultural uses								
Agricultural Animal Raising and Care	PRO	CUP	PRO	PRO	PRO	PRO	PRO	
Agricultural Uses	PRO	PRO	PRO	PRO	P	PRO	PRO	
Animal or Poultry Slaughter	PRO	CUP	PRO	PRO	PRO	PRO	PRO	Chapter 8.08
Animal Services	CUP	P	CUP	CUP	PRO	PRO	PRO	
Animal Grazing	P	P	P	P	PRO	PRO	P	
Commercial Uses								
Adult Entertainment	PRO	CUP	PRO	PRO	PRO	PRO	PRO	Chapter 5.50
Alcohol Sales for Off-site Consumption	PRO	PRO	PRO	CUP	PRO	PRO	PRO	Chapter 19.65
Alcohol Sales for On-site Consumption	CUP	CUP	CUP	CUP	PRO	PRO	PRO	Chapter 19.65



Manufacturing: Pharmaceutical, Hazardous Materials, Chemicals: The fabrication or storage of goods and services for sale such as pharmaceuticals, hazardous materials, explosive devices or chemicals.

Medical Care Clinics and Offices: A facility, office or clinic used for the provision of health, prevention of illness and treatment of illness or injury under the care of a physician such as chiropractic, dental, vision, acupuncture and orthodontic offices, excluding urgent care facilities, hospitals and clinics requiring a state permit.

Microbrewery: A small-scale brewery producing no more than 15,000 barrels of specialty beers per year. It typically includes Alcohol sales for on-site consumption, and off-site consumption, may offer limited food service, and complies with all relevant health, safety, and zoning regulations.

Mini-Storage Facilities: Facility used for the small-scale keeping of materials or products (refer to City of Perris Zoning Ordinance, Chapter 19.08, 19.44.090.A).

Mobilehome Parks: An area under one ownership designed to accommodate the use of factory-constructed residential units containing their own independent sanitary facilities intended for year round occupancy, composed of one or more major components which are mobile in that they can be supported by wheels attached to their own integral frame or structure and towed by an attachment to that frame or structure over the public highway, as well as recreational vehicles such as travel trailers, tent trailers, camping trailers and motorhomes.

Monopole/Wireless Communication Facilities: Radio antenna or structure situated on legal lot that is the local point of interface between a wireless phone device and a wireless network consisting of a support structure such as a tower, pole or stealth structure (monopine, monopalm, water tower, etc.) and accessory equipment such as antenna array, microwave dishes, GPS antenna, equipment shelter and cabinet that incorporates stealth design. (Refer to City of Perris Zoning Ordinance, Chapter 19.85)

Mortuary: A mortuary is a building or room used for the storage of human cadavers awaiting identification or removal for autopsy, burial or cremation.

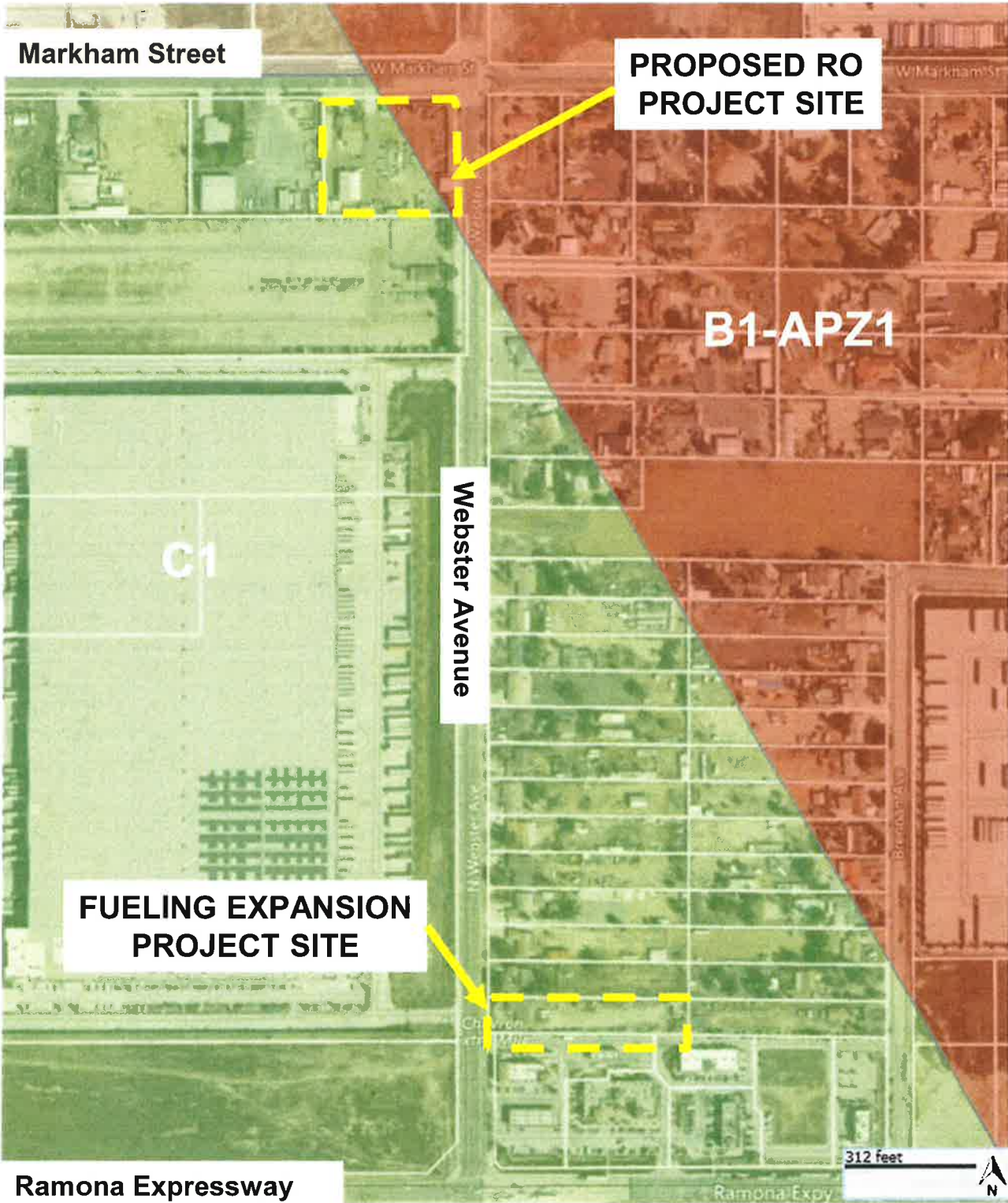
Personal Services: A business whose principal activity may include weight loss centers, nail salons, barber shops, health clubs, spas, studios for art, exercise, dance and similar services.

Pest Control: Business or facilities that provide services to control the spread of pests such as termites, rodents and insects.

Public/Semi-Public Institutions: An institution that is the responsibility of a governmental unit or over which a governmental unit exercises administrative control such as city hall, government

Attachment 7
MARB/IPA ALUCP MAP

MARB/IPA ALUCP Map



Parcels
Perris Boundary



Attachment 8

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)

H2 EQUIPMENT LIST

#	EQUIPMENT
1	48" STIFFWALL
2A/2B/2C	STATION MODULES
3A/3B/3C	HYDROGEN COMPRESSORS
4	SUPPLY CABINET - 1/4" I.P.C.
5	SUPPLY CABINET - 1/4" I.P.C.

CNG EQUIPMENT LIST

#	EQUIPMENT
6	CNG GAS DRYER
7	CNG SHUTTER COMPRESSOR
8	CNG STORAGE
9	CNG IN/OUT PANEL
10	AIR COMPRESSOR
11	CNG DISPENSER
12	5/4" 8/4"

DIESEL EQUIPMENT LIST

#	EQUIPMENT
13	UNLOADING/DISAL STORAGE TANK
14/14B/14C	DIESEL DISPENSERS
15	DIESEL ELECTRICAL EQUIPMENT RAILING

ELECTRICAL EQUIPMENT LIST

#	EQUIPMENT
16	MAIN ELECTRICAL SWITCHBOARD
17	CNG MOTOR STARTER PANEL
18	UTILITY CABINET
19	EMERGENCY SHUT-DOWN PANEL
20	SHUT TRANSFORMER

THIS DRAWING IS THE PROPERTY OF CHEVRON U.S.A. INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHEVRON U.S.A. INC. ANY VIOLATION OF THIS POLICY WILL BE SUBJECT TO LEGAL ACTION. CHEVRON U.S.A. INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING.

DATE	DESCRIPTION	BY	CHKD
12/17/11	ISSUED FOR PERMITS	AS	AS
02/27/12	ISSUED FOR PERMITS	AS	AS
03/27/12	ISSUED FOR PERMITS	AS	AS

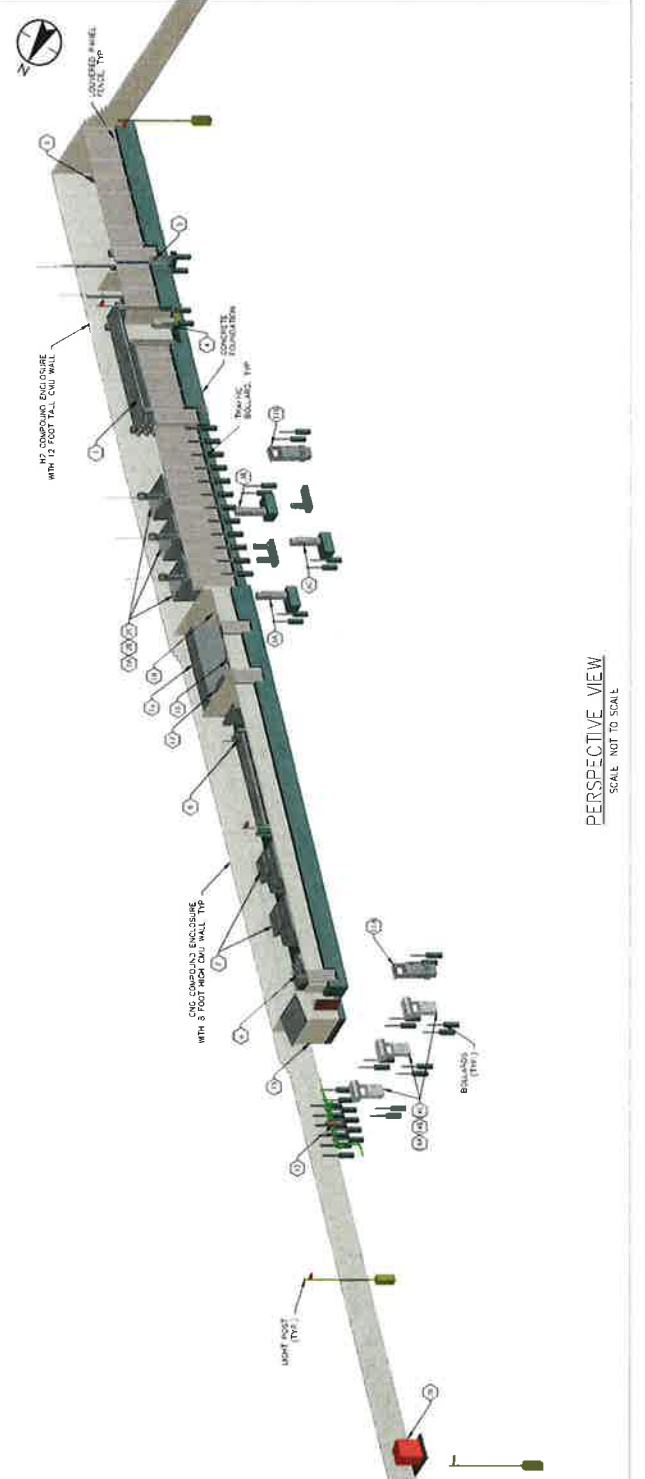
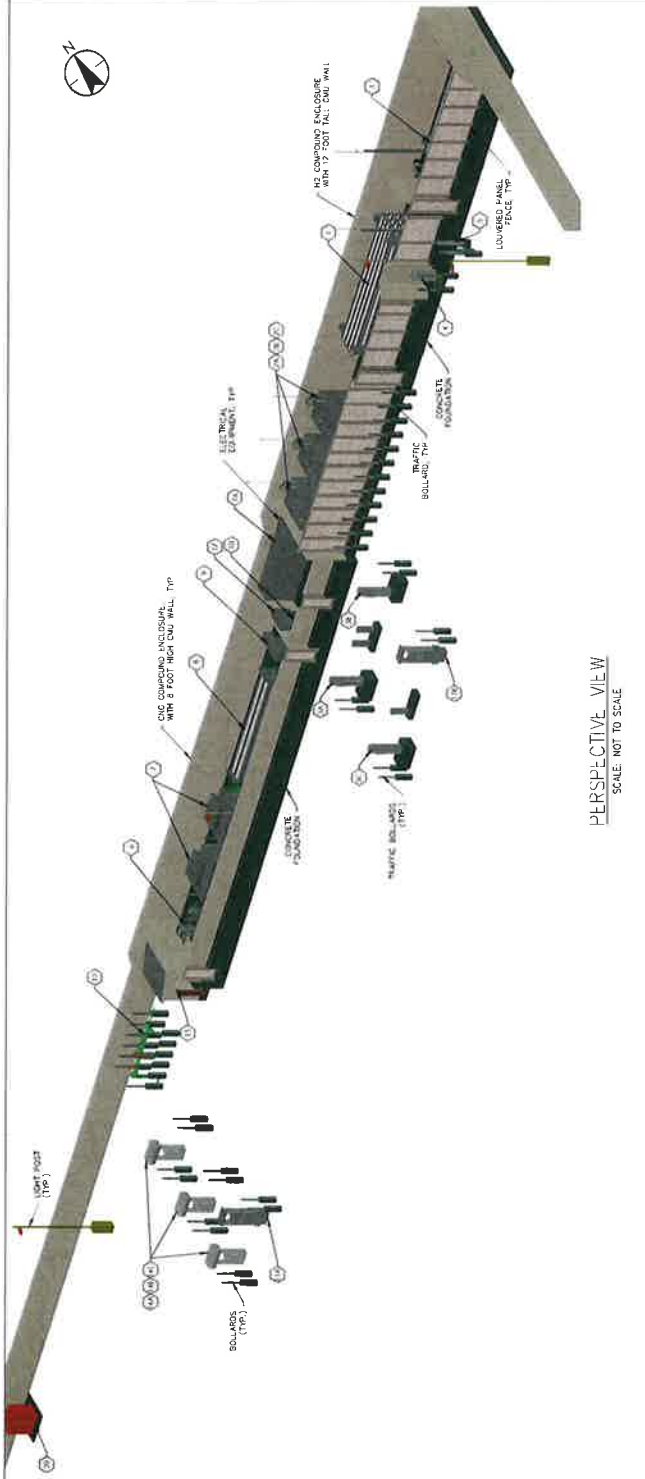
CHEVRON
4055 N WEBSTER AVE
REFINE, CA 94574

Stantec
10000 NE NEWMARKET BLVD
SUITE 1000
PORTLAND, OR 97228

H2 ENCLOSURE PERSPECTIVE
BRIDGE STATION 1

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

SD1



H2 EQUIPMENT LIST

#	EQUIPMENT
1	H2 STORAGE
2	STATION MODULE
3	STATION MODULE
4	STATION MODULE
5	SUPPLY CABINET - WALK PANEL

CNG EQUIPMENT LIST

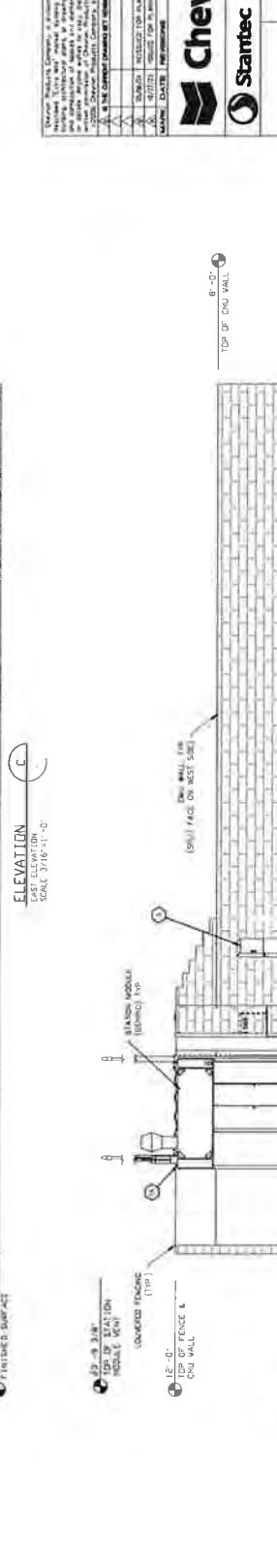
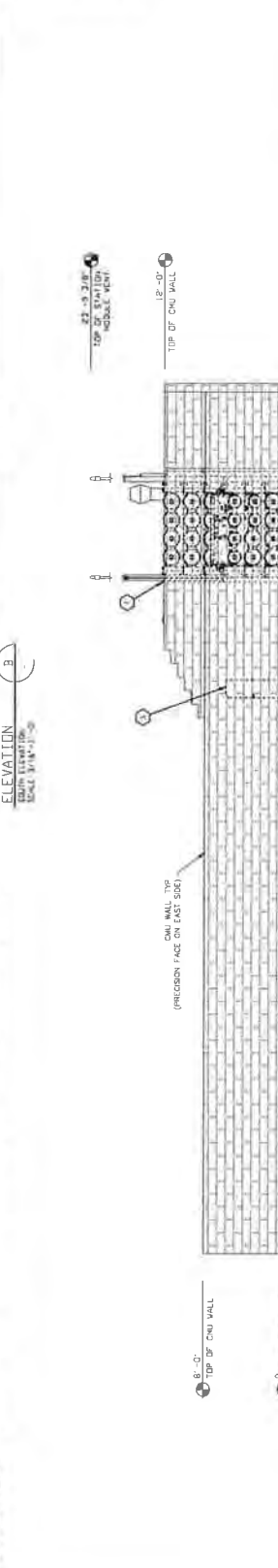
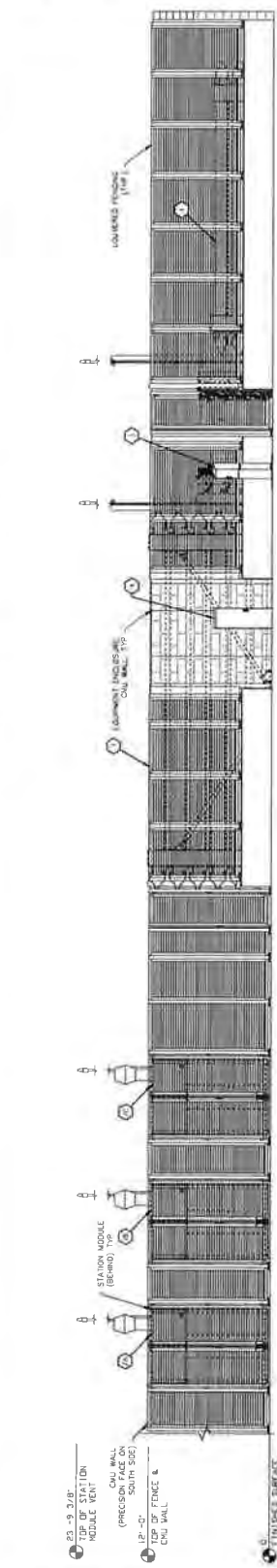
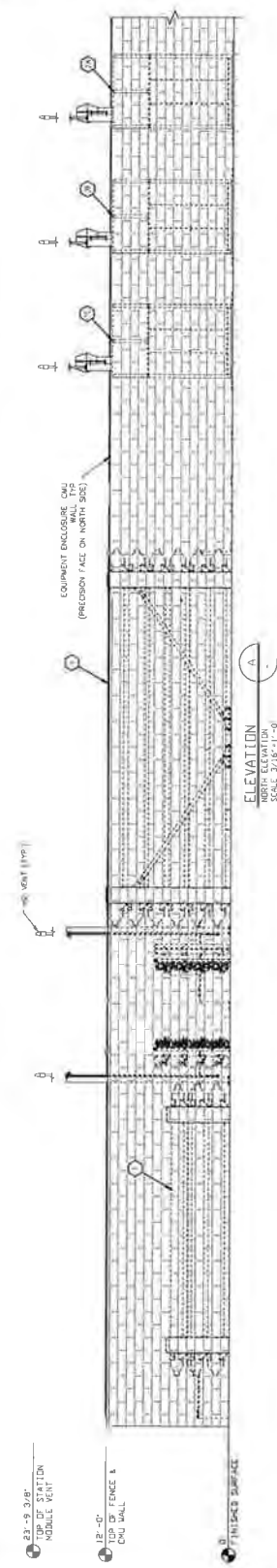
#	EQUIPMENT
1	CNG GAS SHELF
2	CNG 200 LB COMPRESSOR
3	CNG STORAGE
4	CNG WALK PANEL
5	AIR COMPRESSOR
6	CNG DISPENSER
7	CNG VESA

DIESEL EQUIPMENT LIST

#	EQUIPMENT
1	UNDERGROUND DIESEL STORAGE TANK
2	DIESEL DISPENSERS
3	DIESEL ELECTRICAL EQUIPMENT RACKING

ELECTRICAL EQUIPMENT LIST

#	EQUIPMENT
1	MAN ELECTRICAL SW BOARD
2	CNG MOTOR STARTER PANEL
3	NETWORK CABINET
4	EMERGENCY SHUT-DOWN PANEL
5	UTILITY TRANSFORMER



600311 REGULATIONS AVE
 PERRIS, CA 92571
 SERVICE STATION #

H2 ENCLOSURE ELEVATIONS

DATE	DESCRIPTION	BY	CHK

MILESTONES
 PROJECT NAME: 600311 REGULATIONS AVE
 PROJECT NUMBER: 600311 REGULATIONS AVE
 SHEET NUMBER: H2 ENCLOSURE ELEVATIONS
 SHEET TOTAL: 10

SCALE: 3/16"=1'-0"
SHEET
SD2

H2 EQUIPMENT LIST

#	EQUIPMENT
1	H2 STORAGE
2	VALVE
3	VALVE
4	VALVE
5	VALVE
6	VALVE
7	VALVE
8	VALVE
9	VALVE
10	VALVE
11	VALVE
12	VALVE
13	VALVE
14	VALVE
15	VALVE
16	VALVE
17	VALVE
18	VALVE
19	VALVE
20	VALVE

CNG EQUIPMENT LIST

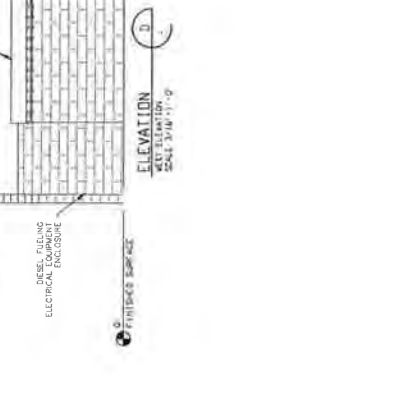
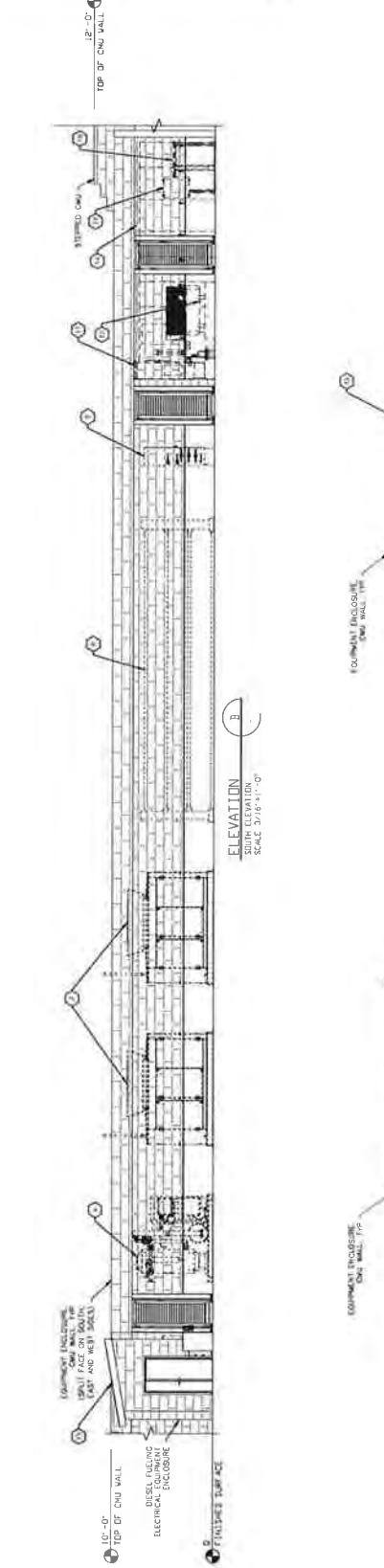
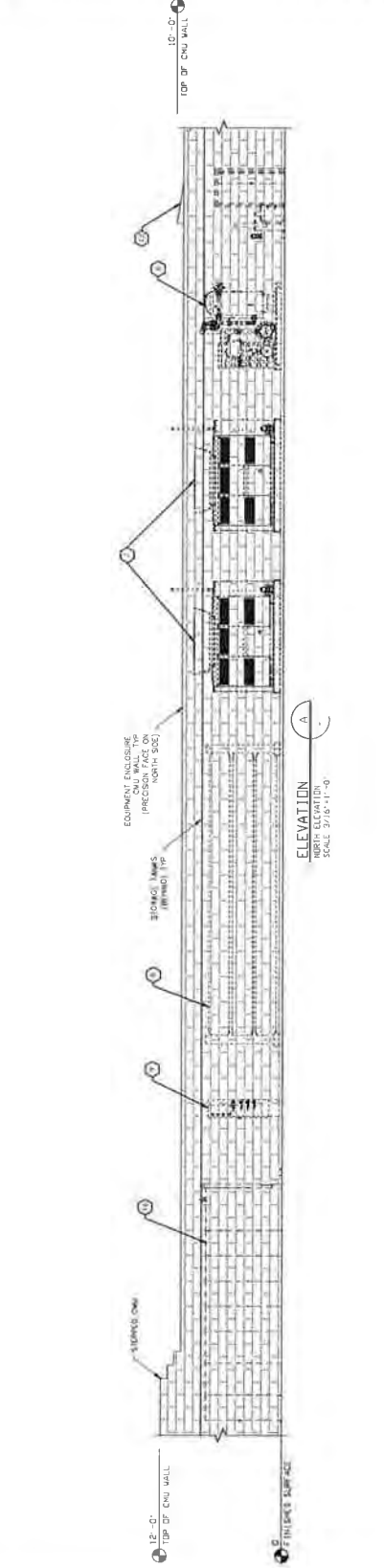
#	EQUIPMENT
1	CNG STORAGE
2	CNG STORAGE
3	CNG STORAGE
4	CNG STORAGE
5	CNG STORAGE
6	CNG STORAGE
7	CNG STORAGE
8	CNG STORAGE
9	CNG STORAGE
10	CNG STORAGE
11	CNG STORAGE
12	CNG STORAGE
13	CNG STORAGE
14	CNG STORAGE
15	CNG STORAGE
16	CNG STORAGE
17	CNG STORAGE
18	CNG STORAGE
19	CNG STORAGE
20	CNG STORAGE

DIESEL EQUIPMENT LIST

#	EQUIPMENT
1	DIESEL STORAGE TANK
2	DIESEL STORAGE TANK
3	DIESEL STORAGE TANK
4	DIESEL STORAGE TANK
5	DIESEL STORAGE TANK
6	DIESEL STORAGE TANK
7	DIESEL STORAGE TANK
8	DIESEL STORAGE TANK
9	DIESEL STORAGE TANK
10	DIESEL STORAGE TANK
11	DIESEL STORAGE TANK
12	DIESEL STORAGE TANK
13	DIESEL STORAGE TANK
14	DIESEL STORAGE TANK
15	DIESEL STORAGE TANK
16	DIESEL STORAGE TANK
17	DIESEL STORAGE TANK
18	DIESEL STORAGE TANK
19	DIESEL STORAGE TANK
20	DIESEL STORAGE TANK

ELECTRICAL EQUIPMENT LIST

#	EQUIPMENT
1	MAN ELECTRICAL CONTROL
2	MAN ELECTRICAL CONTROL
3	MAN ELECTRICAL CONTROL
4	MAN ELECTRICAL CONTROL
5	MAN ELECTRICAL CONTROL
6	MAN ELECTRICAL CONTROL
7	MAN ELECTRICAL CONTROL
8	MAN ELECTRICAL CONTROL
9	MAN ELECTRICAL CONTROL
10	MAN ELECTRICAL CONTROL
11	MAN ELECTRICAL CONTROL
12	MAN ELECTRICAL CONTROL
13	MAN ELECTRICAL CONTROL
14	MAN ELECTRICAL CONTROL
15	MAN ELECTRICAL CONTROL
16	MAN ELECTRICAL CONTROL
17	MAN ELECTRICAL CONTROL
18	MAN ELECTRICAL CONTROL
19	MAN ELECTRICAL CONTROL
20	MAN ELECTRICAL CONTROL



Chevron
Stantec

400 N. WHEELER AVE
 PERRIS, CA 92571
 SERVICE STATION

H2 ENCLOSURE ELEVATIONS

DATE: 10/12/10
 SCALE: AS SHOWN
 SHEET: SD3

MILESTONES

NO.	DATE	DESCRIPTION
1	10/12/10	ISSUE FOR PERMITS
2	10/12/10	ISSUE FOR CONSTRUCTION

REVISIONS

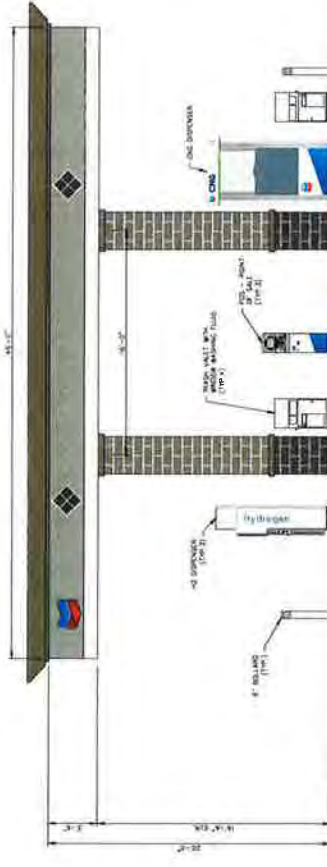
NO.	DATE	DESCRIPTION
1	10/12/10	ISSUE FOR PERMITS
2	10/12/10	ISSUE FOR CONSTRUCTION

PROJECT INFORMATION

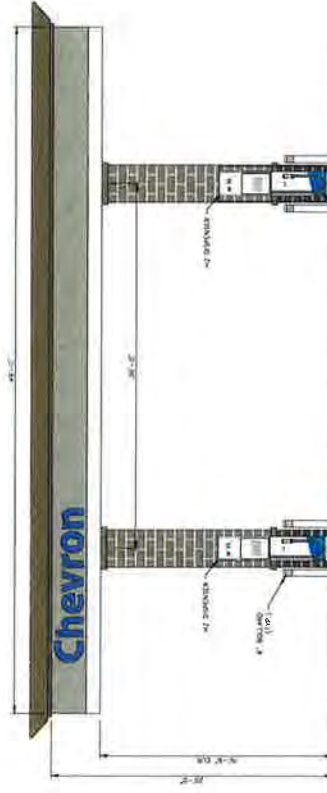
PROJECT NAME	400 N. WHEELER AVE
PROJECT NO.	PERRIS, CA 92571
CLIENT	CHEVRON
DESIGNER	STANTEC
SCALE	AS SHOWN
SHEET NO.	SD3

APPROVALS

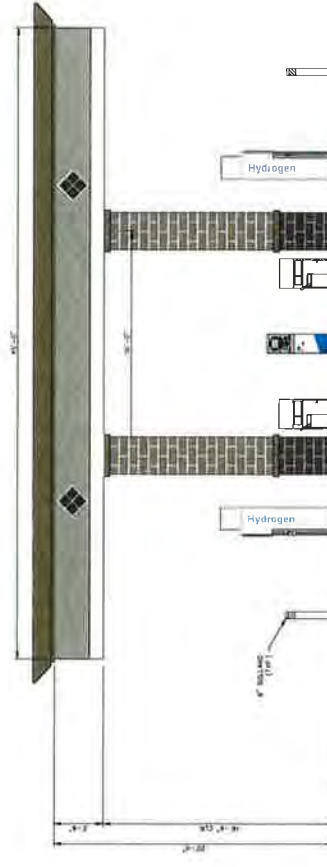
NO.	DATE	DESCRIPTION
1	10/12/10	ISSUE FOR PERMITS
2	10/12/10	ISSUE FOR CONSTRUCTION



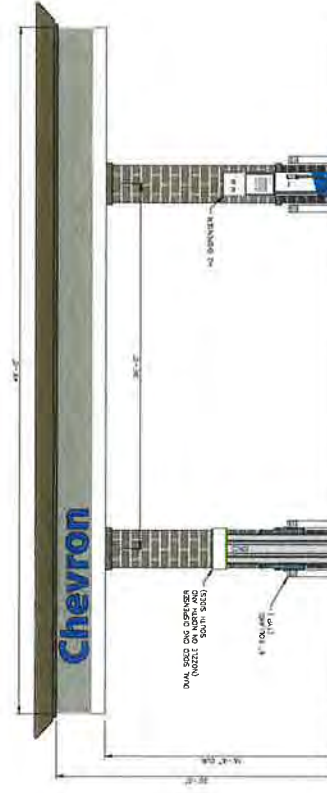
① SOUTH ELEVATION



② WEST ELEVATION



③ NORTH ELEVATION



④ EAST ELEVATION

1 H2 CANOPY ELEVATIONS



① H2 - DISPENSER



② CNG - DISPENSER



③ PAY TERMINAL

2 DISPENSERS



① H2 - PAY TERMINAL

Chevron
Startec

4000 N WEBSTER AVE
 BERKELEY, CA 94701

BERKELEY STATION 000002

ELEVATIONS

DATE: 03/27/24
 DRAWN BY: J. L. WILSON
 CHECKED BY: J. L. WILSON
 SCALE: 1/8" = 1'-0"

PROJECT NO: 20230701-01
 SHEET: CA11

REVISIONS:

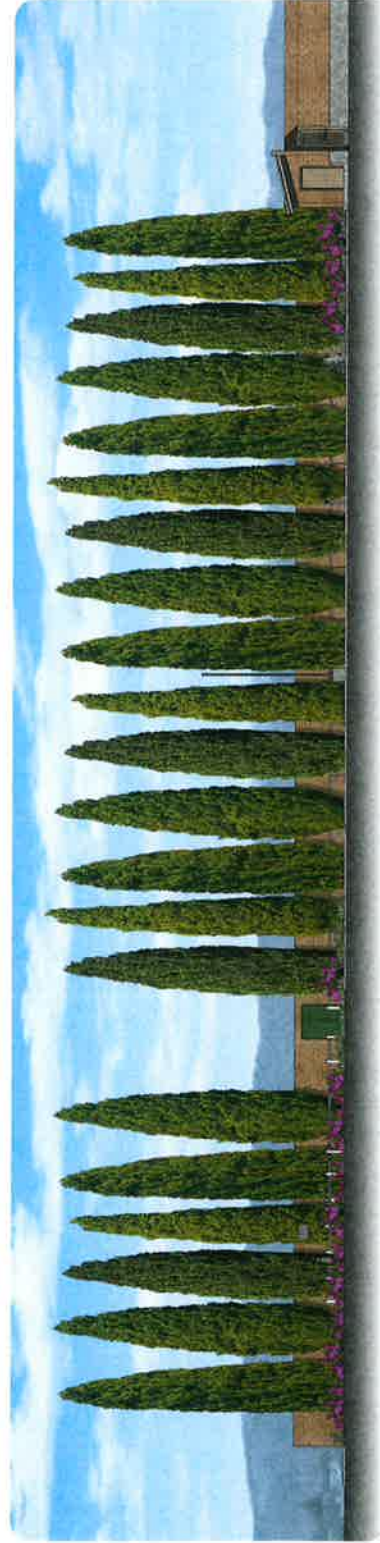
NO.	DATE	DESCRIPTION
1	03/27/24	ISSUED FOR CONSTRUCTION

DATE: 03/27/24
 DRAWN BY: J. L. WILSON
 CHECKED BY: J. L. WILSON
 SCALE: 1/8" = 1'-0"

PROJECT NO: 20230701-01
 SHEET: CA11



Chevron CNG
4063 N. Webster Ave
Perris, CA



Landscape Section

Color Legend:



Paint to Match Existing Canopy



ORCO BLOCK & HARDSCAPE
Still Face - Peridot Springs

Attachment 9

Public Comments and Response to
Comments received before and after the
public hearing.

*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)

Attachment 10

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

Attachment 11

Planning Commission Staff Report Without Exhibits – Dated 2/19/2025.

Due to the size of the files, only the staff report is included as a hard copy. The staff report and exhibits 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

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.
- o 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_478

- 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:

Business Item:

Presentation:

Other:

Attachment 12

Notice of Public Hearing

PUBLIC HEARING NOTICE

This may affect your property. Please read:

Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the following item(s):

CASE: Specific Plan Amendment 24-05086
Major Modification 23-05073

APPLICANT: Marwan Alabbasi, Alabbasi Construction and Engineering

LOCATION: The project site is located at 4063 N. Webster Avenue (APN: 302-260-053)

PROPOSAL: To consider the following entitlements for the 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 fueling canopy with six (6) CNG and Diesel fuel dispensers, and a second fueling canopy with four (4) Hydrogen fuel dispensers, and related equipment enclosures.

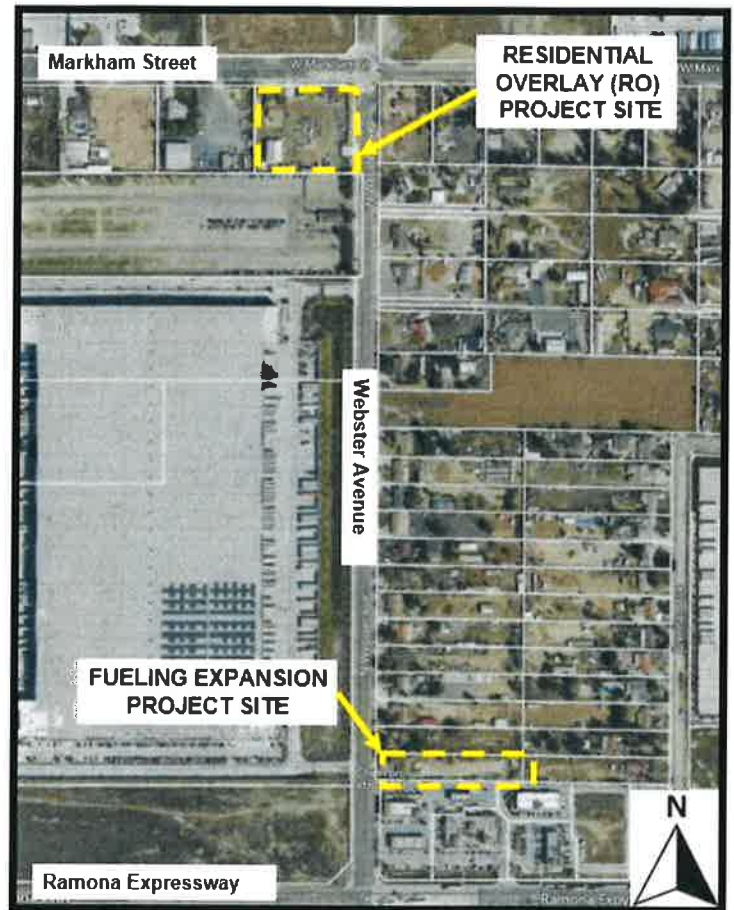
ENVIRONMENTAL DETERMINATION: Adoption of the Mitigated Negative Declaration (MND 2395) in compliance with the requirements of the California Environmental Quality Act (CEQA). The MND 2395 is available for public review at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570. The Planning Counter is open Monday – Friday 8:00 a.m. – 6:00 p.m. *Electronic copies can be viewed on the City's website*

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

The MND/Initial Study was circulated for a 30-day review period from January 17, 2025, to February 17, 2025.

PUBLIC HEARING: The Planning Commission considered the project on February 19, 2025, and recommended to the City Council that the project be Approved by a vote of 4 ayes and 1 noes.

Any person affected or concerned by this application may submit written comments to the City Clerk's Office before the City Council hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The City Council, 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 writing delivered to the City Council before the public hearing.



CITY COUNCIL PUBLIC HEARING

CITY COUNCIL CHAMBERS
101 N. D STREET
PERRIS, CA 92570

Date & Time: **March 25, 2025** – 6:30 p.m.
Planner: Nathan Perez, Senior Planner
Contact Information: nperez@cityofperris.org
(951) 943-5003, ext. 279

Si necesita un interprete por favor llámenos al (951) 943-5003