



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

December 3, 2025

SUBJECT:

Specific Plan Amendment 22-05280, Financing Tentative Parcel Maps: 22-05279 (TPM 38576) and 24-05150 (TPM 38985), Conditional Use Permits 22-05295, 24-05141, and 24-05142, and Development Plan Reviews 22-00028 and 23-00021 (*Continued off-calendar from the September 17, 2025 Planning Commission meeting*) – A proposal to consider the following entitlements to facilitate the construction of Perris Gateway Commercial Center in two phases on 20.28 acres, located on the north side of Ramona Expressway between the I-215 freeway and Webster Avenue within the Commercial Zone of the Perris Valley Commerce Center Specific Plan:

1. Specific Plan Amendment to rezone 6.84 acres of the overall 20.28-acre project site from Commercial to Business Professional Office Zone to facilitate the construction of a 157,928-square-foot self-storage facility with a Conditional Use Permit;
2. Financing Tentative Parcel Map 38576 to subdivide two (2) existing parcels into four (4) parcels in Phase 1, and Financing Tentative Parcel Map 38985 to subdivide one (1) existing parcel into four (4) parcels for Phase 2;
3. Conditional Use Permits to allow a self-storage facility, six (6) drive-through fast-food restaurants, two (2) vehicle fuel stations, and the off-sale of beer and wine (Type 20 Alcohol License) at the Maverick convenience store in conjunction with a Determination of Public Convenience or Necessity; and
4. Development Plan Reviews for the reviews of the site plan and building elevations for the proposed commercial project consisting of a 157,928-square-foot self-storage facility, two commercial buildings totaling 12,000 square feet, six drive-through fast-food restaurants totaling 18,400 square feet, two convenience stores totaling 10,039 square feet, two vehicle fuel stations, and a 5,425-square-foot self-automated car wash.

Applicant: Mike Naggar.

REQUEST:

Adopt Resolution 25-24 recommending that the City Council certify the Final Environmental Impact Report (SCH #2024080050), adopt the Mitigation and Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations, and approve SPA 22-05280; Financing TPM 22-05279 (TPM 38576) for Phase 1 and Financing TPM 24-05150

(TPM 38985) for Phase 2; CUP 22-05295 for the self-storage facility, CUP 24-05141 for the four (4) drive-through restaurants, CUP 24-05142 for two vehicle fuel stations, the off-sale of beer and wine (Type 20 Alcohol License) at the Maverik convenience store in conjunction with a Determination of Public Convenience or Necessity; DPRs 22-00028 and 23-00021 for review of the site plan and building elevations in Phases 1 and 2 to facilitate the construction of the Perris Gateway Commercial Center on 20.28 acres, based on the findings contained in the Resolution and subject to the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND

Planning Commission Meeting:

On September 17, 2025, the Planning Commission voted 4-0 (Commissioner Lopez absent) to continue the project off calendar, allowing the applicant additional time to address the Commission's concerns and to present a revised project to the Ad Hoc Committee before returning to the Planning Commission. These concerns include addressing potential environmental impacts related to traffic; identifying more suitable land uses for the City's gateway at Ramona Expressway and the I-215 freeway given the project's concentration of drive through restaurants; preparing design guidelines to ensure future tenants adhere to the approved architectural style; offering to construct the necessary street improvements in conjunction with the project; providing detailed plans for the trash enclosures; and adding a trellis between Buildings 2 and 3 in the Phase 2.

During the meeting, the Commission commended the applicant for the project's overall architecture and landscaping but expressed that while the design was strong, the proposed land uses were not appropriate for such a prominent location. Commissioners recommended revising the commercial center to incorporate uses that could support higher-paying jobs, such as a hotel, sit-down restaurants, medical office buildings, or other professional offices, particularly in light of the need to justify adopting a Statement of Overriding Considerations for the project's EIR.

The Commission also expressed concerns about the timing and sequencing of off-site improvements, including upgrades along Ramona Expressway leading to the I-215 on-ramp, as well as the number of proposed driveways directly accessing Ramona Expressway. Commissioners emphasized their preference for all roadway improvements to be constructed concurrently with the project rather than phased in over time.

Lastly, the Commission noted the importance of ensuring the approved architectural character is maintained as individual tenants occupy their spaces. To prevent future inconsistencies or changes to the design, they recommended preparing design guidelines specifying the required architectural styles and materials for each building. The applicant agreed to all recommendations provided by the Planning Commission.

Public Comment

At the September 17, 2025, Planning Commission meeting, three speakers commented on the project. Mr. Alabbasi urged that all roadway improvements be completed by the developer as part of the project, opposed the \$1 million offer for the Ramona Expressway widening, and requested reducing driveways and removing a raised median to protect access to his gas station on Ramona Expressway and Webster Avenue. Mr. Alabbasi's son also spoke in opposition to the project due to its limited job creation, noting that the self-storage facility would add only three jobs and that additional gas stations would oversaturate the area without providing quality employment. A third speaker, a Perris resident, recalled assurances from the original OLC 1 approval that a lifestyle center and hotel would be built, and expressed a preference for the 2016 commercial project plan over the current site plan.

Ad Hoc Meeting:

On October 21, 2025, the applicant presented a revised project to the Ad Hoc Committee. The primary revisions and commitment included the following:

- **Replacing the two-Phase 1 drive-through restaurants with a future hotel site** – A hotel's conceptual building footprint was introduced in place of the two previously proposed drive-through restaurants in Phase 1 (no additional land use changes or architectural renderings were provided).
- **Removing the right-in/right-out driveway** – The driveway, located east of the Ramona Expressway/Nevada Avenue signalized intersection, is proposed to be removed.
- **Retaining all remaining project driveways** – With the exception of the driveway noted above, all remaining driveways are proposed to stay in place, as they are necessary for the operation of the proposed gas station at Webster Avenue and Ramona Expressway.
- **Eliminating the secondary driveway on Webster Avenue** -Engineering recommended keeping the driveway, adjacent to the existing Ferguson warehouse site, for access from Webster Avenue, and removing the second driveway, a recommendation supported by the Ad Hoc Committee.
- **Providing a \$1 million in-lieu fee** – The applicant agreed to pay a \$1 million in-lieu fee to support construction of a dedicated turn lane onto the I-215 on-ramp, due to challenges coordinating with Caltrans.
- **Adopting covenants, conditions, and restrictions (CC&Rs)** – The applicant agreed to prepare CC&Rs requiring all future tenants and end users to comply with the approved architectural elevations and materials.
- **Marketing the 12,000-square-foot retail building** – The applicant committed to marketing the 12,000-square-foot general retail building to uses likely to generate higher-paying, quality jobs.

During the meeting, the City Engineer clarified that the City intends for the roadway widening on Ramona Expressway from Nevada Avenue to the I-215 on-ramp to be completed as part of the project's off-site improvement obligations. The Ad Hoc Committee agreed that this approach is consistent with Planning Commission direction and recommended adding a dedicated right-out turn lane from the Ramona Expressway/Nevada Avenue intersection to the freeway on-ramp.

PROPOSED PROJECT REVISIONS

Since the Ad Hoc Committee meeting, the applicant has made updates to the project to address the Ad Hoc Committee's and the Planning Commission's feedback. These revisions include changes to access points, architectural compliance, and infrastructure improvements. The following outlines the key revisions and commitments proposed by the applicant:

Site Plan Revisions

- Elimination of the two driveways discussed during the Ad Hoc Committee meeting, as detailed below.
- Agreement to a Condition of Approval requiring detailed plans for the trash enclosures and adding a trellis structure in the parking lot walkway between Buildings 2 and 3 in Phase 2.
- Agreement to a Condition of Approval prohibiting drive-through restaurants on Parcels 2 and 3 in Phase 1, as a placeholder for a future hotel, as additional CEQA analysis is needed for the hotel that is not part of the current EIR. The developer's acceptance of prohibiting the drive-through restaurants is intended to show their commitment to follow through with the hotel, as they noted there is a timeline with prospective tenants to secure entitlement approval.

Design and Architectural Compliance

- Applicant's commitment to record CC&Rs to ensure adherence to the project's architectural design.

Land Use and Tenant Mix

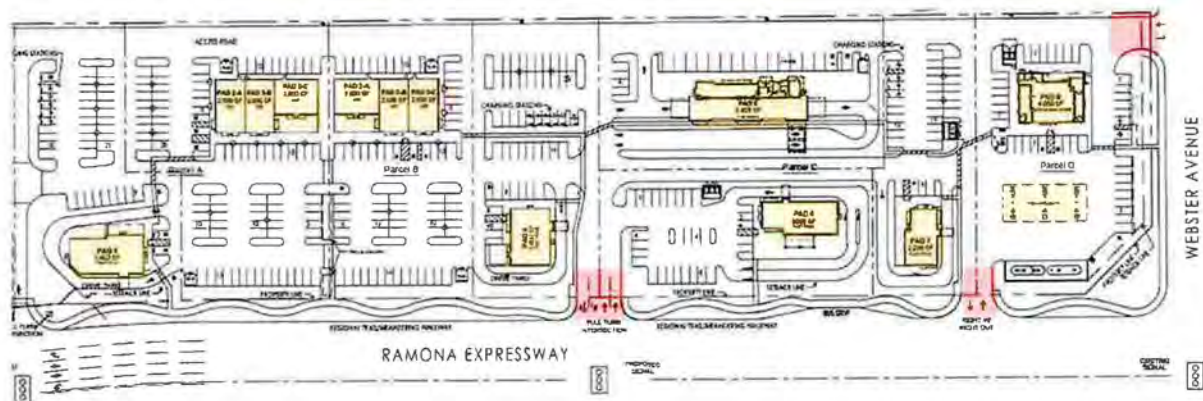
- Continued inclusion of the 12,000-square-foot retail building, which will be marketed for grocery, medical, dental, or other professional office uses.

Circulation and Infrastructure Improvements

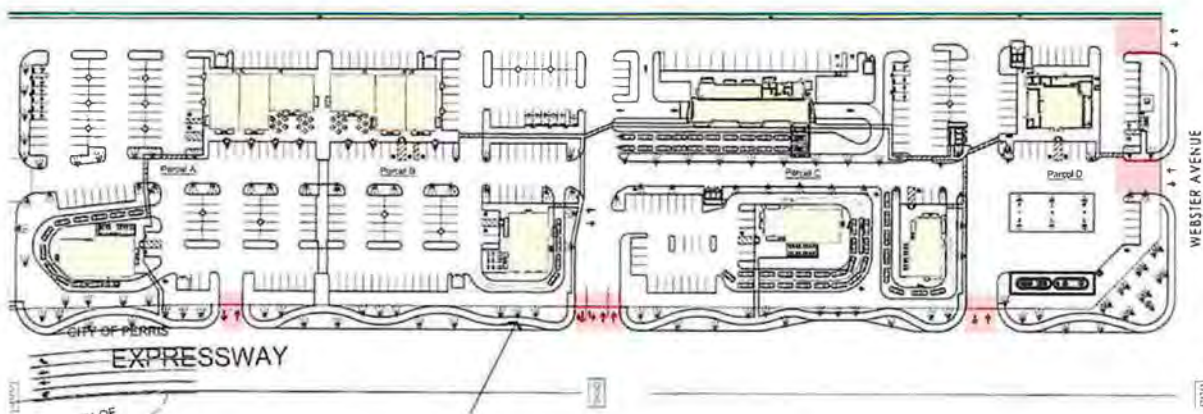
- Street improvements along Ramona Expressway between Nevada Avenue and Webster Avenue would be constructed with the development of Phase 1 (Tentative Parcel Map 38567) or Phase 2 (Tentative Parcel Map 38985), whichever is initiated first.
- Street improvements along Ramona Expressway, between the I-215 on-ramp and Nevada Avenue, will be part of the project requirement. However, due to the area being within Caltrans right-of-way, with them being the permittee and approval authority and the anticipated long lead time to gain approval, the engineering condition has the option of A) The developer to conduct the work, or B) The developer will pay the City \$1 million to conduct the work, with either case completion of the roadway widening not holding up permits or occupancy of the project due to long lead time to gain approval with Caltrans.

A comparison of the revised and original site plan for Phase 2 is provided on the following page, showing the removal of two driveways. No changes are proposed in Phase 1:

Revised Proposal



Original Proposal



FINDINGS SUMMARY

Conditional Use Permit

The project site, in the PVCCSP Commercial Zone, allows retail and service uses, as well as off-site alcohol sales, with a CUP. Proposed drive-through restaurants meet vehicle stacking and circulation requirements, with windows screened to minimize noise; Phase 1 drive-throughs are prohibited to allow more suitable uses at the city's gateway. Incidental alcohol sales at the fuel station are limited to a designated area, and the site provides adequate parking, lighting, and access. The Riverside County Sheriff's Department raised no objections, and the project meets all PVCCSP and Zoning Code requirements.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Environmental Impact Report (EIR-SCH 2024080050) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit K). The EIR concludes that all impacts have been reduced to less than significant or below the level of significance with the implementation of mitigation measures, except for impacts related to air quality and cumulative GHG emissions, which have been identified as significant and

unavoidable. Adoption of a Statement of Overriding Considerations is required to approve the project.

An Errata to the Final EIR was prepared to address the proposed PVCCSP amendment that would allow self-storage in the BPO Zone with a Conditional Use Permit, rather than in the Commercial Zone. The Errata clarifies the project's request to rezone 6.84 acres from C to BPO and includes minor edits showing that no new significant impacts, alternatives, or mitigation measures are introduced. The City has determined that the Errata does not change the Final EIR's conclusions or constitute "significant new information" under CEQA, and it, along with the Final EIR and supporting materials, continues to serve as the environmental documentation for the project.

PUBLIC HEARING NOTICE:

A Notice of Public Hearing for September 17, 2025, Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 600 feet of the project site. After the item was continued, a new notice was issued for the December 3, 2025, meeting and distributed in the same manner (Exhibit N). As of this report, staff has received no additional correspondence.

RECOMMENDATION:

That the Planning Commission recommend to the City Council adoption of Resolution 25-24 recommending certification of the Final Environmental Impact Report (SCH 2024080050), adoption of the Mitigation and Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations, and approval of Specific Plan Amendment (SPA) 22-05280, Financing Tentative Parcel Maps 22-05279 (TPM 38576) and 24-05150 (TPM 38985), Conditional Use Permits (CUP's) 22-05295, 24-05141, and 24-05142, and Development Plan Reviews (DPRs) 22-000028 and 23-00021 to facilitate the construction of the Perris Gateway Commercial Center on 20.30 acres, 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: Mathew Evans, Project Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 25-24 recommending certification of the Final EIR and Errata, adoption of the MMRP, Findings of Fact, and Statement of Overriding Considerations, and approval of the project with Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety)
- B. Location/Aerial Map
- C. PVCCSP Land Use Map
- D. MARB/IPA ALUCP Map
- E. PVCCSP Amendment

- F. Alcohol Beverage Control Census Tract Concentration Map
- G. Distance Requirements Map
- H. Project Plans (Site Plan, Floor Plans, Building Elevations, Conceptual Landscape Plan, 3-D renderings)
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-443#docfold_1206_1313_479_443
- I. Tentative Parcel Maps TPM 38576 and TPM 38985
- J. Planning Commission Staff Report – Dated September 17, 2025
- K. Final Environmental Impact Report (SCH #2024080050), including Draft EIR, Errata, Technical Reports, Responses to Comments, Findings of Fact, Statement of Overriding Consideration, and Mitigation Monitoring and Reporting Program
Due to the size of the files, the documents are available online at:
- L. https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-443#docfold_1206_1313_479_443
- M. Riverside County Sheriff's Department Comments
- N. Applicant Prepared Public Convenience or Necessity Justifications
- O. Notice of Public Hearing

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

Exhibit A

Resolution 25-24 recommending
certification of the Final EIR and Errata,
adoption of the MMRP, Findings of Fact,
and Statement of Overriding
Considerations, and approval of the project
with Conditions of Approval (Planning,
Engineering, Public Works, Fire, Community
Services, and Building & Safety)

RESOLUTION NUMBER NO. 25-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY AN ENVIRONMENTAL IMPACT REPORT (STATE CLEARING HOUSE NO. 2024080050) AND ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM AND FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS; AND APPROVE SPECIFIC PLAN AMENDMENT (SPA) 22-05280, FINANCING TENTATIVE PARCEL MAPS 22-05279 (TPM 38576) AND 24-05150 (TPM 38985), CONDITIONAL USE PERMITS (CUP'S) 22-05295, 24-05141, and 24-05142, DEVELOPMENT PLAN REVIEWS (DPR'S) 22-00028 and 23-00021, FOR THE PERRIS GATEWAY COMMERCIAL DEVELOPMENT PROJECT CONSISTING OF MULTIPLE COMMERCIAL BUILDINGS AND A SELF-STORAGE FACILITY TOTALING 157,928 SQUARE FEET ON A 20.28 ACRE PROJECT SITE LOCATED ON THE NORTH SIDE OF RAMONA EXPRESSWAY BETWEEN THE I-215 FREEWAY ONRAMP AND WEBSTER AVENUE, BASED UPON THE FINDINGS NOTED HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the project applicant, Mike Naggar, on behalf of Mike Naggar and Associates, Inc. ("Applicant"), proposes to develop a commercial project consisting of two phases (Phase 1 and 2) including a total of four (4) drive-through restaurants (reduced from 6 in the original proposal) totaling 12,060 square feet (reduced from 18,400 square feet in the original proposal); two (2) potential sit-down restaurants/retail/professional buildings totaling 12,000 square feet (6,000 square feet each); two (2) convenient stores associated with vehicle fuel stations, one of which is associated with off-sale of beer and wine (Type 20 Alcohol License) totaling 10,039 square feet; a carwash totaling 5,425 square feet; and a self-storage facility totaling 157,928 square feet on a 20.28 acre project site on the north side of Ramona Expressway between the I-215 freeway onramp and Webster Avenue (APNs 314-170-020, 314-170-023, and 314-180-024) (the "Project"); and

WHEREAS, the Project site is located within the Perris Valley Commerce Center Specific Plan ("PVCCSP") area and has a zoning designation of Commercial (C) under the PVCCSP; and

WHEREAS, the Applicant submitted an application for the following entitlements for the Project: (1) Specific Plan Amendment to rezone 6.84 acres of the overall 20.28-acre project site from Commercial (C) to Business Professional Office (BPO) Zone to facilitate the construction of a 157,928-square-foot self-storage facility with a Conditional Use Permit; (2) Financing Tentative Parcel Maps (TPM's) 38576 and 38985 to subdivide three (3)

existing parcels into eight (8) parcels; (3) Conditional Use Permits (CUP) 22-05295, 24-05141, and 24-05142 to allow off-sale of beer and wine (Type 20 Alcohol License) at the Maverick convenience store in conjunction with a Determination of Public Convenience or Necessity, two vehicle fuel stations, and a self-storage facility use; and (5) Development Plan Reviews ("DPR's") 22-00028 (Phase 1) and 23-00021 (Phase 2) for the review of the site plan and building elevations for the entire project site totaling 203,792 square feet on the 20.28 acre Project site; and

WHEREAS, the proposed Specific Plan Amendment (SPA) 22-05280, Financing Tentative Parcel Maps; 22-05279 (TPM 38576) and 24-05150 (TPM 38985), Conditional Use Permits (CUP's) 22-05295, 24-05141, and 24-05142, and Development Plan Reviews (DPR's) 22-00028 and 23-00021 are considered a "Project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, an Environmental Impact Report ("EIR") (State Clearing House No. 2024080050) was prepared and was publicly reviewed for a forty-five (45) day period in accordance with CEQA from January 31, 2025, and ended on March 17, 2025, and a Final EIR and Findings of Fact and Statement of Overriding Considerations were prepared; and

WHEREAS, three comment letters were received during the 45-day public review period for the revised Draft EIR. A response to the comments was prepared for inclusion in the Final EIR; and

WHEREAS, the comments received during the 45-day public review period on the Final EIR did not produce or result in "significant new information" being added to the Final EIR such as would require recirculation within the meaning of State CEQA Guidelines section 15088.5. An Errata was included in the Final EIR to address the proposed PVCCSP amendment that would allow self-storage in the BPO Zone with a Conditional Use Permit, rather than in the Commercial Zone per a previous ruling on a similar project located in the Commercial Zone of the PVCCSP. Accordingly, the Errata does not constitute "significant new information" and no further recirculation is required pursuant to CEQA Guidelines section 15088.5; and

WHEREAS, all the requirements of CEQA and the State CEQA Guidelines have been satisfied with respect to preparation and review of the Draft and Final EIR for the Project, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated. A Findings of Fact and Statement of Overriding Considerations has also been prepared, adequately addressing any significant environmental effects of the Project; and

WHEREAS, all of the proposed findings and conclusions recommended by this Resolution are based upon the administrative record, including all oral and written evidence presented to the Planning Commission, as a whole, and are not based solely on the information provided in this Resolution; and

WHEREAS, the Riverside County Airport Land Use Commission ("ALUC") conducted a hearing on July 11, 2024, to consider the Project's consistency with the applicable

C1 (Primary Approach/Departure) Zone of the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan and determined that the Project is consistent with the MARB/IPA Land Use Compatibility Plan; and

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

WHEREAS, Chapters 18.12 and 18.16 of the PMC authorize the City approve, conditionally approve, or deny requests for approval of tentative parcel maps; and

WHEREAS, the originally-proposed project was presented to the City’s Planning Commission on September 17, 2025, at which time, the Planning Commission raised several concerns about the project, including the number of driveways onto Ramona Expressway and Webster Avenue, as well as the fact that the project, as proposed, did not include the opportunity for “quality jobs” or a hotel that was originally contemplated in a presentation to the City Council the approval of the OLC-1 project, and after taking public comment, voted 4-0 to continue the item off-calendar to allow the applicant additional time to address Planning Commission concerns; and

WHEREAS, since the last Planning Commission meeting the applicant has agreed to site plan revisions to eliminate two driveways in phase 2, agreed to a Condition of Approval prohibiting drive-through restaurants on Parcels 2 and 3 in Phase 1 to allow for a future hotel site on Parcels 2 and 3 of TPM 38576, which require a separate CEQA analysis because the EIR did not evaluate a hotel as a use in either phase; and agreement to a Condition of Approval requiring detailed plans for the trash enclosures and adding a trellis structure in the parking lot walkway between Buildings 2 and 3 in Phase 2; agreement to a commitment to record CC&Rs to ensure adherence to the project’s architectural design; and continued inclusion of the 12,000-square-foot retail building, which will be marketed for grocery, medical, dental, or other professional office uses.

WHEREAS, the Planning Commission held a second duly noticed public hearing to consider the Project on December 3, 2025, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, before taking action, the Planning Commission has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record, including, but not limited to, the Draft and Final EIR, including public comments and responses and Mitigation Monitoring and Reporting Program, the Findings of Fact, and Statement of Overriding Considerations (all of which is attached hereto and incorporated by reference as if set forth in full), and 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, the Planning Commission’s recommendation of City Council certification of the Revised Final EIR reflects the Planning Commission’s independent

judgment and analysis;

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred, including but not limited to all applicable tribal notice and consultation requirements.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PERRIS does find, determine, 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. Based upon the entire record, the Planning Commission hereby finds, and recommends that the City Council find and certify, that:

- A. The Final Environmental Impact Report ("EIR") (SCH 2024080050) has been completed in compliance with the California Environmental Quality Act (CEQA). The Final EIR concludes that a majority of the potential environmental effects of the Project are either less than significant or less than significant with incorporation of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program included in the Final EIR (which mitigation measures have been incorporated into the Project Conditions of Approval attached to this Resolution) but certain environmental effects of the Project associated with Air Quality and Greenhouse Gas emissions have been determined to be significant and unavoidable.
- B. The specific significant environmental effects of the Project are outlined in the Findings of Fact attached hereto and incorporated herein by reference as if set forth in full ("Findings of Fact"). With respect to each of those significant effects, based on substantial evidence in the record, the Planning Commission recommended that City Council findings be as set forth in Section V.C of the Findings of Fact pursuant to CEQA Guidelines Section 15091. A brief explanation of the rationale for each such recommended finding is provided in the Findings of Fact.
- C. With respect to the adverse environmental effects of the Project associated with Air Quality, Greenhouse and Gas emissions which have been determined to be significant and unavoidable as detailed in the Final EIR, specific economic, legal, social, technological, or other public benefits of the Project outweigh those significant and unavoidable adverse environmental effects, and therefore those environmental effects are considered acceptable, pursuant to CEQA Guidelines Section 15093, as further detailed below and in the Statement of Overriding Considerations attached hereto and incorporated herein by reference as if set forth in full (Section V of the Findings of Fact, and Section VI Statement of Overriding Considerations; "SOC"). Such benefits include, but are not limited to, providing: (i) Developing and operating an attractive commercial project along Ramona Expressway that meets local demand for more social gathering places, services, and eateries in a currently underserved area of the PVCC area, providing additional job opportunities, providing the necessary infrastructure and utilities to the area, and generation of additional sales taxes to

support the City's ongoing municipal operations. The specific reasons to support the Planning Commission's action approving the Project resulting in these significant and unavoidable effects based on the Final EIR and/or other information in the record are as detailed in this Resolution and in the SOC.

- D. The Final EIR was presented to the decision-making body of the City as lead agency, and the decision-making body reviewed and considered the information contained in the Final EIR prior to approving the Project.
- E. An Errata to the Final EIR was prepared to address the proposed PVCCSP amendment that would allow self-storage in the BPO Zone with a Conditional Use Permit, rather than in the Commercial Zone. The Errata clarifies the project's request to rezone 6.84 acres from C to BPO and includes minor edits showing that no new significant impacts, alternatives, or mitigation measures are introduced. The City has determined that the Errata does not change the Final EIR's conclusions or constitute "significant new information" under CEQA, and it, along with the Final EIR and supporting materials, continues to serve as the environmental documentation for the project.
- F. The City has complied with CEQA.
- G. The Final EIR reflects the independent judgment and analysis of the City as lead agency.

Section 3. Specific Plan Amendment 22-05280. The Planning Commission further finds, with respect to Special Plan Amendment 22-05280 (SPA 22-05280), that:

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

Specific Plan Amendment to rezone 6.84 acres of the overall 20.28-acre project site from Commercial to Business Professional Office Zone to facilitate the construction of a 157,928-square-foot self-storage facility with a Conditional Use Permit.

The proposed SPA is consistent with applicable General Plan objectives, policies, and programs, as discussed in detail in Table 5.0-4 of the Draft EIR as well as the Errata to the EIR. In addition, the proposed SPA promotes Goal III of the General Plan Land Use Element and Goal 2 of the Housing Element, set forth below. With the proposed SPA, the PVCCSP will continue to be consistent with the General Plan objectives, policies, and programs.

Goal II (Land Use Element): New development consistent with infrastructure capacity and municipal services capabilities.

Goal III: Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy. The proposed commercial development would produce jobs within the vicinity of the area

B. The Specific Plan provides adequate text and diagrams to adequately 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 proposes to: Amend the PVCCSP to rezone 6.84 acres of the overall 20.28-acre project site from Commercial to Business Professional Office Zone to facilitate the construction of a 157,928-square-foot self-storage facility with a Conditional Use Permit. The SPA will not impact areas designated as open space.

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 uses described in the Plan.

The proposed SPA will not modify these aspects of the PVCCSP. The PVCCSP as amended by the proposed SPA will continue to satisfy this criterion.

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

SPA 22-05280 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, 7.0 – Commercial Standards and Guidelines of the PVCCSP, provide adequate text and diagrams, and standards and criteria by which development will proceed, including standards for conservation, development, and utilization of natural resources, where applicable. SPA 22-05280 does not propose to change or revise any text or diagrams in these Chapters.

4. 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.

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. The proposed SPA will not affect the PVCCSP in this regard.

Section 4. Financing Tentative Parcel Maps 22-05279 and 24-05150. The Planning Commission further finds, with respect to Tentative Parcel Maps 22-05279 (TPM 38576) and 24-05150 (TPM 38985), that:

1. The proposed maps are consistent with applicable General and Specific Plans.

The Project proposes Financing Tentative Parcel Maps 38576 (Phase 1) and 38985 (Phase 2) to subdivide three (3) parcels into eight (8) parcels, totaling 20.28 acres. Proposed parcels 1-4 in Parcel Map 38576 and parcels 1-4 in Parcel Map 38985 would be developed with the commercial center (drive-through and sit-down restaurants, two gas stations and a carwash facility) and are required to provide a reciprocal access agreement for shared access and parking. In order to achieve superior site planning, the minimum lot standards requirements for the Project will be based on the lot area, lot width, and lot depth of the entire commercial center, exceeding the requirements of the PVCCSP. Within Tentative Parcel Map 38576, Parcel 1 consists of 2.419 acres, Parcels 2 and 3 consist of 1 acre each, and Parcel 4 consists of 6.84 acres. Within Tentative Parcel Map 38985 for Phase 2, Parcel 1 consists of 2.5 acres, Parcel 2 consists of 2.15 acres, Parcel 3 consists of 3.02 acres, and Parcel 4 consists of 1.36 acres. Thus, all eight (8) proposed parcels and their proposed lot dimensions are in compliance with the minimum lot standards of the underlying Commercial Zone of the PVCCSP. The General Plan land use designation for the Project site is PVCCSP, and the maps are compatible with all relevant General Plan goals and policies for the reasons discussed above. Therefore, with the proposed SPA, the eight (8) resulting parcels will be consistent with the PVCCSP and the General Plan.

2. The design and improvement of the proposed subdivision is consistent with applicable General and Specific Plans.

The design and improvement of the subdivision is consistent with the PVCCSP Commercial standards for minimum size, width, and length. Also, the project will include street dedication along Ramona Expressway and Webster Avenue to implement the City of Perris Circulation Element and PVCCSP Circulation Plan.

Street improvements along Ramona Expressway between Nevada Avenue and Webster Avenue would be constructed with the development of Phase 1 (Tentative Parcel Map 38567) or Phase 2 (Tentative Parcel Map 38985), whichever is initiated first.

Street improvements along Ramona Expressway, between the I-215 on-ramp and Nevada Avenue, will be part of the project requirement. However, due to the area being within Caltrans right-of-way, with them being the permittee and approval authority and the anticipated long lead time to gain approval, the engineering condition has the option of A) The developer to conduct the work, or B) The developer will pay the City \$1 million conduct the work, with either case completion of the roadway widening not holding up permits or occupancy of the project due to long lead time to gain approval with Caltrans.

3. *The site is physically suitable for the type and density of the proposed development.*

As noted above, the Project proposes two Tentative Parcel Maps subdividing three (3) parcels into eight (8) parcels, totaling 20.28 acres. Parcels 1 - 3 of Parcel Map 38576 and Parcels 1 - 4 of Parcel Map 38985 are proposed to be developed with the commercial center, which is not subject to any density restrictions. Parcel 4 of Map 38576 is proposed to be developed with a self-storage facility, which is also not subject to any density restrictions. The Project has been designed to be consistent with all applicable City development standards per the PVCCSP and PMC, including lot coverage, floor area ratio, height, setbacks, landscaping, and parking, as further detailed in the staff report and site plan.

4. *The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or sustainably and avoidably injure fish or wildlife or their habitat.*

The potential environmental impacts associated with the Project were evaluated in the Environmental Impact Report (SCH 2024080050), discussed above, which determined that all potential environmental effects of the Project on biological resources are less than significant or are mitigated to less than significant levels through the mitigation measures included in the Project Conditions of Approval.

5. *The design of the subdivision and the type of improvements are not likely to cause serious public health problems.*

The EIR concludes that all environmental effects of the Project are less than significant or are mitigated to below the level of significance with the implementation of the mitigation measures, which are included in the Project Conditions of Approval, except for certain effects, which have been identified as significant and unavoidable.

6. *The design of the subdivision and the type of improvements will not conflict with easements of record or easements established by Court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision will not create any landlocked parcels. Also, the existing parcel does not have any existing easements on record. The subdivision will provide easements for access through the shopping center and self-storage development.

7. *All requirements of CEQA have been met.*

See Section 2, above.

8. *The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of the existing requirements prescribed by a state regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.*

The Project 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. Therefore, a Pre-WQMP (Water Quality Management Plan) has been prepared. The structural BMPs selected for the Project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including three Modular Wetlands Systems, self-retaining landscape, and covered trash enclosures. The Engineer Department shall review and approve the final WQMP text, plans, and details. Therefore, the Project will comply with the requirements of the Santa Ana Water Quality Control Board.

Section 5. Conditional Use Permit 22-05295 (Phase 1 Self Storage Facility). The Planning Commission further finds, with respect to Conditional Use Permit (CUP) 22-05295, that:

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

The Project site is in the PVCCSP Commercial designation, which allows commercial retail shopping centers. However, the Project is subject to the Specific Plan Amendment, amending the PVCCSP to rezone 6.84 acres of the overall 20.28-acre project site from Commercial to Business Professional Office Zone to facilitate the construction of a 157,928-square-foot self-storage facility with a Conditional Use Permit. The proposed self-storage facility provides 803 storage units totaling 157,928 square feet in 22 buildings, 23 RV storage/parking spaces (and approximately 11 visitor vehicle parking spaces), and one 200-square-foot (approximately) office. The proposed use's location, size, design, density, and intensity are consistent with the City's General Plan, the purpose and provisions of Title 19 of the Perris Municipal Code, and the Perris Valley Commerce Center Specific Plan ("PVCCSP"), and will provide a service to the nearby residents and businesses while representing a low-impact use that will not generate heavy trucking activity or cause other detrimental impacts to the surrounding uses (an industrial warehouse building and the I-215 Freeway). The proposed self-storage use is compatible with the existing industrial warehouse use to the east and provides a transition between it, the I-215 Freeway, and the proposed commercial complex to the southeast. The proposed use is also compatible with the existing industrial uses to the north of the project site.

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.*

As approved, the Self-storage and outdoor RV parking component is located within the Business Professional Office (BPO) Zone of the PVCCSP and is subject to the approval of a Conditional Use Permit, Specific Plan Amendment, and conformance with all applicable provisions of the City's Zoning regulations. The proposed Project is consistent with the General Plan for the reasons discussed above and, with the proposed SPA, conforms to the requirements of the PVCCSP and Zoning Code by complying with the development standards of the proposed PVCCSP BPO zone.

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

As conditioned, the proposed Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the City's general welfare in that the Project is designed in conformance with the City's Zoning Code and PVCCSP. Also, as noted above, the proposed use represents a low-impact use that will provide a service to residents within and near the City of Perris and businesses without generating heavy trucking activity or creating significant noise, pollution or other detrimental impacts to the apartment residents or other surrounding uses. therefore, it will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

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

The architecture conforms to all City standards and has been reviewed by City staff for conformance to said standards and compatibility with the character of the surrounding land uses. The self-storage facility architecture is harmonious with the character of the adjacent warehouse use and meets all pertinent standards. The self-storage facility's architecture is also compatible with the surrounding existing uses and the anticipated operations of the future commercial center. With the recommended conditions of approval, the self-storage facility elevations, including the architectural features that define the building's base, body, and cap, will be consistent with the City's architectural standards and PVCCSP.

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

The City's landscape standards ensure that the self-storage facility will visually buffer the surrounding land uses, providing an attractive environment for both business patrons and community residents who will see this Project daily. The combined commercial retail center and self-storage components propose 18% commercial landscape coverage, exceeding the Commercial Zone landscape standards of 10%. Therefore, as proposed, the Project landscaping palette for self-storage, outdoor RV parking, not only exceeds the minimum landscape coverage requirement, but the selection of plant materials will help create an attractive environment that the public will enjoy.

Section 6. Conditional Use Permits 24-05141 and 24-0542 (Phases 1 and 2 Alcohol Sales -Off-Sale of Beer and Wine, vehicle fuel station and Drive-Through Facilities). Based upon the information contained within the staff report and accompanying attachments, with respect to the additional findings required per PMC Section 19.65.040 to grant Conditional Use Permit 22-01580 for the establishment vehicle fuel station of the drive-through establishments and for the sale of Alcohol for off-site consumption at the Maverick convenience store, the Planning Commission finds that:

1. *The proposed location for the conditional use is in accord with the objectives of this Title and the purpose of the zone in which the site is located.*

The Project site is in the PVCCSP Commercial Zone, which allows fast-food restaurants with drive-through service, vehicle fuel stations as well as alcohol sales for off-site consumption at convenience stores, subject to the granting of a Conditional Use Permit. The location, size, design, density, and intensity of the proposed use are consistent with the City's General Plan, the purpose and provisions of Title 19 of the Perris Municipal Code, and the Perris Valley Commerce Center Specific Plan ("PVCCSP").

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

The Project is located within the Commercial (C) Zone of the PVCCSP. Drive through restaurants and similar retail establishments with drive through facilities are permitted in the Commercial (C) designation of the PVCCSP subject to the approval of a Conditional Use Permit and conformance with all applicable provisions of the City's Zoning regulations, and subject to compliance with the recommended conditions of approval, which have been designed to ensure the use operates according to City policies and regulations to protect the public health and welfare. Therefore, the proposed Project does not conflict with the General Plan land use designation and aligns with the Elements of the General Plan, Specific Plan, and Zoning Code.

3. *The proposed location of the Conditional Use Permit and the conditions under which it would be operated or maintained will not be detrimental to the public*

health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the City's general welfare, in that the Project is designed in conformance with the City's Zoning Code and PVCCSP and, therefore, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

4. *The location or the use shall not result in adverse impacts on park facilities, school facilities, existing religious land uses and/or existing residential land uses*

The location or the uses, including off-sale of beer and wine, does not result in adverse impacts on park facilities, school facilities, existing religious land uses and/or existing residential land uses, as all parks and school facilities are at a greater distance than 1,000 feet. The overall project site is located within Planning Area 3 (Agricultural Conversion Area) of the General Plan, which anticipates areas for conversion from agricultural uses to warehouse distribution, business park, and commercial land use designations, as the majority of the land uses in this area are non-residential, but anticipates that retail uses would support residential developments in Planning Area 2. The site is surrounded to the north by industrial uses, to the east and south by commercial uses, and to the west by the I-215 Freeway.

5. *The traffic increases associated with the use will not result in potential hazards to existing pedestrian and/or vehicular traffic.*

The proposed Project will generate traffic which was analyzed as part of the overall Environmental Impact Report (EIR) for the entire project site. The traffic study for the project concluded that all the study area intersections are anticipated to operate at acceptable levels of service after the Project is operating.

6. *The establishment shall not constitute an enforcement problem to the City Police Department.*

As conditioned, the project, including the off-sale of beer and wine, should not constitute an enforcement problem for the City Police Department. Alcohol sales (beer and wine) for off-site consumption are limited to the Maverick convenience store only, which will provide convenience to the businesses and residents in the surrounding area. The proposed Project will conform to all requirements of the City Codes and the PVCCSP.

Section 7. Development Plan Reviews 22-00028 and 23-00021. The Planning Commission further finds, with respect to Development Plan Review (DPR) 22-00028 and 23-00021, that:

- 1. The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the zone in which the site is located, and the development policies and standards of the City.*

The location, size, design, density, and intensity of the proposed development and improvements of the Project are consistent with the City's General Plan, the PVCCSP, the purposes and provisions of the Perris Municipal Code, the purposes of the Commercial Zone in which the site is located, and the development policies and standards of the City.

- 2. The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The retail commercial portion of the Project will be in accordance with the standards of the underlying Commercial Zone of the PVCCSP. The proposed Project is physically suitable in terms of parcel size, shape, access, and availability to utilities and services, including (without limitation) for the reasons discussed above. The commercial site is situated along Ramona Expressway and Nevada Avenue, and the self-storage component is located adjacent to the I-215 Freeway with access from the intersection at Nevada Avenue at Ramona Expressway, which provides adequate access and facilitates a logical connection to the necessary infrastructure to service the site. Overall, a total of four (4) access driveways (reduced from 6 on the original plan) will be provided from Ramona Expressway, with one access from Webster Avenue to allow adequate ingress/egress for the retail and self-storage facility buildings. These improvements would entail the installation of curb/gutter and sidewalk improvements, and construction of necessary acceleration/deceleration lanes fronting the project site. Thus, customers could access the entire project site from either Ramona Expressway to the north or to the east on Webster Avenue. A 41-foot-wide driveway at the intersection of Nevada Avenue and Ramona Expressway provides for the main access to the self-storage facility. Parking is provided in compliance with the Zoning Code. Utility service connections are available to service the site.

- 3. The proposed development and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*

The proposed Project, which includes a retail commercial center and self-storage facility is compatible with abutting properties. The commercial center, now consisting of four drive-through restaurants, two potential sit-down restaurants/retail/professional space and a self-storage facility, is located north of Ramona Expressway, a commercially-zoned corridor which currently has the recently approved and under construction Ramona Gateway shopping center to the south of the Project site. The self

storage facility is compatible with the existing Optimus 1 industrial warehouse site to the north and provides a logical transition from the I-215 Freeway to the proposed commercial use as well as the existing commercial to the east and south. Since the Project is similar to and/or provides smooth transitions to the adjacent land uses, it will not be detrimental to public health, safety, or welfare, nor will it be materially injurious to properties or improvements in the vicinity. Also, the shared use of the street by the existing warehouse facility to the north will not create any safety issues, since the industrial building does not utilize Ramona Expressway for semi-truck access.

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

The commercial portion of the Project proposes an architecturally superior design compared to surrounding commercial uses to the east, featuring wood, flagstone veneer, a metal roofs and awnings, and stucco. The self-storage component of the project utilizes stucco and metal buildings, with the main building enhanced stucco, varying roofline heights, grey glazing, storefront windows, metal panels and awnings and the entire site is surrounded and screened by a decorative 10-foot-tall wall and landscaping, all which meet the development and architectural standards of the PVCCSP Commercial Zone. In addition, the applicant is willing to record CC&R's to ensure that all future buildings a substantially compliant to the approved plans with very few alterations with respect to form and building materials.

5. The 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 Commercial Zones 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.

6. The safeguards necessary to protect public health, safety, and general welfare have been required for the proposed Project.

The safeguards necessary to protect the public health, safety, and general welfare have been required through the Project conditions of approval, which are attached hereto as Attachment 1 and incorporated herein by this reference, and which will, together with the Project's design, ensure that the Project will be developed in compliance with City and affected service agency codes and policies, and mitigates environment effects in compliance with CEQA.

Section 8. Letter of Public Convenience or Necessity (PCN). Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, all such statements and reports (including all

attachments and exhibits), presented at the public hearing on September 17, 2025, with respect to PCN Determination, the Planning Commission finds that:

1. *Applicant has submitted a written request for a letter of public convenience and necessity to the city, indicting the reasons for request.*

A Determination of Public Convenience or Necessity is requested for the off-sale of beer and wine (Type 20 Alcohol License) at the proposed Maverick convenience store. In accordance with section 19.54 of the Perris Municipal Code, the City may consider a Public Convenience or Necessity Determination request for the issuance of an alcohol license in areas with undue concentration. The applicant provided a letter as shown in Staff Report's, Exhibit M indicating the reasons for the request and noting that the overall number of alcohol licenses will increase by one Type 20 (Off-Sale Beer and Wine) Alcohol License upon the approval ABC Alcohol License. Justifications have been made as the site is surrounded by the I-215 freeway and Ramona Expressway which provide regional access to residents and businesses. Limiting the number of licenses to only 3 would deprive those passing through to shop at the shopping center.

2. *The census tract within the project site is located is determined to have an "undue concentration" of alcoholic beverage licenses.*

The Project site is located in Census Tract 426.25, which, according to the Department of Alcoholic Beverage Control (ABC), may have a maximum of three (3) alcohol licenses for off-sale consumption. Currently, there are a total of twelve (12) active Off-Sale Alcohol Licenses, which indicates there is an "undue concentration." Although the area currently has 12 active off-sale licenses, the majority of those licenses are located in the southern and eastern portions of the census tract, and the Perris Gateway Commercial Center is located in the northwestern area of the census tract. Furthermore, Ramona Expressway is a major regional thoroughfare and divides the census tract in half. Limiting the number of licenses to only 3 would deprive those passing through to shop at the shopping center, the ability to purchase alcohol for off-site consumption at their destination.

3. *Applicant has submitted a request for a particular type of alcoholic beverage license, license upgrade, or premises-to-premises transfer.*

The Applicant has submitted a request to add a Type 20 (Off-Sale Beer and Wine) ABC alcohol license under CUP 24-05142, as this use will enhance the service that will be provided at the proposed Maverick convenience store, as alcohol sales will be incidental to the primary business. Additionally, the Riverside County Sheriff's Department has no objections to the request.

4. *License applicant has a valid city issued permit for the associated use, which caters to the needs of the community, by providing public convenience or necessity.*

The Applicant is seeking approval of a Conditional Use Permit to allow the off-sale of beer and wine at the proposed Maverick convenience store. The addition of the requested ABC license will provide service in an area that is predominantly commercial, not residential, reducing the likelihood of negative impacts on sensitive receptors. Further, the freeway-adjacent location serves commuters and travelers who often rely on convenience retail and fuel stations that provide a variety of services, including the sale of beer and wine.

5. *The issuance of a particular type of alcoholic beverage license, license upgrade, or premises-to-premises transfer will continue to provide for public convenience and necessity.*

The proposed off-sale of beer and wine license will support an underserved area in the northern part of the city by increasing access to everyday goods and services. Beer and wine sales contribute to business viability and customer service expectations for modern convenience retailers.

Section 9. Based upon the preceding and the whole administrative record, including, but not limited to, all statements and reports (including all attachments and exhibits) presented at its public hearing on December 3, 2025, the Planning Commission recommends the City Council certify the Final Environmental Impact Report (SCH: 2024080050) and adopt the included Mitigation Monitoring and Reporting Program (MMRP), and adopt the Findings of Fact and SOC. The Final EIR, MMRP, Findings of Fact and SOC are attached hereto as Attachment 2 and incorporated herein by this reference.

Section 10. Based upon the preceding, the Final Environmental Impact Report (SCH: 2024080050), Mitigation Monitoring and Reporting Program, Findings of Fact and Statement of Overriding Considerations, and all oral and written communication submitted by members of the public and City staff to the Planning Commission on December 3, 2025, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby recommends the City Council approve Specific Plan Amendment (SPA) 22-05280, Financing Tentative Parcel Maps: 22-05279 (TPM 38576) and 24-05150 (TPM 38985), Conditional Use Permits (CUP's) 22-05295, 24-05141, and 24-05142, and Development Plan Reviews (DPR's) 22-00028 and 23-00021, all subject to the Conditions of Approval attached to this Resolution as Attachment 1 and incorporated herein by this reference.

Section 11. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 12. The Chairperson shall sign this Resolution, and the Secretary shall certify the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 3rd day of December 2025.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 25-24 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 3rd December, and that it was so adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Secretary, Planning Commission

Attachments:

1. Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)

2. Final Environmental Impact Report (DEIR Errata)

Findings of Fact and Statement of Overriding Considerations
Mitigation Monitoring and Reporting Program, and responses to comments

(Due to the size of the files, the documents are located at the following webpage link):

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-443#docfold 1206 1313 479 443>

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

RECOMMENDED CONDITIONS OF APPROVAL

**Specific Plan Amendment (SPA) 22-05280,
Financing Tentative Parcel Maps 22-05279 (TPM 38576) and 24-05150 (TPM 38985),
Conditional Use Permits (CUPs) 22-05295, 24-05141, and 24-05142, and
Development Plan Reviews (DPRs) 22-00028 and 23-00021**

December 3, 2025

Specific Plan Amendment 22-05280, Financing Tentative Parcel Maps: 22-05279 (TPM 38576) and 24-05150 (TPM 38985), Conditional Use Permits 22-05295, 24-05141, and 24-05142, and Development Plan Reviews 22-00028 and 23-00021 (*Continued off-calendar from the September 17, 2025 Planning Commission meeting*) – A proposal to consider the following entitlements to facilitate the construction of Perris Gateway Commercial Center in two phases on 20.28 acres, located on the north side of Ramona Expressway between the I-215 freeway and Webster Avenue within the Commercial Zone of the Perris Valley Commerce Center Specific Plan:

1. Specific Plan Amendment to rezone 6.84 acres of the overall 20.28-acre project site from Commercial to Business Professional Office Zone to facilitate the construction of a 157,928-square-foot self-storage facility with a Conditional Use Permit;
2. Financing Tentative Parcel Map 38576 to subdivide two (2) existing parcels into four (4) parcels in Phase 1, and Financing Tentative Parcel Map 38985 to subdivide one (1) existing parcel into four (4) parcels for Phase 2;
3. Conditional Use Permits to allow a self-storage facility, six (6) drive-through fast-food restaurants, two (2) vehicle fuel stations, and the off-sale of beer and wine (Type 20 Alcohol License) at the Maverick convenience store in conjunction with a Determination of Public Convenience or Necessity; and
4. Development Plan Reviews for the reviews of the site plan and building elevations for the proposed commercial project consisting of a 157,928-square-foot self-storage facility, two commercial buildings totaling 12,000 square feet, six drive-through fast-food restaurants totaling 18,400 square feet, two convenience stores totaling 10,039 square feet, two vehicle fuel stations, and a 5,425-square-foot self-automated car wash.

• **GENERAL CONDITIONS:**

1. **Mitigation Monitoring and Reporting Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for the Final Environmental Impact Report (SCH: 2024080050). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
2. **Approval Period for Tentative Parcel Maps 38576 and 38985.** There is a 24-month time limit in which to satisfy the conditions and record the map after Planning Commission approval, unless automatic extensions are granted by the State of California or extensions of time are granted by the City Council. A maximum of six (6) subsequent one-year time

Conditions of Approval

extensions may be granted by the City Council upon request by the applicant. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration of the map.

3. **Approval Period for Conditional Use Permits 22-05295, 24-05141, and 24-05142, and Development Plan Reviews (DPRs) 22-00028 and 23-00021.** The Conditional Use Permits and Development Plan Reviews associated with the implementing subdivision may receive time extensions from the City Council, provided these do not exceed the number of extensions granted for the related map. The approval period shall be extended to align with automatic state extensions for the Tentative Parcel Maps (TPMs). Within two years, the applicant shall demonstrate the beginning of substantial construction as approved, which shall thereafter be diligently pursued to completion or substantial utilization. A written request for extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and any subsequent extension) expiration of the Development Plan Reviews and Conditional Use Permits.
4. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless the City and any agency or instrumentality thereof and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from 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) 22-05280, Tentative Parcel Maps 22-05279 (TPM 38576) and 24-05150 (TPM 38985), Conditional Use Permits (CUPs) 22-05295, 24-05141, and 24-05142, and Development Plan Reviews (DPRs) 22-00028 and 23-00021.** 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.
5. **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.

• ENTITLEMENTS

6. **Conditional Use Permit Phase 1 (Parcels 2 and 3).** This approval excludes development on Parcels 2 and 3 of Parcel Map 38576 as this site is recommended as a future hotel site that will require separate entitlements and separate review under CEQA. In addition to this condition, drive through uses are also prohibited at this location.
7. **Administrative Development Plan Review (ADPR).** An Administrative Development Plan Review Application and applicable fee shall be submitted to the Planning Division for the proposed commercial buildings in Phase 2, which will be subject to compliance with requirements of approved Covenants, Conditions and Restrictions (CC&R's).

Conditions of Approval• **PLANNING DIVISION**

8. **Municipal Code and Specific Plan Compliance.** The project shall conform to the standards of Commercial (C) and Business Professional Office (BPO) Zone Designations of the *Perris Valley Commerce Center Specific Plan (PVCCSP)* and Chapter 19 of the Perris Municipal Code.
9. **Expansion of Use.** The site or its use may not be expanded without subsequent reviews and approvals by the Planning Division.
10. **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 **December 3rd 2025**, or as amended by final approval by the City Council. Any deviation shall require appropriate Planning Division consideration.
11. **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.
12. **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.
13. **Temporary Uses.** Per Chapter 19.60 of the City of Perris Municipal Code, any outdoor use of the common space for special events that will 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.
14. **Rooftop Solar.** 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.

Prior to Map Recordation:

15. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
16. **Final Map Recordation.** Prior to the recording of the Final Parcel Maps, the developer shall submit two separate applications and fees, one application to the Planning Division and a second application to the Engineering Department for review and approval for City Council action.
17. **Map Recordation.** Prior to the recordation of the Final Maps, the developer shall obtain the following clearances, approvals or actions:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code, including minimum lot size, and minimum lot width and depth requirements for each parcel.

Conditions of Approval

- b. A reciprocal access agreement is required and shall be reviewed by the City Attorney's Office and Planning Division. The agreement shall be between all parcels within both maps (Phases 1 and 2) and shall be recorded concurrently with each Parcel Map.
- c. A shared parking agreement is required to be reviewed by the City Attorney's Office and Planning Division. The agreement shall be between all parcels within Parcel Maps 38576 and 38985 (Phases 1 and 2) and shall be recorded concurrently with each Parcel Map.
- d. Any other required approval from an outside agency.

Prior to Grading Permit Issuance:

- 18. **Final Parcel Maps.** Tentative Parcel Maps 38576 and 38985 shall be finalized and recorded.
- 19. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
- 20. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
- 21. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
- 22. **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 a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
- 23. **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.
- 24. **Preliminary Water Quality Management Plan (PWQMP) Conditional Use Permit (CUP) 25-00004, Development Plan Review (DPR) 22-00028, Development Plan Review (DPR) 23-00021.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP, including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including two bioretention basins, a

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self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.

25. **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).
26. **Engineering Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.
27. **Fees.** Prior to the issuance of a grading permit, the applicant/owner shall pay any outstanding development related processing fees owed to the City, including, but not necessarily limited to, Planning review fees, Engineering review fees, CEQA review fees, and Legal review fees.

Prior to Building Permit Issuance:

28. **Covenants, Conditions and Restrictions (CC&R's)** – The applicant/developer shall prepare CC&R's requiring conformity to approved architecture, building materials, landscaping, shall be approved by the Planning Department and City Attorney. A separate deposit to cover the cost of the review shall be determined at the time that the CC&Rs are submitted to the City.
29. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
30. **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;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Appropriate Road and Bridge Benefit District fees;
 - e. City Development Impact fees;
 - f. Appropriate City Development Impact Fees or any other Development Impact Fees from other departments in effect at the time of development;
 - g. CC&R Review Fees; and
 - h. Any liens against the property.
31. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of

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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).

32. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the Val Verde Unified School District, or any other school district with jurisdictional boundaries wherein the project is located.
33. **Performance Standards.** The applicant shall comply with all Performance Standards in the PVCCSP.
34. **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. and Saturday between 8:00 a.m. to 5 p.m. Construction may not occur on Sundays or Federal 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.
35. **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).
36. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
37. **Ground Mounted Mechanical Equipment.** All ground mounted mechanical equipment, including air conditioning units, fuel station venting etc., shall be screened from the public

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right-of-way by a view approved obscuring fences, walls, landscaping, or any combination thereof to the satisfaction of the Planning Division.

38. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right-of-way. Interior downspouts are required for these elevations. Decorative downspouts may be used on commercial buildings if architectural integrated into the building with respect to materials and color, subject to additional review through the ADPR process.
39. **Utilities.** If applicable, all utilities such as cable TV and electrical distribution lines (including those that provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities 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.
40. **Roof Parapets.** The roof parapet shall be the same height or higher than any roof-mounted equipment for adequate screening. All vent pipes and similar devices shall be architecturally integrated and painted to match the building.
41. **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 a combination of landscaping and approved fences or walls.
42. **Trash Enclosures.** In accordance with the Perris Valley Commerce Center Specific Plan, all development shall contain trash enclosures for the collection of trash and recyclable materials, subject to water quality and best management practices, and include the following:
 - a. The sides of the trash enclosure shall be screened with landscaping (vines and shrubs) and provide a decorative solid trellis cover and a metal mesh between the trellis cover and the trash enclosure stucco wall.
 - b. Trash enclosure locations shall have an ADA path of travel from each one of the buildings to the trash enclosure it is meant to serve.
43. **Phase 2 Parking Lot Trellis Structure.** A Trellis structure as shown on the approved plans shall be constructed from Ramona Expressway to Buildings 2 and 3 in Phase 2.
44. **Site Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
 - a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
 - b. **Charging Stations.** The applicant shall install the EV parking spaces as shown on the plans for both sites. Electric Vehicle charging stations for light-duty vehicles, and the station

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locations and specifications shall be included on the building plans.

- c. **Phase 1 Driveway Access** – Prior to the issuance of a building permit for any structure within Phase 1, both the driveways at the Nevada Avenue and Ramona Expressway intersection, and the driveway/fire lane from Webster Avenue to the Nevada Avenue driveway shall be constructed to full width in compliance with Engineering Conditions of Approval.
45. **Building Elevations Requirements.** The following shall be shown on the Building plan check set for Planning Staff review and approval.
- 1) Highly reflective glass shall not be used for architectural elevations.
 - 2) Drive-through restaurants and every building in Phase 2 shall include the following:
 - i) All buildings shall be required to incorporate architectural design features with respect to basic form articulation, building materials, roofing materials, and cohesive color scheme.
 - ii) Corporate colors will be allowed as accent colors only.
 - iii) All drive-through facilities are required to incorporate a porte cochere at the pick-up window, as shown on the plans.
 - iv) Porte cochers shall be architecturally integrated and include substantial support legs clad with an accent material no less than 3-foot-high and painted to match the remaining structure.
 - v) All structures shall be consistent with the architectural requirements of the Perris Valley Commerce Center Specific Plan (PVCCSP) design guidelines.
 - 3) The self-storage facility accent color shall consist of navy blue or a similar color, subject to Planning staff approval. If changes are proposed for the elevations of the self-storage facility, the applicant shall submit a separate Administrative Development Plan Review (ADPR) Application and applicable fee to the Planning Division.
46. **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. **Ramona Expressway.** As provided on the conceptual landscape plans for the Commercial component, 36-inch box trees shall be installed within the landscaped setback along Ramona Expressway. Additionally, the applicant shall install up-lighting on accent trees within the landscaped setback area.

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- b. **Accent Landscaping.** Large trees (36-inch box) shall be included in the landscape design at all driveway entrances.
 - c. **Passenger Vehicle Parking Areas.** In passenger vehicle parking areas, drive aisles, and street frontage, a minimum of 30% of trees shall be 36-inch boxes or larger. Also, a minimum of one 24-inch box tree per six (6) parking stalls shall be provided.
 - d. **Concealed parking lot areas.** All parking areas along the Ramona Expressway and Webster Avenue frontages shall be screened by a minimum 36-inch-high shrub hedge, consisting of a double row of 15-gallon shrubs spaced 3 ½ feet on center.
 - e. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for the commercial driveway entrances.
 - f. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - g. **Shade Tree.** The project shall provide an shade tree for every six (6) parking stalls throughout all parking lots.
 - h. **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.
 - i. **Maintenance.** All landscaping shall be maintained in a viable growth condition in perpetuity.
 - j. **Interim Landscaping – Phase 1 Parcels 2 and 3 of Parcel Map 38576.** Prior to the issuance of an occupancy permit for either the Self-Storage Facility or the Maverik Gas Station, interim landscaping shall be provided across the entirety of Parcels 2 and 3 in Phase 1 of Parcel Map 38576. Said landscaping shall include a minimum of ground cover plant materials, or any combination of ground cover, wildflowers, decorative rock, decomposed granite, and similar landscape treatments. This interim condition shall also require that these sites be kept in good condition free of weeds and other debris in perpetuity until such time that a project has been approved for the sites, and a grading permit has been issued.
 - k. **Interim Landscaping – Phase 2.** Upon issuance of the 3rd occupancy permit in Phase 2, regardless of ownership, all remaining pad sites left undeveloped shall be landscaped with interim landscaping as described in Condition of Approval 44-j above. Each remaining pad site shall remain landscaped until such time that a grading permit is issued for each individual pad.
47. **Fence and Wall Plans.** 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. The proposed wall and fence plan shall generally conform to the Preliminary Fence and Wall plan submitted. Any changes to the approved wall and fence plan require review and approval of Planning Division staff. The following shall apply:

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- a. **Self-Storage Screen Walls.** Self-storage walls shall consist of the a 10-foot-high precast wall with decorative pilasters as shown on the plans. Said wall shall be constructed at the same time as the self-storage unit facility and shall be completed prior to the issuance of an occupancy permit.
 - b. **Commercial Shopping Center Walls and Fences.** The commercial shopping center wall and fences shall consist of the following:
 - i. Provide a 3-foot-high decorative wall to screen all drive-through lanes from the street view for all drive-through establishments in Phase 2. Said walls shall be constructed at the same time building on each pad and completed prior to issuance of an occupancy permit.
 - c. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
 - d. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
48. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination) for all project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.

During Construction:

49. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
50. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.

Prior To Issuance of Occupancy Permits:

51. **Drive Through Lane Walls.** Prior to issuance of occupancy for any drive through restaurant, the decorative drive through walls obscuring the drive through land shall be constructed.
52. **Security and Management Plan – Self Storage Facility.** The following shall be submitted prior to occupancy:
- a. A security management plan for the self-storage facility shall be submitted to the Planning Division for review and approval, prohibiting overnight stay within the facility, camping within an RV, trailer, motorhome, storage unit structure, or any motor vehicles parked in the facility. The plan must describe how the storage unit

Conditions of Approval

facility will be monitored daily by the facility management and employees to prevent temporary or permanent use of storage units as a dwelling unit.

53. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1
 - b. Flood Control Maintenance District No. 1
 - c. Maintenance District No. 84-1
 - d. North Perris Community Facilities Assessment District; and
 - e. Any other applicable City Assessment and Community Facilities Districts
54. **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.
55. **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.
56. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating the project is adjacent to a dam inundation area making the site subject to flooding in the event of a dam failure.
57. **March Air Reserve Base Disclosure.** All prospective purchasers of the property and tenants of the building shall be given notice regarding proximity to the March Air Reserve Base (i.e., to be provided by March Air Reserve Base).
58. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division, Engineering Division, or for CEQA review shall be paid prior to grading permit issuance.
59. **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.

Conditions of Approval***Operational Conditions:***

60. **Alcohol Sales** – Off-sale of beer and wine (Type 20 Alcohol License) shall be limited to the Maverick convenience stores in Phase 1.
 61. **Self-Storage Facility.** The following shall be enforced during the operation of the self-storage facility:
 - a. Parking of semi-trucks and semi-truck trailers is prohibited within the storage facility with exception for temporary loading and unloading only.
 - b. All storage shall be limited to the interior of the storage units; no outside storage shall be permitted.
 62. **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 **November 25, 2025.**
 63. **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.
 64. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- **ENGINEERING DEPARTMENT**
65. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval for Phase 1, Phase 2 and the Finance Tentative Parcel Maps, dated **May 19, 2023, September 4, 2025, November 24, 2025.** On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

Conditions of Approval

- **PUBLIC WORKS DEPARTMENT**

66. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **November 25, 2025**.

- **COMMUNITY SERVICES DEPARTMENT**

67. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **November 14, 2024**.

- **BUILDING & SAFETY DIVISION**

68. The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **October 31, 2023**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

69. 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.**

70. **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 ZAP1605MA24 as approved with the following Conditions on July 11, 2024:

- 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.

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- 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. Hazards to flight
- c. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall 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 detention 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

Conditions of Approval

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 to construct multiple commercial-retail buildings totaling 182,458 square feet on separate parcels totaling 20.28 acres within two separate phases. 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. The following conditions were added at the July 11, 2024, ALUC hearing.
- h. The Federal Aviation Administration has conducted aeronautical studies of the proposed project Aeronautical Study No. 2024-AWP-5414-OE and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project.
- i. The proposed buildings and site elevations shall not exceed the heights identified in the aeronautical studies.
- j. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
- k. Temporary construction equipment used during actual construction of the structure(s) shall not exceed the structure heights and site elevations as identified in the aeronautical studies, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
- l. Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and efiled with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

Conditions of Approval• **FIRE MARSHAL**

71. The project shall comply with all Conditions of Approval by the Fire Department dated June 24, 2025, 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 Development, and the California Fire Code, Chapter 5.
 - d. Prior to the issuance of a grading permit, evidence of sufficient fire flow of shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized. The fire flow will be based on the actual building areas and building construction type for construction permit and CFC Appendix Table B105.2.
 - e. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
 - f. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - g. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times A minimum of two points of connection to the public water shall be provided for the private fire-line water.
 - h. The private underground fire-line system shall be a looped design.
 - i. The private underground fire-line system shall have indicating sectional valves for every five (5) appurtenances.
 - j. The Fire Department Connection (FDC) shall be located within 100 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
 - k. Prior to construction a temporary address sign shall be posted and clearly visible from the street.

Conditions of Approval

- l. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
- m. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
- n. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
- o. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
- p. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code City of Perris approval shall be obtained prior to any high pile storage (HPS) as defined by the CFC.
- q. 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

November 25, 2025

Revised at Planning Commission Meeting September 17, 2025

PLN 22-05280 – SPA
PLN 22-05279 – TPM 38967 - Financing Map
PLN 22-00028 – DPR (Commercial Center)
PLN 22-05295 – CUP (Maverick Gas Station)
PLN 24-05141 – CUP (Self Storage)
Perris Gateway Phase 1
NWC Ramona Expressway and Nevada Avenue
APN: 314-180-023 and 024

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. **All off-site infrastructure improvements shall be constructed with the development of Phase 1 (Tentative Financing Map 38567) or Phase 2 (Tentative Financing Map 38985), whichever is initiated first, as stipulated in the following conditions.**

2. The development of Financing Parcel Map 38567 shall comply with all Conditions of Approval established for the approved Tentative Financing Map 38567, PLN22-00028 DPR, and PLN22-05259 CUP, dated May 19, 2023, and formally approved by the Planning Commission on June 7, 2023.

3. 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.

4. 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.

5. 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.

6. 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.

7. The developer/property owner shall provide for all traffic mitigation measures and improvements as conditioned below and approved by the City Engineer, including but not limited to the following:

a. The traffic signals shall be modified and fully operational at the intersection of Ramona Expressway/Nevada Avenue, **Ramona Expressway/Gateway, and Ramona Expressway/Webster Avenue.**

b. **Three** ~~One~~ points of access/driveways **are** ~~is~~ permitted on Ramona Expressway ~~as depicted on the approved site plan~~. The developer/property owner shall formally request the revocation of the restricted access. **Driveways 1-3 are outlined from west to east:**

i. ~~This~~ Driveway 1 shall be signalized and allow for full turn movements. Lane configuration striping at this intersection shall be as follows:

(1) Westbound (Ramona Expressway): 1 left turn lane with a minimum length of 150 feet, 2 through lanes, and 1 protected right turn lane per the City's General Plan and approved by the City Engineer.

- (2) Eastbound (Ramona Expressway): 1 left turn lane, 1 thru lane, and 1 thru/right turn lane. Length and width of the left turn lane pocket shall be determined at final design as approved by the City Engineer and Caltrans.
 - (3) Northbound (Nevada Avenue): 1 left turn lane, 1 right/thru turn lane.
 - (4) Southbound (Nevada Avenue): 1 left turn lane, 1 right/thru turn lane.
- ii. Driveway 2 shall be signalized allow for full turn movements. Lane configuration striping at this intersection shall be as follows:**
- (1) Westbound (Ramona Expressway): 1 left turn lane with a minimum length of 150 feet, 3 through lanes, and 1 right turn lane per the City's General Plan and approved by the City Engineer.**
 - (2) Eastbound (Ramona Expressway): 1 left turn lane, 3 thru lanes, and 1 right turn lane. Length and width of the left turn lane packet shall be determined at final design as approved by the City.**
 - (3) Northbound (Gateway): 1 left turn lane, 1 right/thru turn lane.**
 - (4) Southbound (Gateway): 1 left turn lane, 1 right/thru turn lane.**
- iii. Driveway 3 shall allow for right-in/right-out movement.**
- c. One point of access/driveway is permitted on Webster Avenue.
 - i. This driveway shall allow for full access movement and shall align with the future driveway for Financing TPM 38985.
 - ii. This driveway shall be stopped controlled for the eastbound movement.
 - d. Ramona Expressway (184'/134') between Nevada Avenue and the I-215 northbound on-ramp, within dedicated right-of-way, shall be either:
 - (1) be improved to provide for the following improvements outlined below (These limits shall include work within Caltrans right-of-way):
 - i. 8-inch curb and gutter along the northerly widened roadway segment.
 - ii. New pavement using a Traffic Index (TI) of 12.0, the minimum pavement structural section will include 8 inches of Asphalt Concrete PG70-10 over 22 inches of Class II Aggregate Base.
 - iii. A 10-foot-wide sidewalk (Class-I Shared Use Path) 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.
 - iv. The improvements shall include three westbound lanes and one dedicated right turn lane to the I-215 Freeway NB on-ramp, as approved by the City Engineer. Extend of improvements shall not include remediation of the Caltrans Bridge Deck.
- (2) a payment in lieu be made to the City as described ~~in (1) above~~ **in Condition #8. There are funds available in the RBD in the event that additional funding is required for these improvements.**

e) Ramona Expressway (184'/134') along the property frontage between Nevada Avenue and Webster Avenue, within dedicated right-of-way, shall be improved to provide the following improvements:

- i. 8-inch curb and gutter 67 feet north of the centerline.
- ii. Remove and replace full depth areas of existing distressed pavement at full depth, constructing new rectangular pavement sections. Final structural section will be determined at the discretion of the City Engineer. Using a Traffic Index (TI) of 11.0, the minimum pavement structural section includes 8 inches of Asphalt Concrete PG70-10 over 20 inches of Class II Aggregate Base.

At the discretion of the City Engineer, grind and overlay, 88 feet of pavement, northerly curb-to-14 south of southern median curb, to a 0.2 feet depth and replace with 0.2 feet asphalt pavement.

- iii. The parkway shall be 25 feet wide consisting of a non-curb adjacent 10-foot-wide sidewalk (Class-I Shared Use Path) as approved by Planning Department and Public Works Department, 15 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.
- iv. The improvements shall include three westbound lanes and a dedicated deceleration/acceleration lane.

f) Webster Avenue (94'/64') along the property frontage, between the northerly property limits of Tentative Financing Parcel Map 38985 to Ramona Expressway, within dedicated right-of-way, shall be improved to provide the following improvements:

- i. The extent of the 6" curb and gutter shall be evaluated and determined to be removed and replaced by the discretion of the City Engineer.
- ii. Remove and replace areas of existing distressed pavement at full depth, constructing new rectangular pavement sections along the project frontage, westerly curb-to-12 east of the centerline. Final structural section will be determined at the discretion of the City Engineer. Using a Traffic Index (TI) of 10.0, the minimum pavement structural section includes 8 inches of Asphalt Concrete PG70-10 over 16 inches of Class II Aggregate Base.

Grind and overlay, 320 feet of pavement, westerly curb-to-12 east of the centerline, to a 0.2 feet depth and replace with 0.2 feet of asphalt pavement.

- iii. The parkway shall be 15 feet wide consisting of a 6-foot-wide sidewalk, 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.

8. **If Condition Option 7.d(2) mitigation for Ramona Expressway improvements between the I-215 northbound ramp to Nevada Avenue is selected,** the developer/property owners of Financing Parcel Maps 38567 and 38965 shall collectively pay a total sum of \$1,000,000 as a cash-in-lieu contribution ~~for improvements on Ramona Expressway, as outlined above.~~ Payment shall be made in four equal installments of \$250,000 each, as follows:

- a. \$250,000 prior to issuance of any grading permit for either Financing Parcel Map 38567 or 38965, whichever occurs first.
- b. \$250,000 prior to issuance of the first certificate of occupancy for either Financing Parcel Map 38567 or 38965, whichever occurs first.
- c. \$250,000 prior to issuance of the second certificate of occupancy for either Financing Parcel Map 38567 or 38965, whichever occurs first.
- d. \$250,000 prior to issuance of the third certificate of occupancy for either Financing Parcel Map 38567 or 38965, whichever occurs first.

Payment of each installment shall be required at the identified development milestone, regardless of which parcel triggers the milestone.

9. 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.

10. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by United Engineering Group dated June 2025 and as conditioned below as approved by the City Engineer including but not limited to:

- a. The developer/property owner shall collect all tributary off-site runoff and convey it to an acceptable outlet, **via underground storm drain system to PVMDP Line F on Webster Avenue. The system shall accommodate the 100-year storm event and its type, design, alignment shall be approved by the City Engineer.**
- b. The developer/property owner shall collect on-site treated runoff and convey and convey it to ~~an acceptable outlet~~ **the public underground drainage system PVMDP Line F on Webster Avenue.**
- c. ~~The southerly drainage path along the south side of Financing TPM 38985 shall be protected with erosion control measures as determined by the City Engineer.~~
- d. ~~The southerly outlet located on Financing TPM 38985, shall be remediated at the headwall location, as approved by the City Engineer.~~
- e. The northerly catch basin on Webster Avenue shall be reconstructed to accommodate the new driveway proposed at the existing catch basin location.
- f. The northerly inlet located on Financing TPM 38985 shall be constructed to discharge into the reconstructed northerly catch basin by installing an inlet

behind the sidewalk. This improvement shall capture all surface flows and prevent runoff from overflowing onto the sidewalk.

g. Catch basin inserts shall be provided as approved by the Public Works Department.

h. 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.

11. An encroachment permit shall be obtained for any work that is to be performed within the RCFCD right-of-way or impacting District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

Prior to issuance of Grading Permit:

12. The developer/property owner shall have the approved improvement plans, enter into a Subdivision Improvement Agreement with the City, and post all required performance, labor and materials, and warranty bonds, along with the monumentation bonds.

13. The following easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers, as determined and approved by the Planning Department, Public Works Department, and the City Engineer:

a. Ramona Expressway is classified as an Expressway (184'/134') per the City of Perris General Plan. The developer/property owner shall dedicate in perpetuity adequate right-of-way to accommodate 92 feet half width right-of-way along the property frontage along Ramona Expressway.

b. Reciprocal access, parking, drainage, and utility easements shall be provided on the map.

c. A 24-foot-wide ingress/egress emergency access and utility easement shall be provided along the northerly property line on Financing TPM 38985.

14. **The developer/property owner shall submit for approval and process "Reciprocal Utility and Access Agreement" with the adjacent property identified as TPM 38985.**

15. 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, or provision shall be made satisfactory to the City for providing these services in the applicable district. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all applicable annexations prior to issuance of any grading permit, issuance of any building permit, or recordation of a Final Map, whichever occurs first. In addition to districts that exist as of the date of project

approval, this condition shall include later-formed districts provided that such districts are in existence as of the time of issuance of any grading permit or building permit for the project, 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 (may include Streets)
- c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
- d. Perris Community Facilities Assessment Districts; and
- e. Any other applicable City Assessment, Community Facilities Districts

16. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to any permit issuance, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraisal shall be approved by the City prior to commencement of the appraisal.

17. Tributary and treated onsite runoff shall be collected and connected to the Perris Valley Master Drainage Facility (PVMDP) Line F as approved by the City Engineer and RCFCD.

18. 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. Street and Storm Drain Improvement Plans
- c. Sewer and Water Improvement Plans
- d. Traffic Signal Plan
- e. Signing and Striping Plan
- f. Final Drainage Plan, Hydrology and Hydraulic Report
- g. Street Light Plan prepared by a Registered Electric Engineer per City of Perris Standards; streetlights shall be per City of Perris Safety Lighting Standards.
- h. Geotechnical Report
- i. Final WQMP (for reference)
- j. Traffic Control Plans

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.

Prior to issuance of Building Permit:

19. A financing parcel map shall be filed with the City and processed for review, approval, and subsequent recordation. The developer/property owner shall formally request the revocation of the restricted access on Ramona Expressway. New openings shall be shown on the Final Financing Parcel Map.

20. The developer/property owner shall submit Financing Parcel Map 38567 and Financing Parcel Map 38985, or alternatively provide an easement for access onto Financing Parcel Map 38985, to the City for review, approval, and subsequent recordation.

21. 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.

22. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.

23. 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:

24. The developer/property owner shall complete the construction of all public improvements, as conditioned above and accepted by the City, including but not limited to:

- a. **The traffic signals ~~modification at~~ shall be modified and fully operational at the intersection** at Ramona Expressway/Nevada Avenue, **Ramona Expressway/Gateway, and Ramona Expressway/Webster Avenue.**
- b. **Ramona Expressway roadway and parkway improvements between Nevada Avenue and Webster Avenue.**
- c. **In the event the \$1,000,000 cash in-lieu fee for the Ramona Expressway improvements outlined in Condition #8 is not selected, the improvements between the I-215 northbound on-ramp to Nevada Avenue will not be tied to the Certificate of Occupancy due to coordination timing with Caltrans. However, these improvements shall be initiated upon project approval and secured and pursued to ensure timely completion.**
- d. **Webster Avenue roadway, parkway, and drainage improvements.**
- e. **Drainage, sewer, and water improvements on TPM 38967 and Financing TPM 38985 to connect to Webster Avenue.**

- f. The 24-foot-wide emergency access drive-aisle along the northerly property boundary.
- g. **The storm drain improvements shall capture the tributary 100-year flows from the west to be conveyed via underground storm drain system to the PVMDP Line F on Webster Avenue.**

25. 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.

26. 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

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

November 25, 2025

Revised at Planning Commission Meeting September 17, 2025

PLN 24-05142- CUP (Drive Thru's)
PLN 22-00021 - DPR (Commercial Center)
Perris Gateway Phase 2
NEC Ramona Expressway and Nevada Avenue
APN: 314-170-020

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. All off-site infrastructure improvements shall be constructed with the development of Phase 1 (Tentative Financing Map 38567) or Phase 2 (Tentative Financing Map 38985), whichever is initiated first, as stipulated in the following conditions.

2. The Final Financing Map 38985 shall be filed with the City for review and approval.

3. 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 it to acceptable outlet.

4. 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.

5. 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.

6. 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.

7. The developer/property owner shall provide for all traffic mitigation measures and improvements as conditioned below and approved by the City Engineer, including but not limited to the following:

a. The traffic signals shall be modified and fully operational at the intersection of Ramona Expressway/Nevada Avenue, Ramona Expressway/Gateway, and Ramona Expressway/Webster Avenue.

b. **Three** ~~Four~~ points of access/driveways are permitted on Ramona Expressway ~~as depicted on the approved site plan~~. The developer/property owner shall formally request the revocation of the restricted access. New openings shall be shown on the Final Financing Parcel Map. Driveways 1-3 are outlined from west to east:

i. Driveway 1 shall be signalized and allow for full turn movements. Lane configuration striping at this intersection shall be as follows:

(1) Westbound (Ramona Expressway): 1 left turn lane with a minimum length of 150 feet, 2 through lanes, and 1 protected right turn lane per the City's General Plan and approved by the City Engineer.

(2) Eastbound (Ramona Expressway): 1 left turn lane, 1 thru lane, and 1 thru/right turn lane. Length and width of the left turn lane pocket shall be determined at final design as approved by the City Engineer and Caltrans.

(3) Northbound (Nevada Avenue): 1 left turn lane, 1 right/thru turn lane.

(4) Southbound (Nevada Avenue): 1 left turn lane, 1 right/thru turn lane.

ii. ~~Driveway 2 shall allow for right in/right out movement.~~

- iii. Driveway ~~2~~ **3** shall be signalized allow for full turn movements. Lane configuration striping at this intersection shall be as follows:
 - (1) Westbound (Ramona Expressway): 1 left turn lane with a minimum length of 150 feet, 3 through lanes, and 1 right turn lane per the City's General Plan and approved by the City Engineer.
 - (2) Eastbound (Ramona Expressway): 1 left turn lane, 3 thru lanes, and 1 right turn lane. Length and width of the left turn lane packet shall be determined at final design as approved by the City.
 - (3) Northbound (Gateway): 1 left turn lane, 1 right/thru turn lane.
 - (4) Southbound (Gateway): 1 left turn lane, 1 right/thru turn lane.
- iv. Driveway 3 shall allow for right-in/right-out movement.
- c. ~~One Two~~ points of access/driveways ~~is are~~ permitted on Webster Avenue. ~~Driveways 1-2 are outlined from north to south:~~
 - i. ~~This~~ driveway ~~1~~ shall allow for full turn movements.
 - ii. ~~Driveway 2 shall allow for right in/right out movement.~~
- d. Ramona Expressway (184'/134') between Nevada Avenue and the I-215 northbound on-ramp, within dedicated right-of-way, shall be either:
 - (1) be improved to provide for the following improvements outlined below (These limits shall include work within Caltrans right-of-way):
 - i. 8-inch curb and gutter along the northerly widened roadway segment.
 - ii. New pavement using a Traffic Index (TI) of 12.0, the minimum pavement structural section will include 8 inches of Asphalt Concrete PG70-10 over 22 inches of Class II Aggregate Base.
 - iii. A 10-foot-wide sidewalk (Class-I Shared Use Path) 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.
 - iv. The improvements shall include three westbound lanes and one dedicated right turn lane to the I-215 Freeway NB on-ramp, as approved by the City Engineer. Extend of improvements shall not include remediation of the Caltrans Bridge Deck.
- (2) a payment in lieu be made to the City as described ~~in (1) above in~~ **Condition #8. There are funds available in the RBBB in the event that additional funding is required for these improvements.**
- e. Ramona Expressway (184'/134') along the property frontage **between Nevada Avenue and Webster Avenue**, within dedicated right-of-way, shall be improved to provide the following improvements:
 - i. 8-inch curb and gutter 67 feet north of the centerline.
 - ii. Remove and replace full depth areas of existing distressed pavement at full depth, constructing new rectangular pavement sections. Final structural section will be determined at the discretion of the City Engineer. Using a Traffic Index (TI) of 11.0, the minimum pavement structural section includes 8 inches of Asphalt Concrete PG70-10 over 20 inches of Class II Aggregate Base.

- At the discretion of the City Engineer, grind and overlay, 88 feet of pavement, northerly curb-to-14 south of southern median curb, to a 0.2 feet depth and replace with 0.2 feet asphalt pavement.
- iii. The parkway shall be 25 feet wide consisting of a non-curb adjacent 10-foot-wide sidewalk (Class-I Shared Use Path) as approved by Planning Department and Public Works Department, 15 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.
 - iv. The improvements shall include three westbound lanes and a dedicated deceleration/acceleration lane.
- f. Webster Avenue (94'/64') along the property frontage, **between the northerly property limits of Tentative Financing Parcel Map 38985 to Ramona Expressway**, within dedicated right-of-way, shall be improved to provide the following improvements:
- i. The extent of the 6" curb and gutter shall be evaluated and determined to be removed and replaced by the discretion of the City Engineer.
 - ii. Remove and replace areas of existing distressed pavement at full depth, constructing new rectangular pavement sections along the project frontage, westerly curb-to-12 east of the centerline. Final structural section will be determined at the discretion of the City Engineer. Using a Traffic Index (TI) of 10.0, the minimum pavement structural section includes 8 inches of Asphalt Concrete PG70-10 over 16 inches of Class II Aggregate Base.

Grind and overlay, 320 feet of pavement, westerly curb-to-12 east of the centerline, to a 0.2 feet depth and replace with 0.2 feet of asphalt pavement.

- iii. The parkway shall be 15 feet wide consisting of a 6-foot-wide sidewalk, 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.
- ~~iv. A raised median shall be installed from Ramona Expressway to the northerly limits of Driveway 2.~~

8. If Condition Option 7.d(2) mitigation for Ramona Expressway improvements between the I-215 northbound ramp to Nevada Avenue is selected, the developer/property owners of Financing Parcel Maps 38567 and 38965 shall collectively pay a total sum of \$1,000,000 as a cash-in-lieu contribution, ~~for improvements on Ramona Expressway, as outlined above.~~ Payment shall be made in four equal installments of \$250,000 each, as follows:

- a. \$250,000 prior to issuance of any grading permit for either Financing Parcel Map 38567 or 38965, whichever occurs first.
- b. \$250,000 prior to issuance of the first certificate of occupancy for either Financing Parcel Map 38567 or 38965, whichever occurs first.

- c. \$250,000 prior to issuance of the second certificate of occupancy for either Financing Parcel Map 38567 or 38965, whichever occurs first.
- d. \$250,000 prior to issuance of the third certificate of occupancy for either Financing Parcel Map 38567 or 38965, whichever occurs first.

Payment of each installment shall be required at the identified development milestone, regardless of which parcel triggers the milestone.

- 9. 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.
- 10. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by United Engineering Group dated June 2025, and as conditioned below as approved by the City Engineer including but not limited to:

- a. The design of the drainage systems used within the site shall be coordinated by Riverside County Flood Control and Water Conservation District (RCFCD) prior to approval of any site specific development in compliance with RCFCD design guidelines.
- b. The developer/property owner shall collect all tributary off-site runoff and convey it to an acceptable outlet, via underground storm drain system to PVMDP Line F on Webster Avenue. The system shall accommodate the 100-year storm event and its type, design, alignment shall be approved by the City Engineer.
- c. The developer/property owner shall collect on-site treated runoff and convey it to the public underground drainage system PVMDP Line F on Webster Avenue.
- d. All tributary runoff along Ramona Expressway and Webster Avenue shall be collected and conveyed via underground storm drain system.
- e. Catch basin inserts shall be provided as approved by the Public Works Department.
- f. The storm drain systems shall be designed per RCFCD and City of Perris design and WQMP standards and guidelines.
- g. The northerly catch basin on Webster Avenue shall be reconstructed to accommodate the new driveway proposed at the existing catch basin location.**

- 11. An encroachment permit shall be obtained for any work that is to be performed within the RCFCD right-of-way or impacting District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

Prior to issuance of Grading Permit:

12. The developer/property owner shall have the approved improvement plans, enter into a Subdivision Improvement Agreement with the City, and post all required performance, labor and materials, and warranty bonds, along with the monumentation bonds.

13. Relinquish and waive rights of access to and from Ramona Expressway and Webster Avenue on the Financing Map other than the openings as delineated on the approved site plan.

14. The following easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers, as determined and approved by the Planning Department, Public Works Department, and the City Engineer:

- a. Ramona Expressway is classified as an Expressway (184'/134') per the City of Perris General Plan. The developer/property owner shall dedicate in perpetuity adequate right-of-way to accommodate 92 feet half width right-of-way along the property frontage along Ramona Expressway.
- b. Webster Avenue is classified as an Secondary Arterial (94'/64') per the City of Perris General Plan. The developer/property owner shall dedicate in perpetuity adequate right-of-way to accommodate 47 feet half width right-of-way along the property frontage along Webster Avenue.
- c. Reciprocal access, parking, drainage, and utility easements shall be provided on the map.
- d. A 24-foot-wide ingress/egress emergency access and utility easement shall be provided along the northerly property line.

15. The developer/property owner shall submit for approval and process "Reciprocal Utility and Access Agreement" with the adjacent property identified as TPM 38967.

16. 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, or provision shall be made satisfactory to the City for providing these services in the applicable district. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all applicable annexations prior to issuance of any grading permit, issuance of any building permit, or recordation of a Final Map, whichever occurs first. In addition to districts that exist as of the date of project approval, this condition shall include later-formed districts provided that such districts are in existence as of the time of issuance of any grading permit or building permit for the project, 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 (may include Streets)

- c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
- d. Perris Community Facilities Assessment Districts; and
- e. Any other applicable City Assessment, Community Facilities Districts

17. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to any permit issuance, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraisal shall be approved by the City prior to commencement of the appraisal.

18. Tributary and treated onsite runoff shall be collected and connected via underground storm drain facility, to Perris Valley Master Drainage Facility (PVMDP) Line F as approved by the City Engineer and RCFCD.

19. 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. Street and Storm Drain Improvement Plans
- c. Sewer and Water Improvement Plans
- d. Traffic Signal Plan
- e. Signing and Striping Plan
- f. Final Drainage Plan, Hydrology and Hydraulic Report
- g. Street Light Plan prepared by a Registered Electric Engineer per City of Perris Standards; streetlights shall be per City of Perris Safety Lighting Standards.
- h. Geotechnical Report
- i. Final WQMP (for reference)
- j. Traffic Control Plans

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.

Prior to issuance of Building Permit:

20. A financing parcel map shall be filed with the City and processed for review, approval, and subsequent recordation. The developer/property owner shall formally request the revocation of the restricted access on Ramona Expressway. New openings shall be shown on the Final Financing Parcel Map.

21. 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.

22. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.

23. 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:

24. The developer/property owner shall complete the construction of all public improvements, as conditioned above and accepted by the City, including but not limited to:

- a. The traffic signals shall be modified and fully operational at the intersection of Ramona Expressway/Nevada Avenue, Ramona Expressway/Gateway, and Ramona Expressway/Webster Avenue.
- b. Ramona Expressway roadway and parkway improvements **between Nevada Avenue and Webster Avenue.**
- c. **In the event the \$1,000,000 cash in-lieu fee for the Ramona Expressway improvements outlined in Condition #8 is not selected, the improvements between the I-215 northbound on-ramp to Nevada Avenue will not be tied to the Certificate of Occupancy due to coordination timing with Caltrans. However, these improvements shall be initiated upon project approval and secured and pursued to ensure timely completion.**
- d. Webster Avenue roadway, parkway, and drainage improvements.
- e. The 24-foot-wide emergency access drive-aisle along the northerly property boundary.
- f. On-site storm drain improvements to capture the tributary 100-year flows from the west to be conveyed via underground storm drain system to the PVMDP Line F on Webster Avenue.

25. 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.

26. 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

JOHN POURKAZEMI, INTERIM CITY ENGINEER

CONDITIONS OF APPROVAL

May 19, 2023

Financing Map for TPM 38567
DPR22-00028
CUP22-05259
NWC Ramona Expressway and Nevada Road
APN: 314-180-023 & 024

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 easements, traveled ways, rights-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 requirement 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 opinion of the City shall prevail.

General Conditions:

1. Tentative Parcel Map 38567 is for Financing and Conveyance Purposes only. No permits will be issued as part of the approval of this Financing Map.
2. Development of individual parcels shall be subject to subsequent review of each parcel and subject to specific Conditions of Approval.

DEPARTMENT OF ENGINEERING
24 SOUTH D STREET, SUITE 100, PERRIS, CA 92570
TEL.: (951) 943-6504 - FAX: (951) 943-8416

3. The map title shall specify "For Financing and Conveyance Purposes Only".
4. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
5. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.

Prior to Recordation of the Final Map:

6. Developer/property shall submit for approval and process "Reciprocal Utility and Access Agreement" with adjacent property owners for the proposed access to and from Ramona Expressway aligned with Nevada Road south of Ramona Expressway.
7. Developer/property shall have the full burden of processing a "Remandment of Relinquished Access Rights" for the proposed Reciprocal Access to and from Romana Expressway. Said proposed remand shall not adversely affect uses adjacent to the Reciprocal Access.
8. Ramona Expressway is classified as Expressway (184'/134') per the General Plan. Developer/property owner shall dedicate 92 feet of right-of-way to accommodate the required full half-width improvements along the entire southerly property frontage along Ramona Expressway.
9. The following statement shall be added to the Final Map:
NOTICE OF DRAINAGE FEES. Notice is hereby given that this property is located in the San Jacinto River Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483 et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of Perris prior to issuance of the grading permit or building permit at the rate effect at the time of issuance of this actual permit.
10. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the city to acquire

the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the city prior to commencement of the appraisal.

11. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and existing and proposed traffic signals shall be maintained by the city and cost paid by the developer/property owner through the said annexation.
12. The project site is located within the limits of San Jacinto River Area 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 Regulations of Administration of Area Drainage Plan".

John Pourkazemi
Interim City Engineer



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

September 4, 2025

PLN 24-05150 – TPM 38985 - Financing Map
Perris Gateway Phase 2
NWC Ramona Expressway and Webster Avenue
APN: 314-170-020

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. Tentative Parcel Map 38985 is for Financing and Conveyance Purposes only. No permits will be issued as part of the approval of the Financing Map.
2. Development of individual parcels shall be subject to subsequent review of each parcel and subject to specific Conditions of Approval. Site layout, access,

ENGINEERING DEPARTMENT
24 S. D St., PERRIS, CA 92570
TEL.: (951) 956-2120

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drainage pattern and conveyance, shall be reviewed and approved by the City and RCFCDD at the Development Review Stage.

3. The map title shall specify "For Financing and Conveyance Purposes Only".
4. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
5. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers, as determined and approved by the Planning Department, Public Works Department, and the City Engineer. All dedications shall be free from encumbrance as approved by the City Engineer.

Prior to Recordation of the Financing Map:

6. The financing map shall be filed with the City and processed for review, approval, and subsequent recordation.
7. Relinquish and waive rights of access to and from Ramona Expressway and Webster Avenue on the Final Map other than the one opening Webster Avenue as delineated on the Tentative Financing Parcel Map. The final financing parcel map shall indicate designated openings along Ramona Expressway, as shown on the site plan.
8. The following easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers, as determined and approved by the Planning Department, Public Works Department, and the City Engineer:
 - a. Webster Avenue is classified as an Secondary Arterial (94'/64') per the City of Perris General Plan. The developer/property owner shall dedicate in perpetuity adequate right-of-way to accommodate 47 feet half width right-of-way along the property frontage along Webster Avenue.
 - b. Ramona Expressway is classified as an Expressway (184'/134') per the City of Perris General Plan. The developer/property owner shall dedicate in perpetuity adequate right-of-way to accommodate 92 feet half width right-of-way along the property frontage along Ramona Expressway.
 - c. Reciprocal access, parking and drainage easements shall be provided on the map.
 - d. A 24 foot wide ingress/egress emergency access and utility easement shall be provided along the northerly property line.

9. The developer/property owner shall submit for approval and process "Reciprocal Utility and Access Agreement" with the adjacent property identified as TPM 38567.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

MEMO

Date: November 25, 2025

To: Matthew Evans, Planner

From: Liset Hernandez, Public Works Manager

By: Chris Baldino, Landscape Inspector

Subject: SPA22-05280, CUP22-05295, CUP24-05141, CUP24-05142, TPM38567 & 38985, DPR22-00028, & DPR23-00021
Conditions of Approval: Proposal to construct a self-storage facility, two sit-down restaurants, six fast food restaurants, two gas stations with convenience stores, and a carwash. This project is located East of the I-215 on North Ramona Expressway west of Webster Ave, within the Perris Valley Commerce Center Specific Plan.

1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Ramona Expressway** – Provide offer of dedication as needed to provide for a full half width street (184' ROW, 92' halfwidth), curb gutter, 10' wide shared use sidewalk, raised landscaped median, and off-site landscape requirements, per City General Plan, including minimum 25' public parkway from face of curb.
 - **Webster Ave** – Provide offer of dedication as needed to provide for full half width Street (94' ROW, 47' halfwidth), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 15' public parkway from face of curb.
 - **Cal Trans Right-of-Way:** The developer shall be responsible for coordinating with Cal Trans District 8 for encroachment on to Cal Trans right-of-way for the purpose improvements including installing irrigation and planting, obtaining

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Conditions of Approval
SPA22-05280, CUP24-05141, CUP22-05295, TPM38567 & 38985, DPR22-00028, & DPR22-00021
Date: 11/25/2025



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application forms, maintenance agreement, and paying necessary review fees, drafting and delivering a license agreement for encroachment upon Cal-Trans right-of-way on behalf of the City of Perris. Upon approval of any such License Agreement, Contractor shall construct the required improvements and annex the same in LMD #1 for long term maintenance. This condition shall become null and void in the event of failure of the City and Cal-Trans to execute said License Agreement.”

2. **Landscape Maintenance Easement and Landscape Easement Agreement** - The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder’s Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing, if needed.
3. **Landscaping Plans** - Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled “Off-site Landscape Plan for DPR22-00028” and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

All landscape improvements need to occur during Phase #1 of this project.

- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curbs, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including: **Ramona Expressway** - Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Expressway and figure 6.0-3 of the PVCCSP for sizing and spacing

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Conditions of Approval

SPA22-05280, CUP24-05141, CUP22-05295, TPM38567 & 38985, DPR22-00028, & DPR22-00021

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requirements. Planting pallet to complement the planting across Ramona Expressway to the south. Primary trees: *Olea europaea* Monher Majestic Beauty fruitless olive, *Lagerstroemia Indica x Fauriei* Tuscarora in alternate grouping of 3 or more. Use of drought resistant shrubs and ground cover including but not limited to the following: *Grevillea Noellii*, *Viguiera parishii*, *V.Deltoidea*, *Trachelospermum asiaticum*, *Helictotrichon semperuirens*, *Tulbaghia Violacea*, use of native boulder from the area.

- **Ramona Expressway Median** - The proposed development will benefit from the existing landscape maintenance district facilities, including a raised landscape median on Ramona Expressway which will serve the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share of the maintenance of the existing median facilities.
- **Ramona Expressway Enhanced Corner/Entrey Monumentation** – Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Entry Monumentation for Expressway and Figure 6.0-13 of the PVCCSP the enhanced corner shall meet these guidelines; Primary Trees: *Citrus aurantium* Sour Orange. Use of drought resistant shrubs and ground cover including but not limited to the following: *Lantana Camara* ‘Robpatriail’ *Trachelospermum Asiaticum* Asian Jasmine *Strelitzia Reginae* Bird of Paradise.

Figure 6.0-12 of the Perris Valley Commerce Center Specific Plans shows the required Monumentation for the Northeast corner of Ramona Expressway and Nevada Ave, within a 64.5’ corner cutback as shown in figure 5.0-5a of the PVCCSP.

- **Webster Ave** - Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Expressway and figure 6.0-7 of the PVCCSP for sizing and spacing requirements. Planting pallet to complement the planting across Ramona Expressway to the south. Primary trees: *Geijera parviflora* Australian Willow, *Lagerstroemia Indica x Fauriei* Tuscarora in alternate grouping of 3 or more. Use of drought resistant shrubs and ground cover including but not limited to the following: *Muhlenbergia capillaris* Pink Muhly, *Photinia fraseri*, *Lantana sellowiana*, *Tulbaghia violacea* Tricolor, use of native boulder from the area.
- **Ramona Expressway Phasing Exhibit #2** – Vacant lot along south border of parcel #3 & #2 shown as City of Perris property shall be landscaped according to the Perris Valley Commerce Center Specific Plan and privately maintained.

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- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include but not be limited to Rainbird XBT-20PC w/ Diffuser, or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). The controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak Pro3, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. The proposed system shall be complete with wireless weather station, aircard with flow, five (5) year bundle wireless service, blade antenna and flow sensor, and ET programmed.
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right-hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and

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backflow preventers are to be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.

- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
- i. **Wire Mesh and Gravel at Pull Boxes** - Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
- j. **Concrete Maintenance Band at Medians and Mortar Cobble Turn 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 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

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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 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) during normal staff hours, prior to the actual inspection. Contact Public Works Special Districts Division 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, including water meter and electric meter.
 - **Inspection #4** – A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Special Districts Division. **The applicant shall be responsible for ensuring that a 6-month reserve has been secured for the site prior to the City assuming maintenance responsibilities. A site will not be granted the Start of the 1 Year Maintenance Period if there is not adequate funding for the City to assume maintenance responsibilities the following year.**
 - **Inspection #5 (Turn-Over)** – On or about the one-year anniversary of Inspection #4, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City’s Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City,

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then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period** - The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #4 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for review and approval by the City's Special Districts Division. The City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turnover to City maintenance staff.
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting, shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting**-If Street lighting is required, lighting shall meet the type, style, color, and durability requirements necessary for energy efficiency goals, maintenance, and longevity of improvements of the City Engineer's Office. Streetlights will be owned by City of Perris not SCE. Streetlights shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts**- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office,

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and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turnover information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photocopy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
 - **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
 - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
 - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in

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PUBLIC WORKS DEPARTMENT

the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **(A.) Assessment Districts. Prior to issuance of Grading Permit, issuance of Building Permit, or Final Map Recordation, whichever occurs first,** the developer shall complete annexation into the special districts, posting an adequate maintenance performance bond to be retained by the City as required by the Public Works Department. The applicant shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Upon receipt of deposit and Consent and Waiver Forms, the

Page 9 of 11

Conditions of Approval

SPA22-05280, CUP24-05141, CUP22-05295, TPM38567 & 38985, DPR22-00028, & DPR22-00021

Date: 11/25/2025



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

developer shall work with City to meet all required milestones for annexations. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- ***Consent and Waiver for Maintenance District No. 84-1 - 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 Ramona Expressway and Webster Ave, and pay their fair share of the raised landscape median on Ramona Expressway.
- ***Petition for Flood Control Maintenance District No. 1*** - New Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.

Original notarized document(s) to be sent to:

Daniel Louie
Wildan Financial Services
27368 Via Industria, #200
Temecula, CA 92590

- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on the Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.

Page 10 of 11

Conditions of Approval

SPA22-05280, CUP24-05141, CUP22-05295, TPM38567 & 38985, DPR22-00028, & DPR22-00021

Date: 11/25/2025



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

- v. Confirmation by the City Council completes the annexation process, and the condition of approval has been met.

(B.) Community Facilities Districts. Prior to issuance of Grading Permit, issuance of Building Permit, or Final Map Recordation, whichever occurs first, the developer shall **complete annexation** into any community facilities or similar district that provides funding for maintenance, services, or public improvements that benefit the project or provision shall be made satisfactory to the City for providing these services in the applicable district. The cost and benefits shall be described in the applicable district and annexation documents. In addition to districts that exist as of the date of project approval, this condition shall include later-formed districts provided that such districts are in existence as of the time of issuance of any grading permit or building permit for the project, as applicable. Such districts may include but are not limited to the following:

- *Perris Community Facilities District; and*
- *Any other applicable Community Facilities District*

10. **Prior to Certificate of Occupancy (Industrial/Commercial).** The issuance of occupancy certificate(s) is *stringent* upon meeting the Conditions of Approval set forth by Public Works. The following should be understood by Developer:
- a. Issuance of Temporary Certificate of Occupancy
 - i. May only be permitted if Developer has completed annexations into aforementioned districts, and
 - ii. Upon no Public Works corrections at completion of Condition 4: Landscape Inspection #3, and
 - iii. Completion of Conditions 1 through 3 and 6 through 8.
 - b. Issuance of Final Certificate of Occupancy
 - i. Upon confirmation by Public Works that all conditions set forth in this document have been completed to satisfaction.



CITY OF PERRIS

COMMUNITY SERVICES

MEMO

Date: November 14, 2024

To: Mathew Evans, Project Planner

From: Sabrina Chavez, Director of Community Services

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

Subject: Specific Plan Amendment (SPA) 22-05280, Tentative Parcel Maps 22-05279 (TPM 38576) and 24-05150 (TPM 38985), Conditional Use Permits (CUPs) 22-05295, 24-05141, and 24-05142, and Development Plan Reviews (DPRs) 22-00028 and 23-00021 for the Perris Gateway Project, 22 commercial structures on 20.28 acres located between the I-215 Freeway and Webster Avenue.

Community Services Staff reviewed DPR 22-00028, 23-00021, CUPs 22-05295 24-05141 and 24-05124, and SPA 22-05280 and offer the following Conditions of Approval:

Development Impact Fees

- ☐ The Project is subject to payment of Industrial Park Development Impact Fees.
- ☐ The Project is subject to payment of Residential Park Development Impact Fees.
- ☐ This Project is subject to payment of Public Art Development Impact Fees.

Special Districts

- ☒ The project shall annex into the Community Facilities District No. 2018-02 (Public Services)



CITY OF PERRIS

COMMUNITY SERVICES

Trails

- ☒ Provide Class IV bike lane on Ramona Expressway as identified in the Active Transportation Plan. Refer to Engineering for comments and standard requirements.

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

Planning Case File No(s): DPR 23-00021 and DPR 23-00021

Case Planner: Mathew Evans

Applicant: Mike Naggar

Location: Located along Ramona Expressway between the I-215 Freeway and Webster

Project: A proposed to develop a self-storage facility with 22 buildings and a commercial shopping center consisting of 11 commercial buildings including 8 drive-thru restaurants, 2 sit-down restaurants, two gas stations and an automatic car wash located on 20.28 acres

APN(s): 314-170-020, 314-170-023, and 024

Reviewed By: David J. Martinez, CBO

Date: 10-31-23

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2022 editions of the following codes as applicable:
 - A. 2022 California Building Code
 - B. 2022 California Electrical Code
 - C. 2022 California Mechanical Code
 - D. 2022 California Plumbing Code
 - E. 2022 California Energy Code.
 - F. 2022 California Fire Code
 - G. 2022 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. The proposed development will have to comply with the new EV charging station regulations in conformance with the 2022 California Green Building Standards.
4. You will have to comply with the Title 24 and ADA Access regulations for any recreational, open space uses, for the complex and the entire site,
5. The proposed structures will have to have fire sprinklers
6. The proposed structures cannot be built across any property lines. No building permits can be issued until the lots/property are consolidated.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE CONDITIONS: To Be provided by Dennis Grubb

Exhibit B

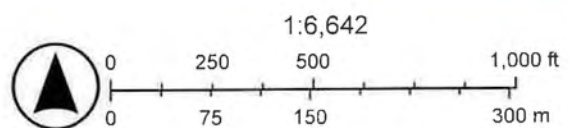
Location/Aerial Map

Location/Aerial Map



KEY

-  Perris Boundary
-  Project Site

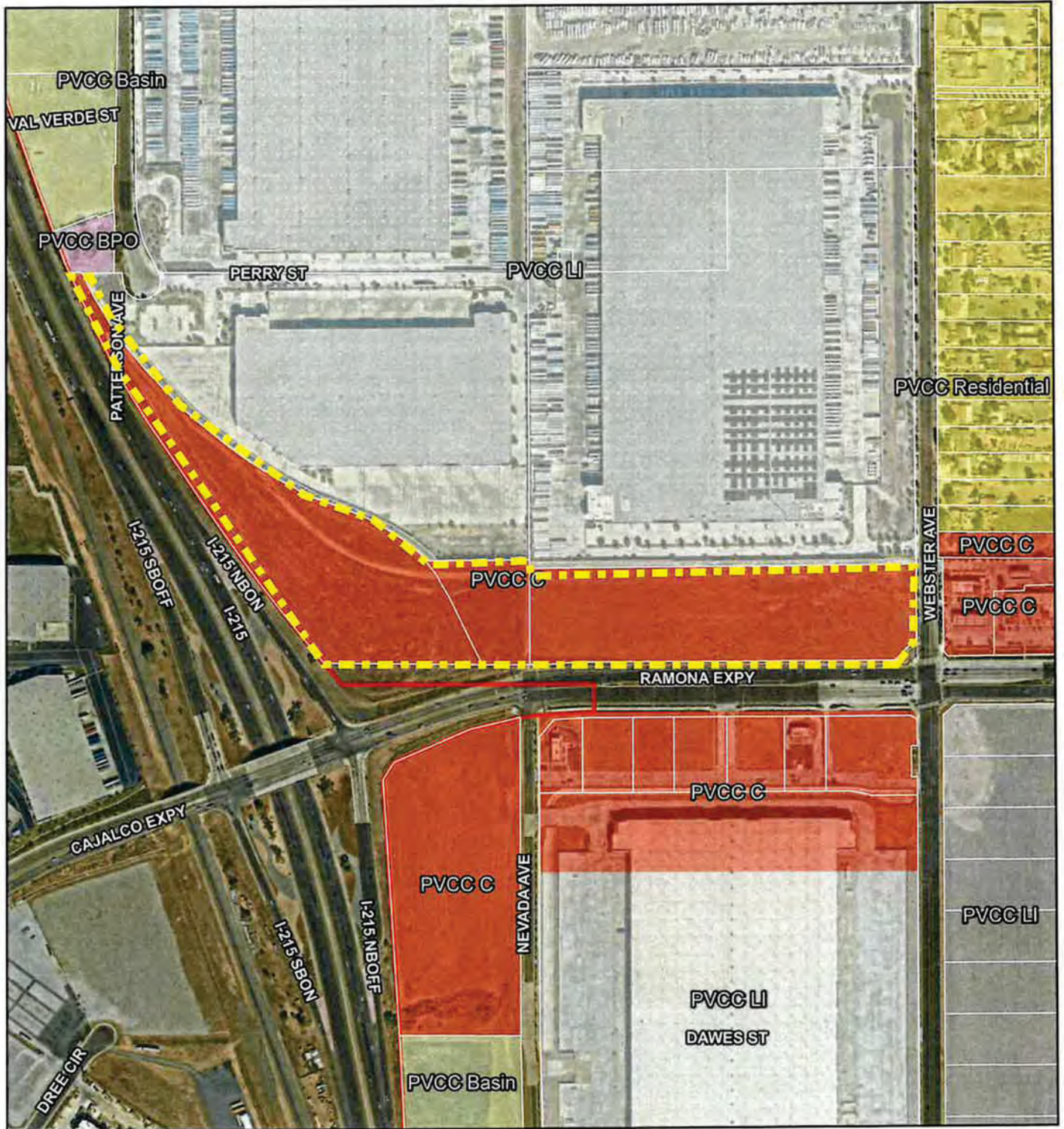


Nearmap

Exhibit C

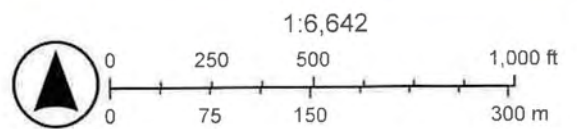
PVCCSP Land Use Map

PVCCSP Land Use Map



KEY

- Perris Valley Commerce Center Business Professional Office (PVCC - BPO)
- Perris Valley Commerce Center Basin (PVCC - Basin)
- Perris Valley Commerce Center Commercial (PVCC - C)
- Perris Valley Commerce Center Light Industrial (PVCC - LI)
- Perris Valley Commerce Center Residential (PVCC - Residential)
- Perris Boundary
- Project Site



Nearmap

Exhibit D

MARB/IPA ALUCP Map

Project Site

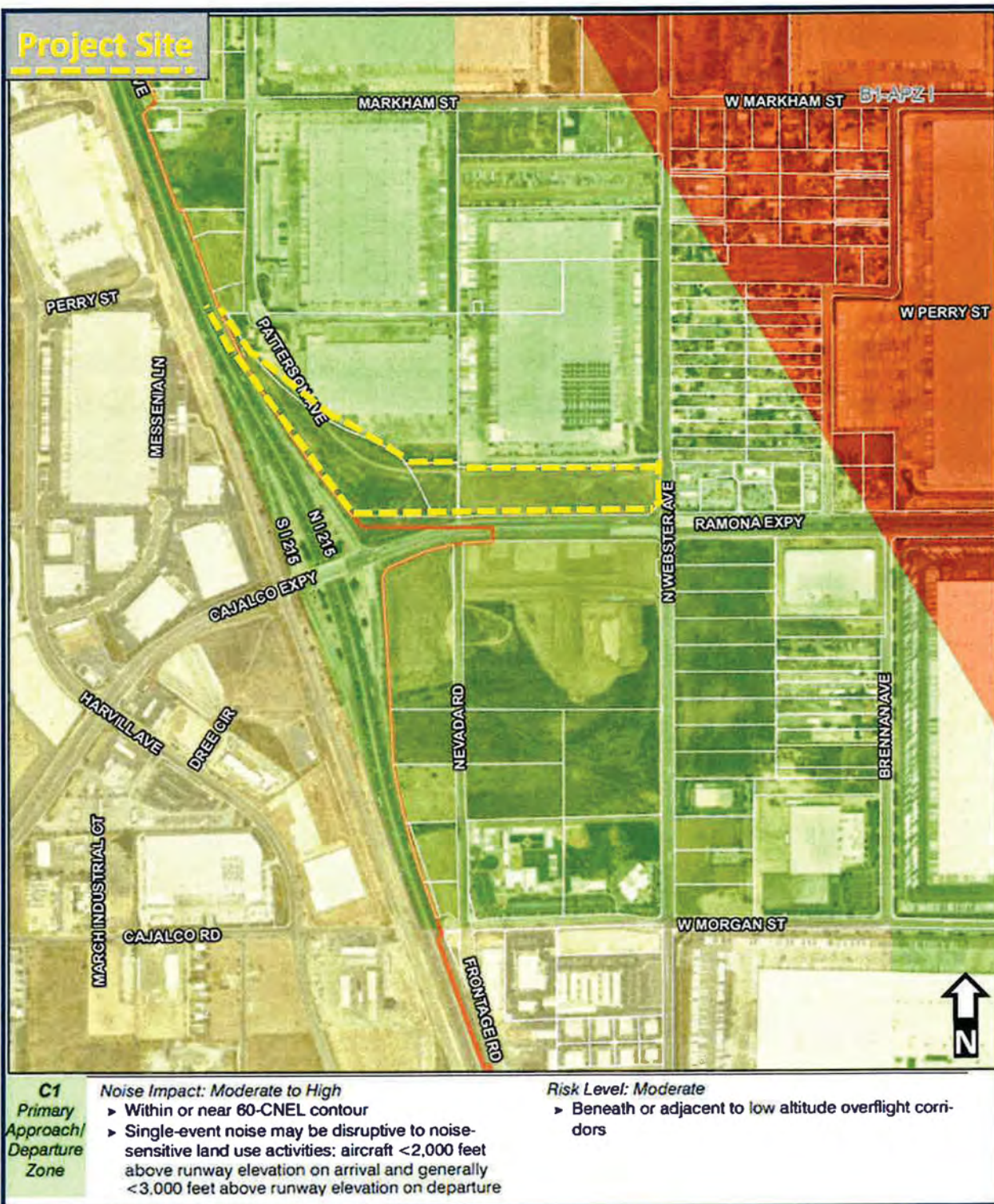


Exhibit E

PVCCSP Amendment Proposed Zoning

PVCCSP Amendment Proposed Zoning



KEY

- Perris Boundary
- Project Site
- PVCC C (Existing)
- PVCC BPO (Proposed)

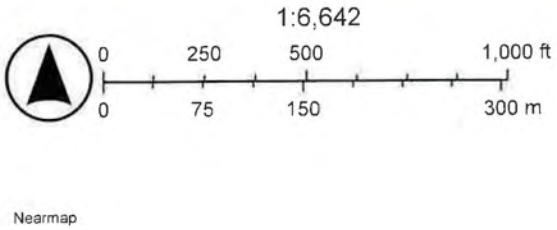
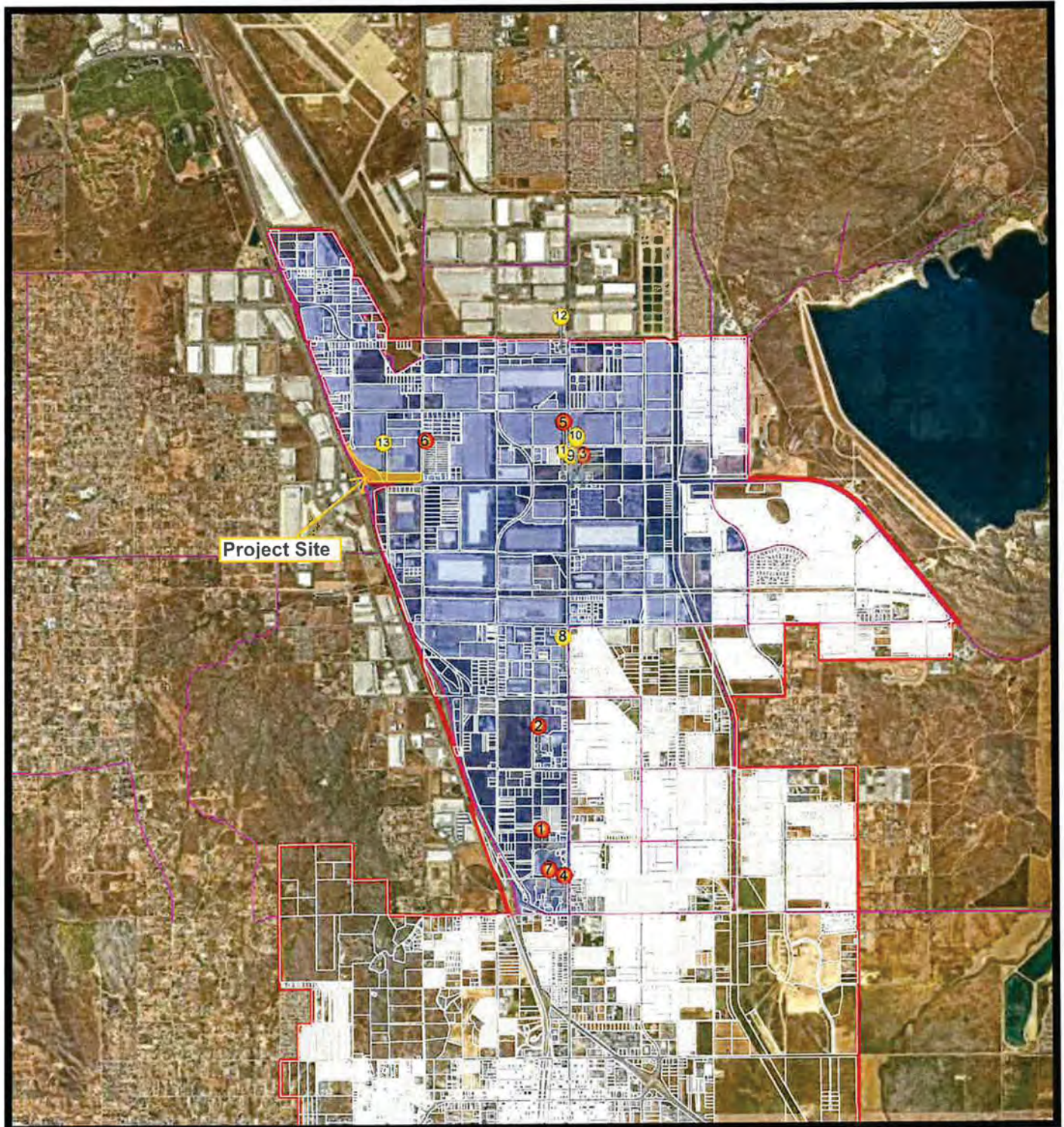


Exhibit F

Alcohol Beverage Control Census Tract Concentration Map

Alcohol Beverage Control Census Tract Concentration Map



KEY

— Perris Boundary

□ Census Tract 426.25

■ Project Site



Active Type 21 (Off-Sale General) Alcohol Licenses

1. WALMART STORE # 1747
2. CARDENAS
3. LAKE PERRIS MARKET & LIQUOR
4. RITE AID 5729
5. LAKESIDE LIQUOR
6. LAKE CHEVRON
7. FOOD 4 LESS 315

- 1800 N Perris Blvd.
- 2560 N Perris Blvd. STE H
- 85 Ramona Expy. Bldg K13
- 1688 N Perris Blvd. STE B
- 4164 N Perris Blvd. A & B
- 796 W Ramona Expy
- 1688 N Perris Blvd. STE E



Active Type 20 (Off-Sale Beer and Wine) Alcohol Licenses

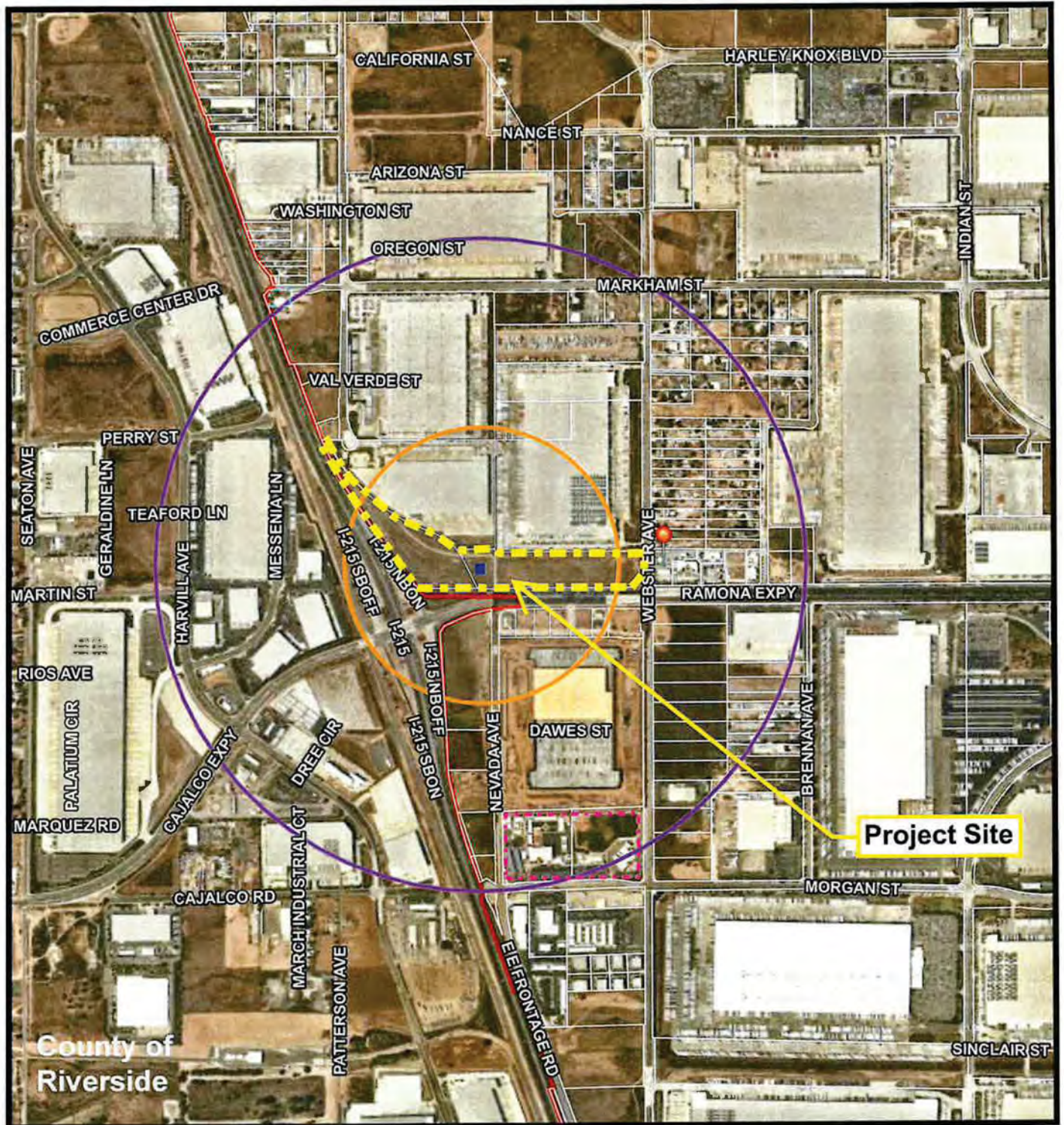
8. DOLLAR GENERAL 14322
9. CIRCLE K STORE 9429
10. 7 ELEVEN #46670
11. PERRIS ARCO AMPM
12. 7 ELEVEN STORE 37338A
13. MAVERIK GAS STATION
- 2980 N Perris Blvd
- 3995 N Perris Blvd
- 4039 Perris Blvd
- 4040 N Perris Blvd
- 4488 N Perris Blvd
- Ramona Expressway at Nevada Avenue (Project Site)

1:74,740

0 2,500 5,000 10,000 ft
0 500 1,000 2,000 m

Exhibit G
Distance Requirement Map

Distance Requirement Map



KEY

— Perris Boundary

--- Project Site

■ Proposed Alcohol Sale Location

○ 1,000-Foot Radius for Sensitive Land Use

Sensitive Uses

■ Parks ■ Schools ■ Churches

○ 2,640-Foot (1/2 Mile) Radius from any existing approved minimart/service station with alcohol sales

● Lake Chevron- 796 W Ramona Expy

1:17,439



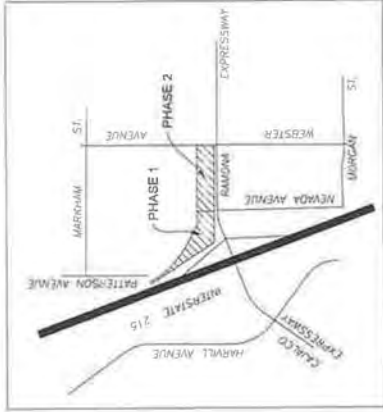
0 500 1,000 2,000 ft
0 205 410 820 m

Exhibit H

Project Plans (Site Plan, Floor Plans, Building Elevations, Conceptual Landscape Plan, 3-D renderings)

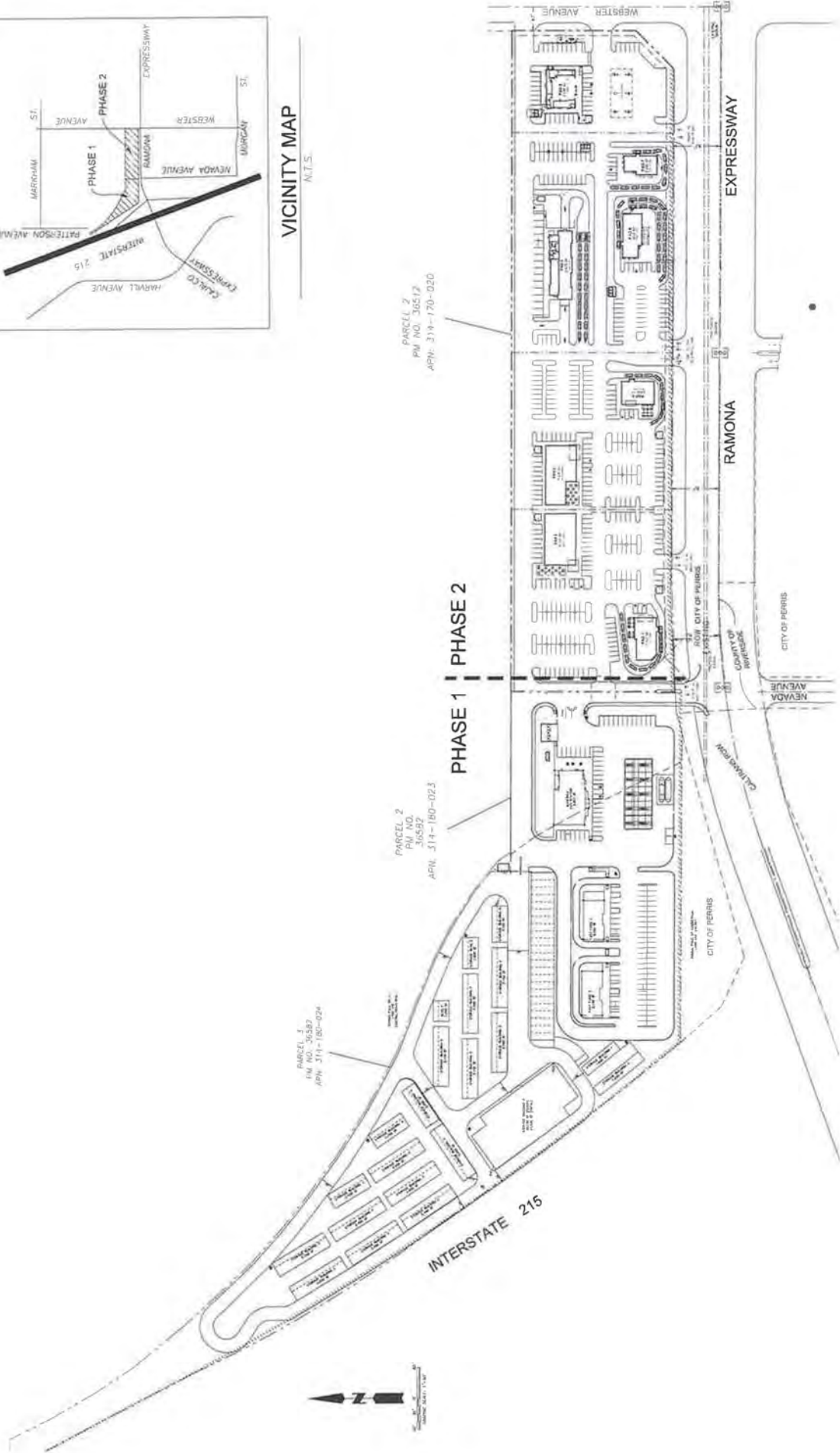
Due to the size of the file, the documents are available online at:

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-443#docfold 1206 1313 479 443](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-443#docfold_1206_1313_479_443)



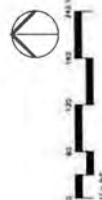
VICINITY MAP

N.T.S.





Vicinity Map

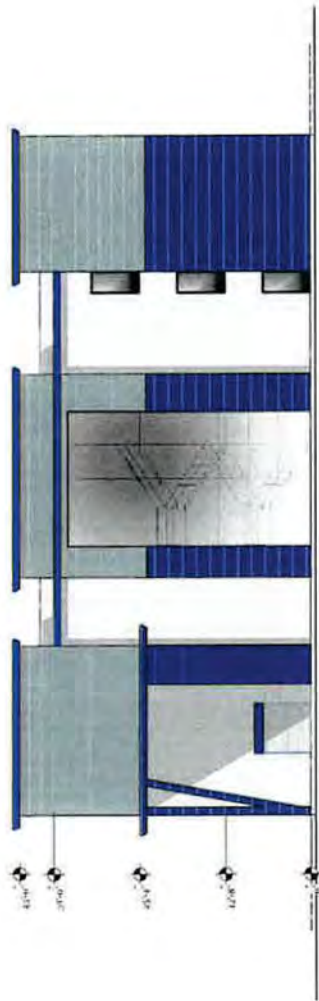


POPE & OPTIMUS - RETAIL PHASE 1 & 2
 Ramona Expressway, Perris, California

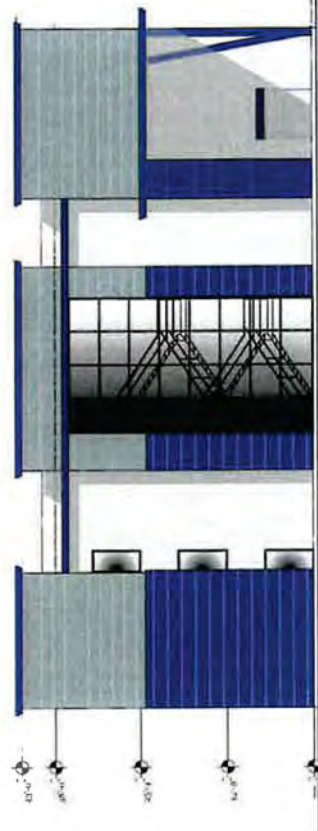
PHASE 1 & 2 OVERALL CONCEPTUAL LANDSCAPE PLAN
 SEPTEMBER 8, 2025

OPTIMUS
 BUILDING
 CORP.

WDA
 WDA Group, Inc.
 2025 27th Street, Suite 200
 San Diego, CA 92101
 PH: (619) 555-1426



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

BUILDING A

SITE COVERAGE ANALYSIS	
TOTAL LAND AVAILABLE FOR STORAGE FACILITY:	298,400 SF 6.85 AC
TOTAL FOOT PRINT COVERAGE ALL STORAGE BUILDINGS:	95,598 SF 75%
ALLOWABLE F.A.R.:	32%
ALLOWABLE SITE COVERAGE:	50%
DESIGNED SITE COVERAGE:	34%

Mid-County Parkway
OPTIMUS BUILDING CORP.
445 S. D ST.
Perris, Ca. 92570

THE CITY OF PERRIS, CALIFORNIA
PLANNING DEPARTMENT
100 WEST 10TH STREET
PERRIS, CALIFORNIA 92570
TEL: (951) 221-1000
WWW.PERRIS.CA.GOV

PROJECT'S ARCHITECT
JIMMY L. JOHNSON
CLUBHOUSE
C-0447



SHEET NO. 001
PROJECT NO. 001
DATE 10/1/10
BY: JLM
CHECKED: JLM
APPROVED: JLM







2 BUILDING PERSPECTIVE - FRONT LEFT
SCALE



1 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE

PROPOSED MAVERIK C-STORE

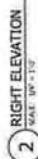
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Building Square Footage: 5,637 SF

Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS

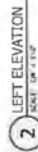


185 S. State Street
Salt Lake City, Utah 84111

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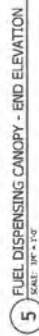
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 Building Square Footage: 5,637 SF
 Construction Type/Occupancy Classification: V-B / M
 A-4 | EXTERIOR ELEVATIONS



[illegible]

Prototype Version: 50_RR_2502
 Building Square Footage: 5,637 SF
 Construction Type/Occupancy Classification: V-B / M
 A-5 | EXTERIOR ELEVATIONS



[illegible]

Prototype Version: 50_R_RR_2502
Building Square Footage: 5,637 SF
Construction Type/Occupancy Class:

NOTE:
FUEL CANOPY DRAWINGS PROVIDED ARE
CONCEPTUAL AND MAY VARY FROM SITE TO SITE.

Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111



PERRIS GATEWAY
Ramona Expressway, Perris, California

VIEW 7
June 19, 2025

OPTIMUS
BUILDING
CORP.

SMSARCHITECTS



CONCEPT PLANT SCHEDULE PHASE II

PLANT	QUANTITY	PLANT	QUANTITY
1. 10' SPREADER (MIMOSA)	10	11. 10' SPREADER (MIMOSA)	10
2. 10' SPREADER (MIMOSA)	10	12. 10' SPREADER (MIMOSA)	10
3. 10' SPREADER (MIMOSA)	10	13. 10' SPREADER (MIMOSA)	10
4. 10' SPREADER (MIMOSA)	10	14. 10' SPREADER (MIMOSA)	10
5. 10' SPREADER (MIMOSA)	10	15. 10' SPREADER (MIMOSA)	10
6. 10' SPREADER (MIMOSA)	10	16. 10' SPREADER (MIMOSA)	10
7. 10' SPREADER (MIMOSA)	10	17. 10' SPREADER (MIMOSA)	10
8. 10' SPREADER (MIMOSA)	10	18. 10' SPREADER (MIMOSA)	10
9. 10' SPREADER (MIMOSA)	10	19. 10' SPREADER (MIMOSA)	10
10. 10' SPREADER (MIMOSA)	10	20. 10' SPREADER (MIMOSA)	10

PHASE 2 LANDSCAPE CALCULATIONS

Item	Value
A. Total Proposed Area (Gross)	302,040 sq ft
B. Total Proposed Area (Net)	88,794 sq ft
C. Landscaped Area Percentage	29.4%
D. Total Landscaped Area	17,805 sq ft
E. Total Landscaped Area Percentage	5.9%
F. Total Landscaped Area Percentage	5.9%
G. Total Landscaped Area Percentage	5.9%
H. Total Landscaped Area Percentage	5.9%
I. Total Landscaped Area Percentage	5.9%
J. Total Landscaped Area Percentage	5.9%
K. Total Landscaped Area Percentage	5.9%
L. Total Landscaped Area Percentage	5.9%
M. Total Landscaped Area Percentage	5.9%
N. Total Landscaped Area Percentage	5.9%
O. Total Landscaped Area Percentage	5.9%
P. Total Landscaped Area Percentage	5.9%
Q. Total Landscaped Area Percentage	5.9%
R. Total Landscaped Area Percentage	5.9%
S. Total Landscaped Area Percentage	5.9%
T. Total Landscaped Area Percentage	5.9%
U. Total Landscaped Area Percentage	5.9%
V. Total Landscaped Area Percentage	5.9%
W. Total Landscaped Area Percentage	5.9%
X. Total Landscaped Area Percentage	5.9%
Y. Total Landscaped Area Percentage	5.9%
Z. Total Landscaped Area Percentage	5.9%

NOTE: FINAL LOCATIONS OF TREES AND LANDSCAPING ARE TO BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE FINAL PLANTING PLAN SHALL BE SUBMITTED TO THE CITY OF PERRIS FOR REVIEW AND APPROVAL. THE FINAL PLANTING PLAN SHALL BE SUBMITTED TO THE CITY OF PERRIS FOR REVIEW AND APPROVAL. THE FINAL PLANTING PLAN SHALL BE SUBMITTED TO THE CITY OF PERRIS FOR REVIEW AND APPROVAL.



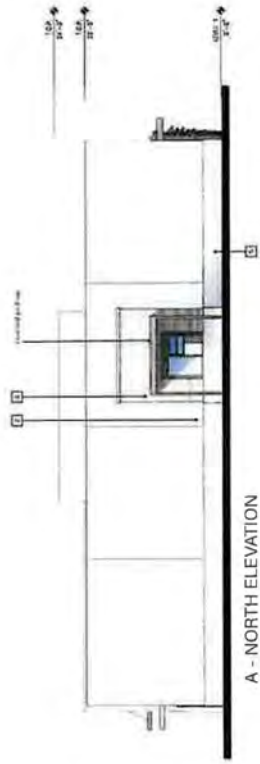
PERRIS GATEWAY
Ramona Expressway, Perris, California

OPTIMUS
BUILDING
CORP.

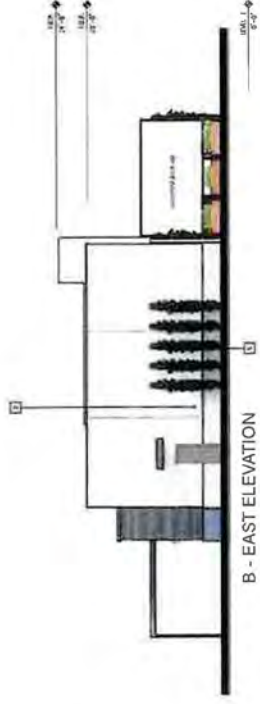
VIEW 1 - AERIAL NIGHT
June 19, 2025

SMSARCHITECTS

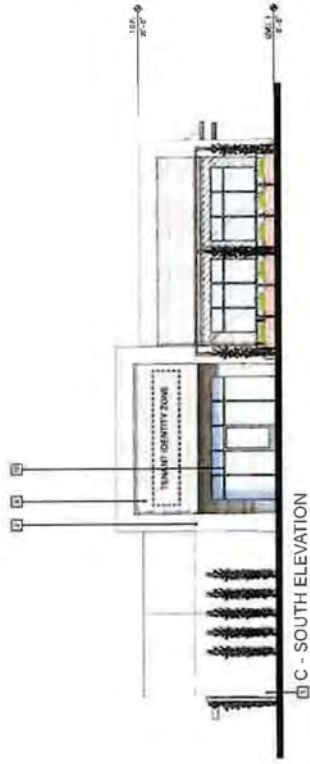




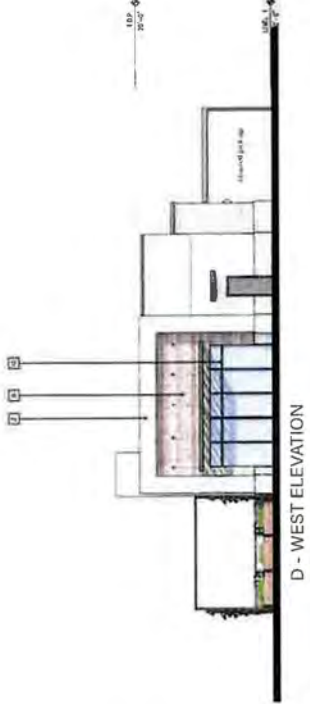
A - NORTH ELEVATION



B - EAST ELEVATION



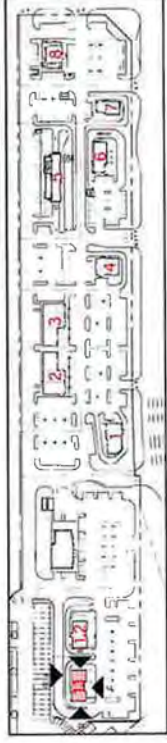
C - SOUTH ELEVATION



D - WEST ELEVATION

COLORS AND MATERIALS

1	WHITE, ACES	12	PAINT, WHITE
2	PAINT, WHITE	13	PAINT, WHITE
3	PAINT, WHITE	14	PAINT, WHITE
4	PAINT, WHITE	15	PAINT, WHITE
5	PAINT, WHITE	16	PAINT, WHITE
6	PAINT, WHITE	17	PAINT, WHITE
7	PAINT, WHITE	18	PAINT, WHITE
8	PAINT, WHITE	19	PAINT, WHITE
9	PAINT, WHITE	20	PAINT, WHITE
10	PAINT, WHITE	21	PAINT, WHITE
11	PAINT, WHITE	22	PAINT, WHITE



KEY PLAN

PERRIS GATEWAY
Ramona Expressway, Perris, California

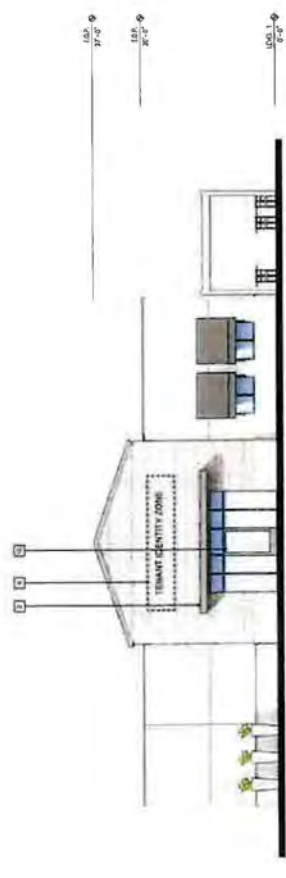
ELEVATIONS
Building 1.1

**OPTIMUS
BUILDING
CORPORATION**

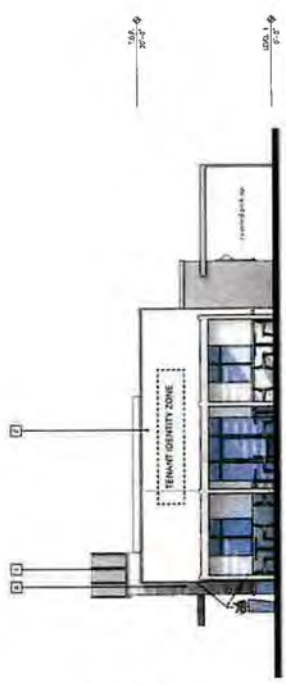
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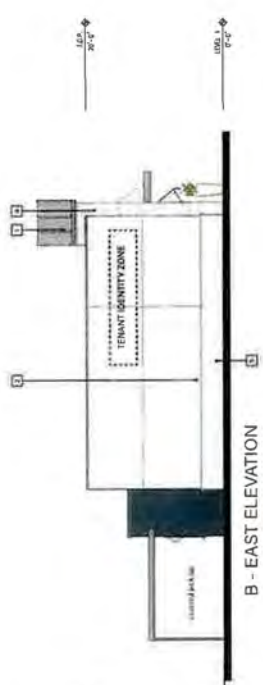
A - NORTH ELEVATION



C - SOUTH ELEVATION



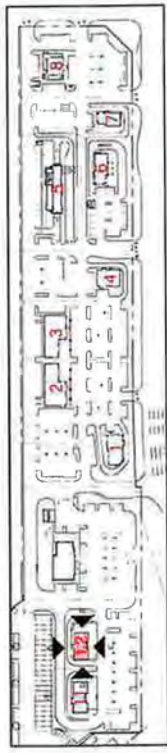
D - WEST ELEVATION



B - EAST ELEVATION

COLORS AND MATERIALS

1	WALLS	WHITE
2	ROOF	GRAY
3	DOORS	WHITE
4	WINDOWS	WHITE
5	LANDSCAPE	GREEN
6	SKY	BLUE
7	SKY	BLUE
8	SKY	BLUE
9	SKY	BLUE
10	SKY	BLUE
11	SKY	BLUE
12	SKY	BLUE
13	SKY	BLUE
14	SKY	BLUE
15	SKY	BLUE
16	SKY	BLUE
17	SKY	BLUE
18	SKY	BLUE
19	SKY	BLUE
20	SKY	BLUE



KEY PLAN

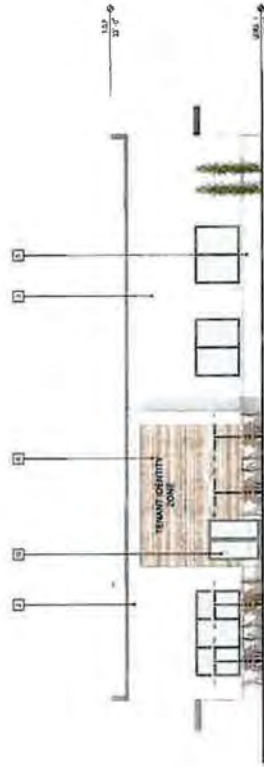
PERRIS GATEWAY
Ramona Expressway, Perris, California

ELEVATIONS
Building 1.2

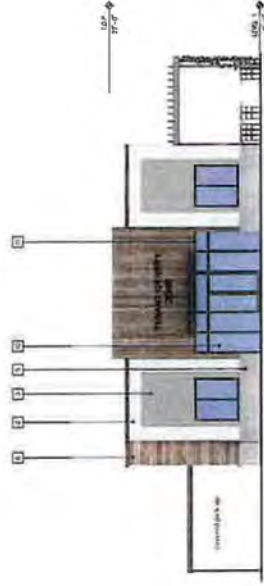
SMSARCHITECTS

OPTIMUS BUILDING CORPORATION

0' 5' 10'
SCALE: 1/8" = 1'-0"



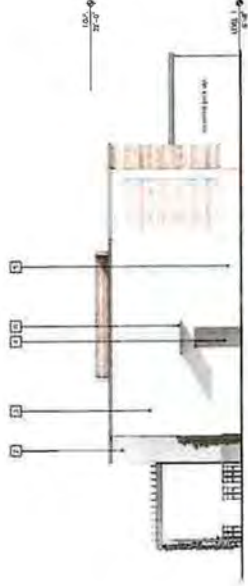
A - NORTH ELEVATION



B - EAST ELEVATION

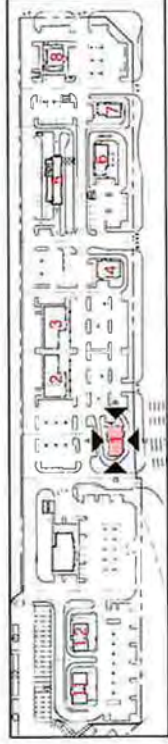


C - SOUTH ELEVATION

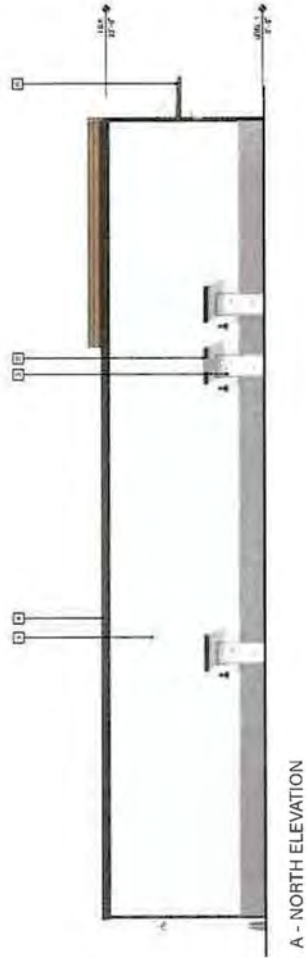


D - WEST ELEVATION

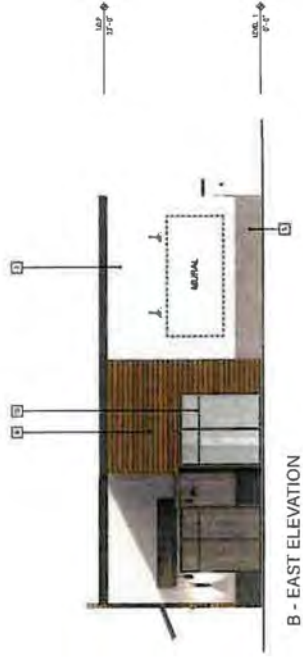
COLORS AND MATERIALS	
1	INTERIOR WALLS
2	INTERIOR WALLS
3	INTERIOR WALLS
4	INTERIOR WALLS
5	INTERIOR WALLS
6	INTERIOR WALLS
7	INTERIOR WALLS
8	INTERIOR WALLS
9	INTERIOR WALLS
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97	INTERIOR WALLS
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99	INTERIOR WALLS
100	INTERIOR WALLS



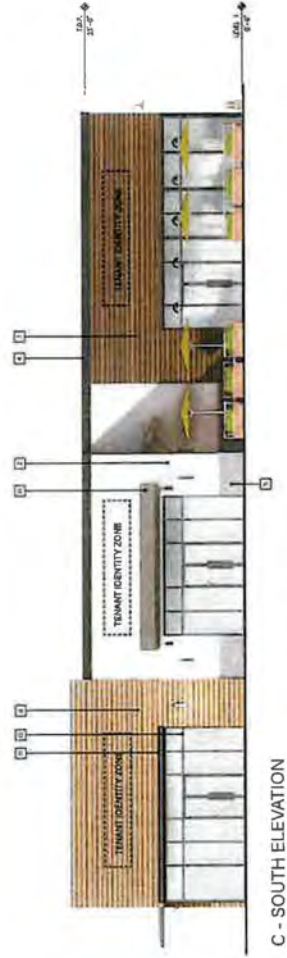
KEY PLAN



A - NORTH ELEVATION



B - EAST ELEVATION

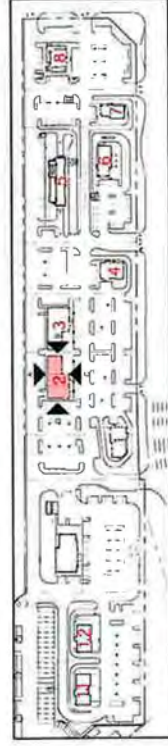


C - SOUTH ELEVATION

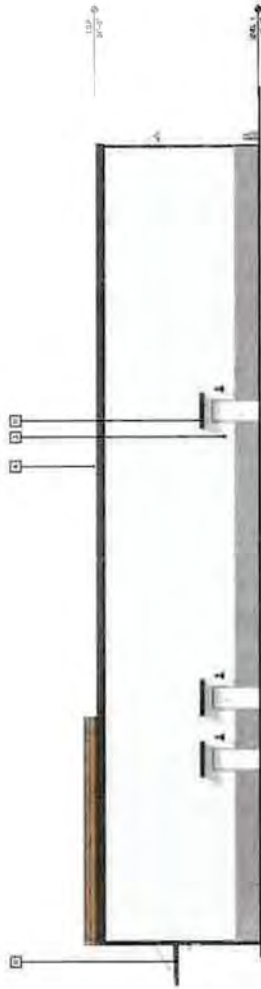


D - WEST ELEVATION

COLORS AND MATERIALS	
1	WALLS / FLOORING
2	ROOF
3	TRIM
4	LANDSCAPE
5	LANDSCAPE
6	LANDSCAPE
7	LANDSCAPE
8	LANDSCAPE
9	LANDSCAPE
10	LANDSCAPE
11	LANDSCAPE
12	LANDSCAPE
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15	LANDSCAPE
16	LANDSCAPE
17	LANDSCAPE
18	LANDSCAPE
19	LANDSCAPE
20	LANDSCAPE



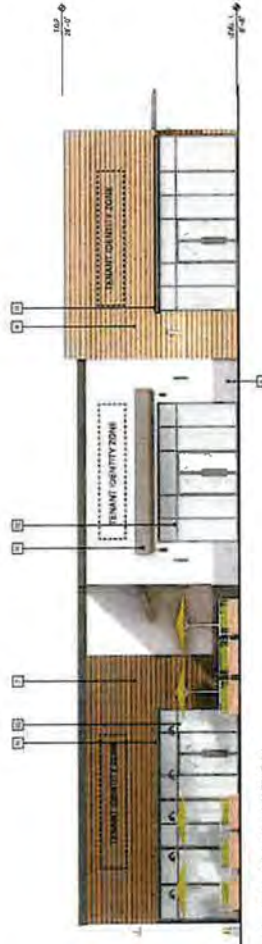
KEY PLAN



A - NORTH ELEVATION



B - EAST ELEVATION

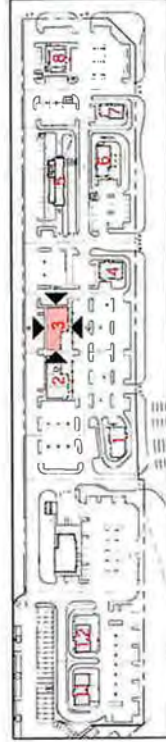


C - SOUTH ELEVATION



D - WEST ELEVATION

COLORS AND MATERIALS	
1	WALLS: LIGHT GREY CONCRETE
2	WALLS: LIGHT GREY CONCRETE
3	WALLS: LIGHT GREY CONCRETE
4	WALLS: LIGHT GREY CONCRETE
5	WALLS: LIGHT GREY CONCRETE
6	WALLS: LIGHT GREY CONCRETE
7	WALLS: LIGHT GREY CONCRETE
8	WALLS: LIGHT GREY CONCRETE
9	WALLS: LIGHT GREY CONCRETE
10	WALLS: LIGHT GREY CONCRETE
11	WALLS: LIGHT GREY CONCRETE
12	WALLS: LIGHT GREY CONCRETE

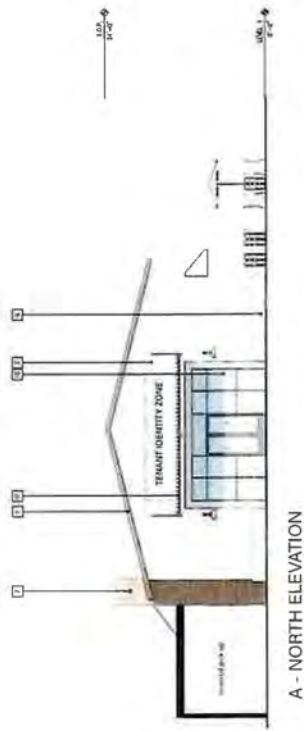


KEY PLAN

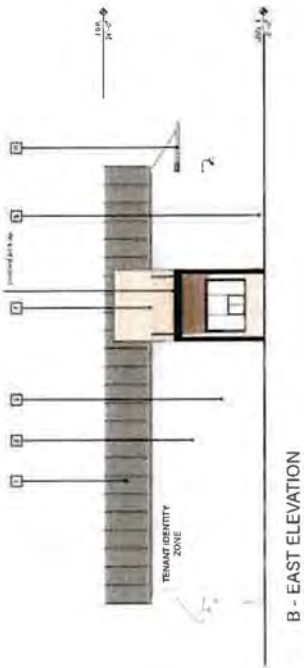
PERRIS GATEWAY
Hamona Expressway, Perris, California

ELEVATIONS
Building 3

SMSARCHITECTS



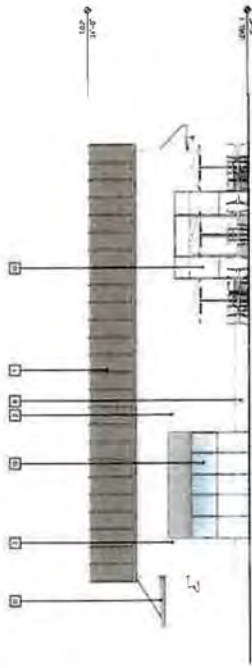
A - NORTH ELEVATION



B - EAST ELEVATION

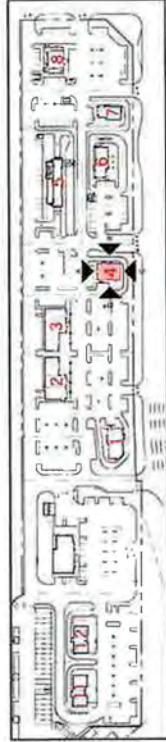


C - SOUTH ELEVATION



D - WEST ELEVATION

COLORS AND MATERIALS	
1	METAL PANEL
2	BRICK
3	PAINT
4	PAINT
5	PAINT
6	PAINT
7	PAINT
8	PAINT
9	PAINT
10	PAINT
11	PAINT
12	PAINT
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99	PAINT
100	PAINT



KEY PLAN



A - NORTH ELEVATION

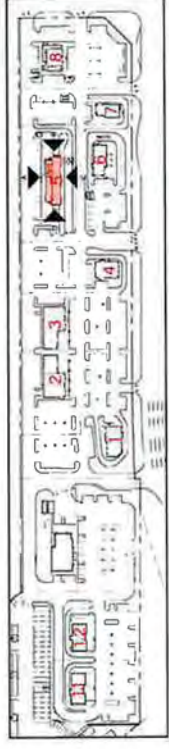
B - EAST ELEVATION



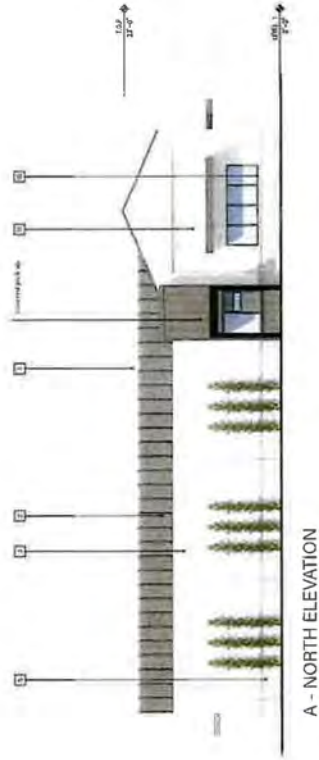
C - SOUTH ELEVATION

D - WEST ELEVATION

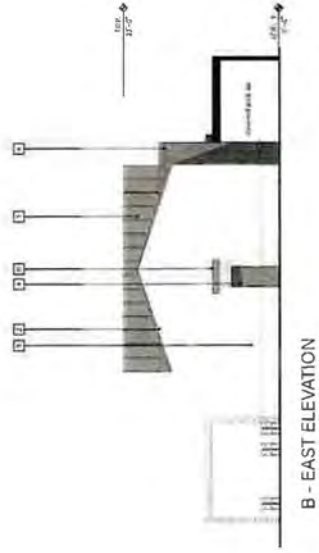
COLORS AND MATERIALS	
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2	INTERIOR WALL
3	INTERIOR WALL
4	INTERIOR WALL
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8	INTERIOR WALL
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97	INTERIOR WALL
98	INTERIOR WALL
99	INTERIOR WALL
100	INTERIOR WALL



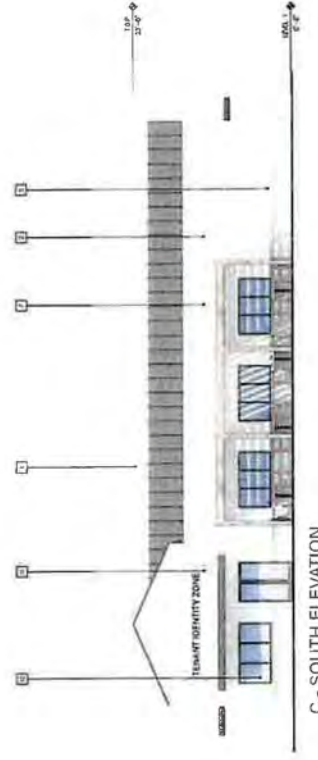
KEY PLAN



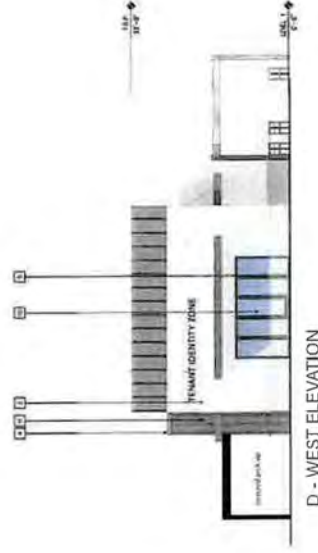
A - NORTH ELEVATION



B - EAST ELEVATION

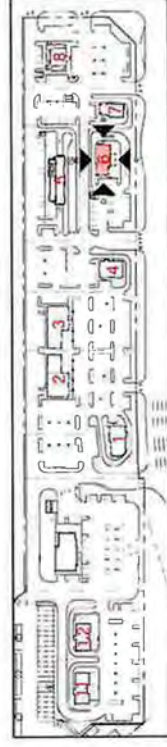


C - SOUTH ELEVATION



D - WEST ELEVATION

COLORS AND MATERIALS	
1	PAINT
2	PAINT
3	PAINT
4	PAINT
5	PAINT
6	PAINT
7	PAINT
8	PAINT
9	PAINT
10	PAINT
11	PAINT
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100	PAINT



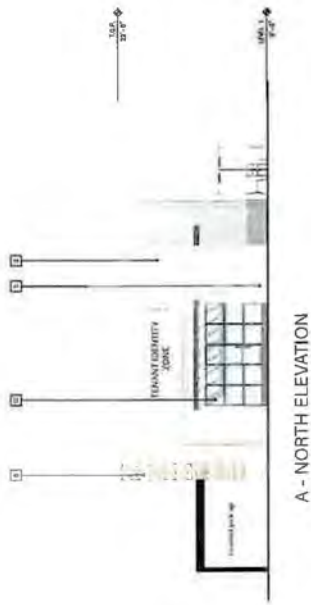
KEY PLAN

PERRIS GATEWAY
Ramona Expressway, Perris, California

ELEVATIONS
Building 6

**OPTIMUS
BUILDING
CORPORATION**

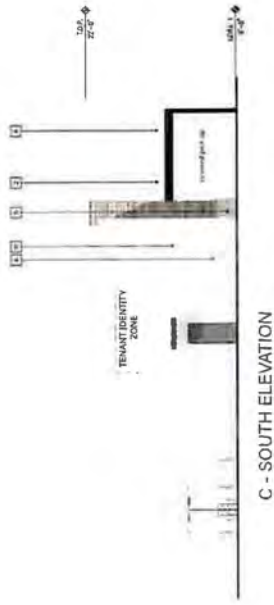
SMSARCHITECTS



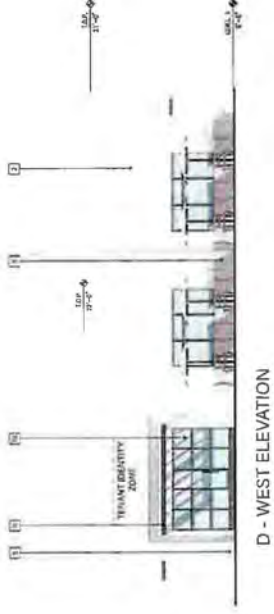
A - NORTH ELEVATION



B - EAST ELEVATION



C - SOUTH ELEVATION



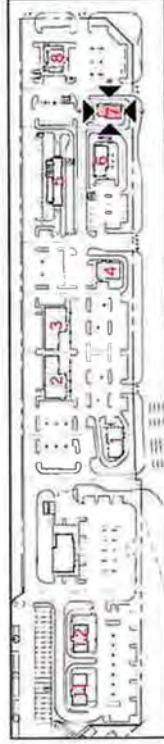
D - WEST ELEVATION

COLORS AND MATERIALS	
1	WALLS - INTERIOR
2	WALLS - EXTERIOR
3	WALLS - EXTERIOR
4	WALLS - EXTERIOR
5	WALLS - EXTERIOR
6	WALLS - EXTERIOR
7	WALLS - EXTERIOR
8	WALLS - EXTERIOR
9	WALLS - EXTERIOR
10	WALLS - EXTERIOR
11	WALLS - EXTERIOR
12	WALLS - EXTERIOR
13	WALLS - EXTERIOR
14	WALLS - EXTERIOR
15	WALLS - EXTERIOR
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19	WALLS - EXTERIOR
20	WALLS - EXTERIOR
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23	WALLS - EXTERIOR
24	WALLS - EXTERIOR
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93	WALLS - EXTERIOR
94	WALLS - EXTERIOR
95	WALLS - EXTERIOR
96	WALLS - EXTERIOR
97	WALLS - EXTERIOR
98	WALLS - EXTERIOR
99	WALLS - EXTERIOR
100	WALLS - EXTERIOR

PERRIS GATEWAY
 Ramona Expressway, Perris, California



0' 4' 8' 16'
 SCALE: 1/8" = 1' - 0"

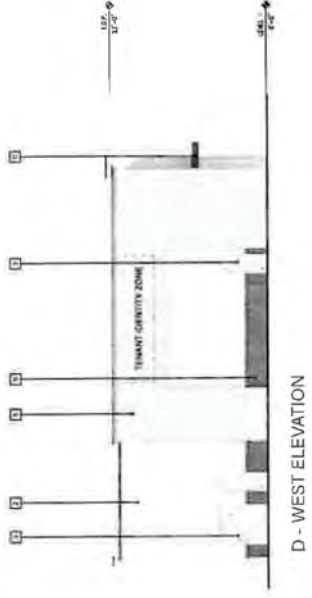
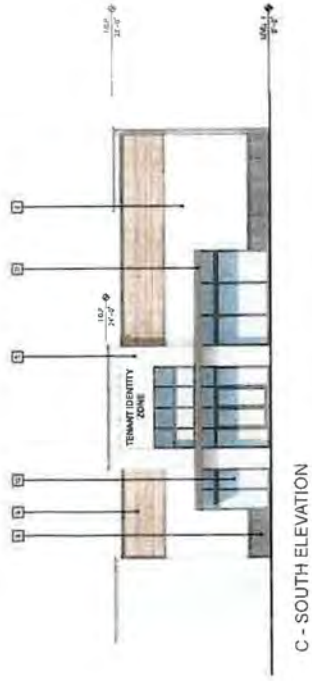
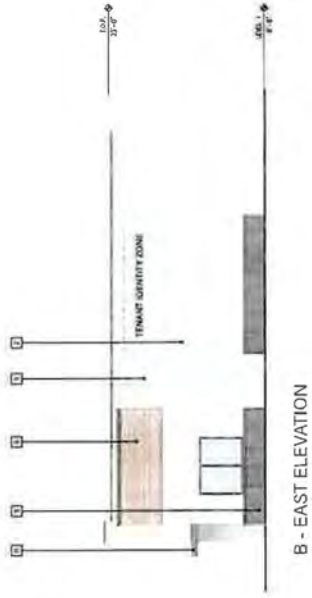
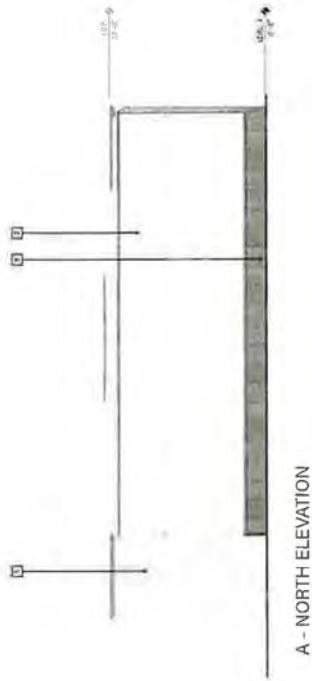


KEY PLAN

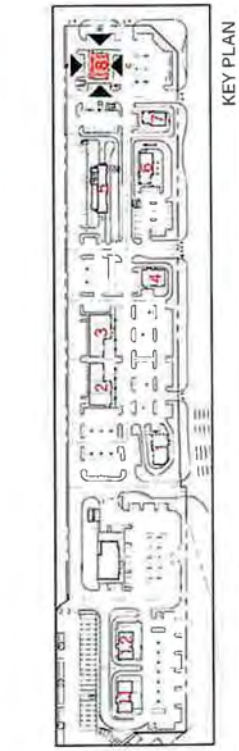
SMSARCHITECTS

**OPTIMUS
 BUILDING
 CORPORATION**

ELEVATIONS
 Building 7



COLORS AND MATERIALS		DESCRIPTION
1	WALL	WHITE
2	WALL	WHITE
3	WALL	WHITE
4	WALL	WHITE
5	WALL	WHITE
6	WALL	WHITE
7	WALL	WHITE
8	WALL	WHITE
9	WALL	WHITE
10	WALL	WHITE
11	WALL	WHITE
12	WALL	WHITE
13	WALL	WHITE
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94	WALL	WHITE
95	WALL	WHITE
96	WALL	WHITE
97	WALL	WHITE
98	WALL	WHITE
99	WALL	WHITE
100	WALL	WHITE



PERRIS GATEWAY
 Harmona Expressway, Perris, California

ELEVATIONS
 Building 8

SMSARCHITECTS

OPTIMUS BUILDING CORPORATION

0' 5' 10'
 SCALE: 1/8" = 1' - 0"

Exhibit I

Financing Tentative Parcel Maps
TPM 38576 and 38985

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 38576

BEING A SUBDIVISION OF PARCELS 2 AND 3 OF PARCEL MAP NO. 38582 AS SHOWN BY MAP ON FILE IN BOOK 242, PAGES 30 THROUGH 32, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

UNITED ENGINEERING GROUP-CA, INC. FEBRUARY 2022
FOR FINANCING AND CONVEYANCE PURPOSES ONLY

SURVEYOR'S NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IN 89°26'31" W, SHOWN AS THE SOUTH LINE OF PARCELS 2 AND 3 ON PARCEL MAP NO. 38582, AS PER P.M.B. 242/30-32.

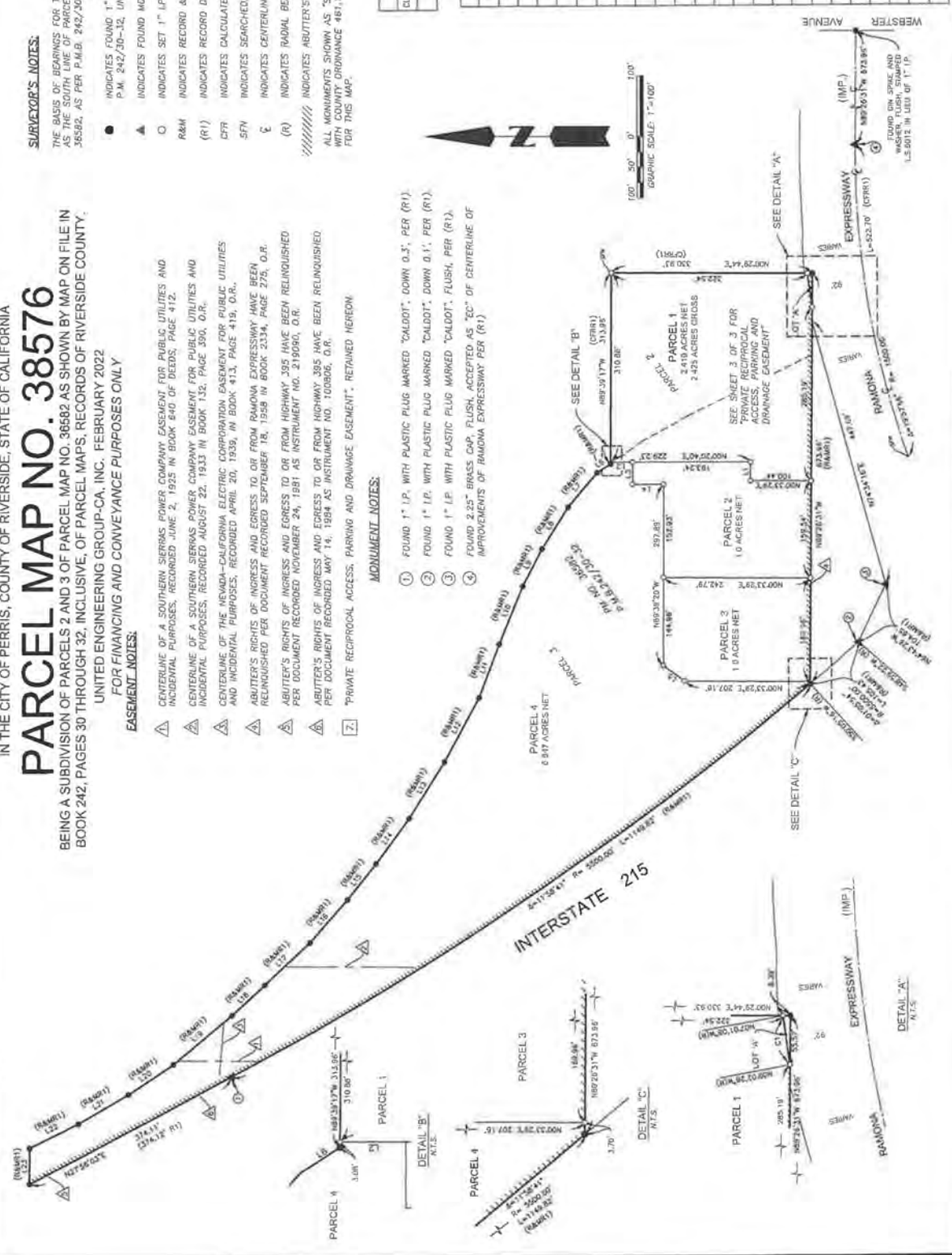
- INDICATES FOUND 1" I.P. WITH NAIL & TAG, L.S. 8012 PER P.M. 242/30-32, UNLESS NOTED OTHERWISE.
 - ▲ INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 1" I.P., TAGGED L.S. 8974
 - R&M INDICATES RECORD & MEASURED
 - (R1) INDICATES RECORD DATA PER P.M. 242/30-32.
 - CPR INDICATES CALCULATED FROM RECORD
 - SFN INDICATES SEARCHED, FOUND NOTHING
 - £ INDICATES CENTERLINE
 - (R) INDICATES RADIAL BEARING
 - ||||| INDICATES ABUTTER'S RIGHTS RELINQUISHED
- ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 481.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.

EASEMENT NOTES:

- ▲ CENTERLINE OF A SOUTHERN SERVICES POWER COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 2, 1925 IN BOOK 840 OF DEEDS, PAGE 412.
- ▲ CENTERLINE OF A SOUTHERN SERVICES POWER COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1933 IN BOOK 132, PAGE 390, O.R.
- ▲ CENTERLINE OF THE NEVADA-CALIFORNIA ELECTRIC CORPORATION EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 1939, IN BOOK 413, PAGE 419, O.R.
- ▲ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM RAMONA EXPRESSWAY HAVE BEEN RELINQUISHED PER DOCUMENT RECORDED SEPTEMBER 16, 1959 IN BOOK 234, PAGE 275, O.R.
- ▲ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY 395 HAVE BEEN RELINQUISHED PER DOCUMENT RECORDED NOVEMBER 24, 1981 AS INSTRUMENT NO. 219090, O.R.
- ▲ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY 395 HAVE BEEN RELINQUISHED PER DOCUMENT RECORDED MAY 14, 1984 AS INSTRUMENT NO. 100886, O.R.
- 7. PRIVATE RECIPROCAL ACCESS, PARKING AND DRAINAGE EASEMENT*, RETAINED HEREON.

MONUMENT NOTES:

- 1. FOUND 1" I.P. WITH PLASTIC PLUG MARKED "CALDOT", DOWN 0.3', PER (R1).
- 2. FOUND 1" I.P. WITH PLASTIC PLUG MARKED "CALDOT", DOWN 0.1', PER (R1).
- 3. FOUND 1" I.P. WITH PLASTIC PLUG MARKED "CALDOT", FLUSH, PER (R1).
- 4. FOUND 3.25" BRASS CAP, FLUSH, ACCEPTED AS "LOC" OF CENTERLINE OF IMPROVEMENTS OF RAMONA EXPRESSWAY PER (R1)



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
1	02°10'20"	1522.02'	55.18'
2			28.10'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.37'	N89°29'20"W
L2	35.99'	N00°20'40"E
L3	38.45'	N89°29'20"W
L4	50.29'	N00°20'40"E
L5	43.06'	N43°01'25"E
L6	26.01'	N32°28'51"W
L7	73.98'	N49°37'26"W
L8	80.70'	N57°37'43"W
L9	68.90'	N87°30'04"W
L10	102.87'	N67°26'31"W
L11	93.53'	N85°37'29"W
L12	119.77'	N67°15'57"W
L13	108.51'	N57°36'44"W
L14	92.36'	N43°28'24"W
L15	75.37'	N57°39'44"W
L16	93.15'	N46°36'22"W
L17	100.02'	N43°33'34"W
L18	73.44'	N43°21'15"W
L19	125.95'	N39°59'36"W
L20	68.95'	N33°30'49"W
L21	85.38'	N30°12'04"W
L22	87.81'	N35°32'30"W
L23	59.24'	N89°35'56"W

TENTATIVE PARCEL MAP NO. 38985

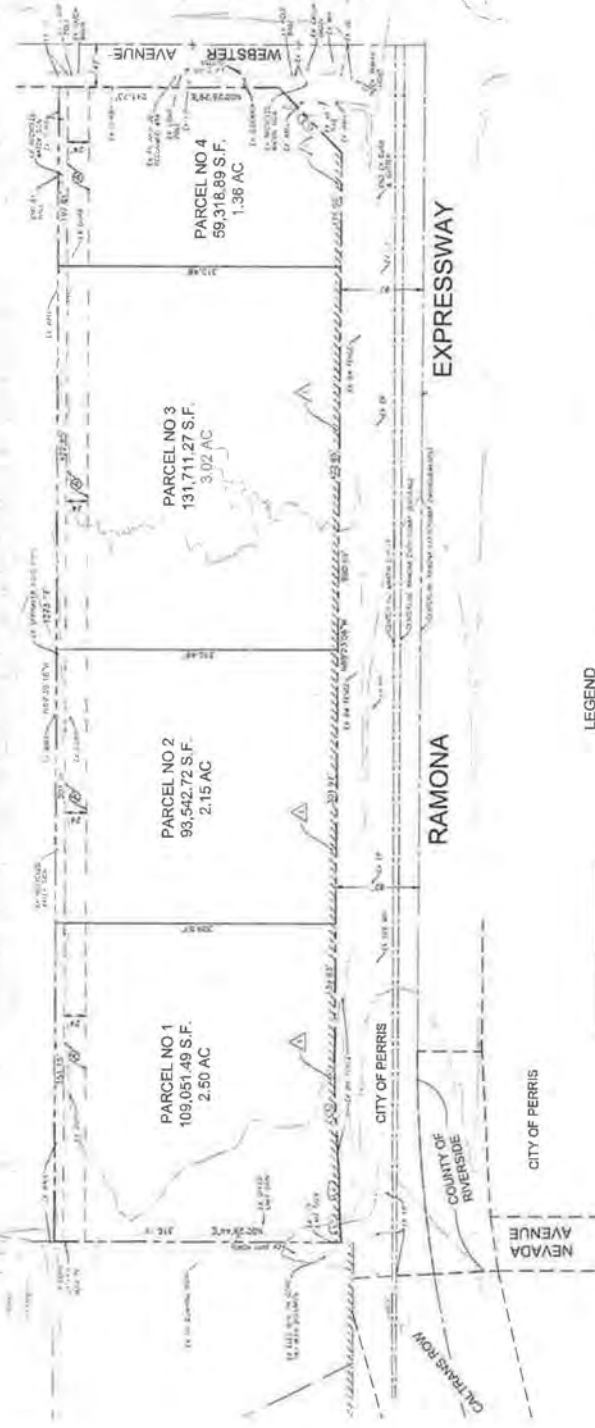
IN THE CITY OF FERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
UNITED ENGINEERING GROUP CA., INC. APRIL 2024

FOR FINANCE AND CONVEYANCE PURPOSES ONLY

A CORRECTION MAP, ON LAND USE, DISTANCE OR MEASUREMENT, IS NECESSARY TO
RECALCULATE THIS PARCEL MAP. THIS MAP DOES NOT REPEAL ANY CONVEYANCE OF ANYTHING
HEREIN, BUT ONLY CORRECTS THE MISTAKES AND USES INTENTIONAL OR NEGLIGENT FOR THIS LAND.



VICINITY MAP



USE TABLE	
1	100%
2	20%
3	30%
4	40%
5	50%
6	60%
7	70%
8	80%
9	90%
10	100%

BENCHMARK:

THE BENCHMARK FOR THIS MAP IS IN THE CITY OF FERRIS, CALIFORNIA, AND IS A 3" X 3" ALUMINUM DISC MARKED "744-437". THE BENCHMARK IS LOCATED AT THE CORNER OF THE SECTION 16, T4S, R4E, S4E, AND IS 1.5' FROM THE CORNER. THE BENCHMARK IS 1.5' FROM THE CORNER OF THE SECTION 16, T4S, R4E, S4E, AND IS 1.5' FROM THE CORNER.

LEGEND

- 1. Easement
- 2. Easement
- 3. Easement
- 4. Easement
- 5. Easement
- 6. Easement
- 7. Easement
- 8. Easement
- 9. Easement
- 10. Easement

SURROUNDING LAND USE

1. FERRIS VALLEY COMMERCIAL CENTER (LIGHT INDUSTRIAL)
2. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)
3. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)
4. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)

EXISTING & PROPOSED LAND USE

1. FERRIS VALLEY COMMERCIAL CENTER (LIGHT INDUSTRIAL)
2. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)
3. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)
4. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)

LEGAL DESCRIPTION:

APRIL 2, 2024, PARCEL MAP NO. 38985, IN THE CITY OF FERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOR FINANCE AND CONVEYANCE PURPOSES ONLY.

PROPERTY ADDRESS:

PROPERTY IS A LOCATED SITE WITH NO ADDRESS.

GENERAL NOTES:

1. 60000 S.F. AREA, 1.36 AC.
2. 131,711.27 S.F., 3.02 AC.
3. 93,542.72 S.F., 2.15 AC.
4. 109,051.49 S.F., 2.50 AC.

FLOOD PLAIN NOTE:

THE SUBJECT PARCEL IS IN ZONE 4 FROM THE 1:50,000 SCALE FLOOD MAP (FIRM) MAP NO. 15000-0000-0000, EFFECTIVE 6/18/14 AND MAP NO. 15000-0000-0000, EFFECTIVE 6/18/14.

EASEMENTS:

- 1. EASEMENT
- 2. EASEMENT
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
- 6. EASEMENT
- 7. EASEMENT
- 8. EASEMENT
- 9. EASEMENT
- 10. EASEMENT

OWNERS:

1. FERRIS VALLEY COMMERCIAL CENTER (LIGHT INDUSTRIAL)
2. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)
3. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)
4. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)

PREPARED FOR:

1. FERRIS VALLEY COMMERCIAL CENTER (LIGHT INDUSTRIAL)
2. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)
3. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)
4. FERRIS VALLEY COMMERCIAL CENTER (COMMERCIAL)

SUBMITTALS		REVISIONS		DATE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DATE
1	100%	1	100%	1	100%
2	20%	2	20%	2	20%
3	30%	3	30%	3	30%
4	40%	4	40%	4	40%
5	50%	5	50%	5	50%
6	60%	6	60%	6	60%
7	70%	7	70%	7	70%
8	80%	8	80%	8	80%
9	90%	9	90%	9	90%
10	100%	10	100%	10	100%

BASIS OF BEARINGS:	
THE BASIS OF BEARINGS FOR THIS MAP IS IN THE CITY OF FERRIS, CALIFORNIA, AND IS A 3" X 3" ALUMINUM DISC MARKED "744-437". THE BENCHMARK IS LOCATED AT THE CORNER OF THE SECTION 16, T4S, R4E, S4E, AND IS 1.5' FROM THE CORNER. THE BENCHMARK IS 1.5' FROM THE CORNER OF THE SECTION 16, T4S, R4E, S4E, AND IS 1.5' FROM THE CORNER.	

TENTATIVE PARCEL MAP NO. 38985	
FOR FINANCE AND CONVEYANCE PURPOSES	
FERRIS GATEWAY PHASE II	
FERRIS, CALIFORNIA	

DATE	
APRIL 25, 2024	

SHEET 1 OF 1	
PROJECT NUMBER	
CA-20014	

Exhibit J

Planning Commission Staff Report – Dated
September 17, 2025



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

September 17, 2025

SUBJECT:

Specific Plan Amendment 22-05280, Tentative Parcel Maps: 22-05279 (TPM 38576) and 24-05150 (TPM 38985), Conditional Use Permits 22-05295, 24-05141, and 24-05142, and Development Plan Reviews 22-00028 and 23-00021 – A proposal to consider the following entitlements to facilitate the construction of Perris Gateway Commercial Center in two phases on 20.28 acres, located on the north side of Ramona Expressway between the I-215 freeway and Webster Avenue within the Commercial (C) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP):

1. Specific Plan Amendment to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to allow self-storage facilities in the Commercial Zone, subject to a Conditional Use Permit;
2. Tentative Parcel Map 38576 to subdivide two (2) existing parcels into four (4) parcels in Phase 1, and Tentative Parcel Map 38985 to subdivide one (1) existing parcel into four (4) parcels for Phase 2;
3. Conditional Use Permits to allow a self-storage facility in the Commercial Zone, six (6) drive-through fast-food restaurants, two (2) vehicle fuel stations, and the off-sale of beer and wine (Type 20 Alcohol License) at the Maverick convenience store in conjunction with a Determination of Public Convenience or Necessity; and
4. Development Plan Reviews for the reviews of the site plan and building elevations for the proposed commercial project consisting of a 157,928-square-foot self-storage facility, two sit-down restaurants totaling 12,000 square feet, six drive-through fast-food restaurants totaling 18,400 square feet, two convenience stores totaling 10,039 square feet, two vehicle fuel stations, and a 5,425-square-foot self-automated car wash.

Applicant: Mike Naggar.

REQUEST:

Adopt Resolution 25-24 recommending that the City Council certify the Final Environmental Impact Report (SCH #2024080050), adopt the Mitigation and Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations, and approve the following entitlements:

- SPA 22-05280;
- TPM 22-05279 (TPM 38576) for Phase 1, TPM 24-05150 (TPM 38985) for Phase 2;
- CUP 22-05295 to allow a self-storage facility, CUP 24-05141 to allow six (6) drive-through restaurants, CUP 24-05142 to allow the off-sale of beer and wine (Type 20 Alcohol License) at the Maverik convenience store in conjunction with a Determination of Public Convenience or Necessity and a vehicle fuel station in Phase 1 and a vehicle fuel station in Phase 2; and
- DPRs 22-00028 and 23-00021 for review of the site plan and building elevations in Phases 1 and 2 to facilitate the construction of the Perris Gateway Commercial Center on 20.28 acres, based on the findings contained in the Resolution and subject to the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND

The 20.28-acre vacant project site proposed for the Perris Gateway Commercial Center project, located on the north side of Ramona Expressway between the I-215 Freeway and Webster Avenue, is a remnant commercial property of the Optimus Logistics Center 1 (OLC 1) project, approved by the City Council in January 2016, consisting of two warehouse buildings, totaling 1,455,781 square feet that has been constructed. The vacant property proposed for development consisted of land originally set aside for a future Ramona Expressway off-ramp realignment at the I-215 Freeway, and a conceptually envisioned commercial project that had a hotel and retail buildings but not processed for entitlement as part of the original project.

The overall project now consists of self-storage, six drive-through restaurants and two convenience store with gas fueling and off-sale of beer and wine that is surrounded by the OLC 1 industrial project to the north, Ramona Gateway (DECA), a commercial and industrial development currently under construction, to the south, across Ramona Expressway; an existing commercial shopping center to the east, across Webster Avenue; and the I-215 Freeway to the west.

EIR Scoping Meeting

On August 13, 2024, the Planning Commission held a public Scoping Meeting to identify key issues for the Environmental Impact Report (EIR) on the proposed project. The Commission raised concerns about aesthetic impacts, particularly the visibility of Phase I buildings from the I-215 freeway, as well as potential traffic circulation and queuing issues. Additional concerns included traffic impacts near the I-215 on-ramp and surrounding streets, environmental effects of the proposed fuel stations, potential impacts on nearby residences along Webster Avenue, and air quality issues from vehicle idling at drive-through restaurants.

Ad Hoc Committee Discussion

An Ad Hoc Committee meeting was held on May 12, 2025, to review the proposed project. At the meeting, the Committee raised concerns about the visibility of the storage facility's plain facades from the I-215 freeway, as well as the adequacy of screening walls and landscaping near the on-ramp. They also stressed the need for commercial buildings to complement surrounding developments. The Committee provided additional design feedback, outlined below, most of which has been addressed and incorporated by the developer:

Phase 1 Development

1. Reconsider a different building design for the prominent buildings of the storage facility. Refer to the storage facility approved in the Green Valley Specific Plan for reference.
2. Install additional landscaping between the property line and the storage facility buildings adjacent to the on-ramp. Additional trees and plantings within the interior of the project site were also suggested.
3. Landscape the city-owned parcel located along the Ramona Expressway frontage, immediately east of the I-215 freeway.

Phase 2 Development

1. Redesign the project's primary entrances along Ramona Expressway to create a more town-center-like atmosphere.
2. Consider combining the multi-tenant retail buildings to create a single larger building for a potential grocery store or larger retail establishment. Alternatively, consider providing a wider outdoor paseo area between the two buildings to accommodate additional outdoor seating and create a meaningful gathering space.
3. Revise color scheme for the conceptual retail buildings (avoid salmon color).
4. Work with Engineering on the mid-point driveway on Webster Avenue to ensure a right-in-right-out only.

PROJECT DESCRIPTION

The applicant is requesting approval of the following entitlements to facilitate the development of 20.28 acres with a commercial complex referred as Perris Gateway Commercial Center, proposed to be constructed in two phases: 1) Specific Plan Amendment to allow self-storage facilities in the Commercial Zone of the PVCCSP with the approval of a Conditional Use Permit (CUP); 2) Tentative Parcel Map (TPM-38576) to subdivide Phase 1, consisting of (2) existing parcels into four (4) new parcels, and (TPM-38985) to subdivide Phase 2, consisting of one (1) existing parcel into four (4) new parcels creating 8-parcels in total; 3) Conditional Use Permits to allow the self-storage facility, two fueling stations one of which will offer off-sale of beer and wine, and six drive-through restaurants; and 4) Development Plan Reviews for the site design and building elevations of the proposed Perris Gateway Commercial Center.

The Phasing Plan Exhibit is on the following page.



It should be noted that the Specific Plan Amendment request may become moot if the Specific Plan Amendment (SPA) 22-05380, requested for The Retreat at Lake Perris, which also proposes to amend the permitted uses to allow self-storage facilities in the PVCCSP with a Conditional Use Permit, is approved by the City Council on September 30, 2025. If approved, the Perris Gateway Commercial Center project would only require Planning Commission review for final action, with no further consideration by the City Council.

Following is a summary of each component of the proposed development (Exhibit H):

1. *Phase 1 - West Commercial Development (TPM 38576 Parcels 1-4)*

Phase 1 comprises Parcels 1 through 4 totaling 11.27 acres, located on the north side of Ramona Expressway between the I-215 Freeway on-ramp and Nevada Avenue. Development in Phase 1 consists of the following:

- a. Parcel 1 – It consists of 2.42 acres located on the southeast corner of Ramona Expressway and Nevada Avenue. It is proposed to be developed with a 6,120-square-foot convenience store with off-sale beer and wine in conjunction with a vehicle fuel station (Maverik). A proposed 6,000-square-foot canopy will accommodate five (5) fueling islands with 10 fueling dispensers. The vehicle fuel station will be served by 33 parking spaces.
- b. Parcels 2 and 3 - Each parcel consists of 1.0 acre located along the southerly side of the site fronting Ramona Expressway and is proposed to be developed with drive-through restaurants, 3,000 square feet and 3,340 square feet, respectively, both featuring outdoor dining areas. Each building has its drive-through window and porte cochere located on the north side, with a 14-foot-wide drive-through lane designed to accommodate a minimum of eight vehicles. In both cases, vehicles will enter from the southeast access, circulate counterclockwise, and exit on the southwest side of the building. The two drive-through restaurants will be served by a total of 76 parking spaces.

- c. Parcel 4 – The 6.84-acre parcel on the southwest side of the site is planned for a three-story self-storage facility totaling 157,928 square feet across 23 buildings. It will include 210 storage units ranging from 50 to 200 square feet. Building A, the largest at 61,928 square feet, will have a leasing office, restrooms, an elevator, and 70 climate-controlled units on each of its three floors, accessed through interior hallways. The other 21 single-story buildings, ranging from 1,200 to 14,490 square feet, will have non-climate-controlled units with exterior access. The site will also feature 23 enclosed RV parking spaces, 11 parking spaces for customers and employees, and be secured by a 10-foot masonry wall and gated entrance on the east side.

2. *Phase 2 - Eastern Commercial Center (TPM 38985 Parcels 1-4):*

Phase 2 comprises Parcels 1 through 4, totaling 9.03 acres, located on the north side of Ramona Expressway between Nevada Avenue and Webster Avenue. Development in Phase 2 consists of the following:

- a. Parcels 1 and 2 – These parcels are located on the western portion of the site, with Parcel 1 comprising 2.50 acres on the southwesterly side and Parcel 2 covering 2.15 acres on the westerly side. Each parcel will include a drive-through restaurant, with 3,400 square feet on Parcel 1 and 3,000 square feet on Parcel 2, as well as a 6,000-square-foot multi-tenant commercial building. On Parcel 1, the restaurant's drive-through window and porte cochere will face Ramona Expressway to the south, with a 14-foot-wide drive-through lane accommodating 12 vehicles entering from the northeast and exiting to the southeast in a counterclockwise flow. Parcel 2's drive-through window and porte cochere will be located on the east side of the building, with a 14-foot-wide lane accommodating nine vehicles entering from the southwest and exiting to the northeast, also in a counterclockwise direction.
- b. Parcel 3 – This parcel is located on the easternmost side of the site, consists of 3.02 acres, and is proposed to include a 5,425 square-foot self-automated carwash and two drive-through restaurants. The carwash will feature a tunnel, equipment room, restrooms, and a small office, with two entry lanes on the south side and stacking for 22 vehicles. The first restaurant, located at the southeast corner, will be 2,200 square feet with a drive-through lane on the east side accommodating 11 vehicles; traffic will enter from the northwest and exit to the northeast in a counterclockwise direction. The second restaurant will be 3,000 square feet, with a drive-through lane on the north side ranging from 20 to 28 feet wide, accommodating 25 vehicles, entering from the southwest and exiting to the northwest, also in a counterclockwise flow.
- c. Parcel 4 – It consists of 1.36 acres located on the southeast corner of Ramona Expressway and Webster Avenue. It is proposed to be developed with a 4,088 square foot convenience store with a vehicle fuel station. A proposed 4,000 square foot canopy will accommodate three (3) fueling islands with six (6) fueling dispensers.

A total of 345 parking spaces will be provided throughout the entire Phase 2 project site. Site access is available via six (6) driveways along Ramona Expressway and Webster Avenue.

3. Other Project Improvements

The applicant has agreed that the property owners of the Phase 1 development will landscape and maintain in perpetuity the 0.50-acre city-owned parcel located north of Ramona Expressway, between the I-215 on-ramp and Nevada Avenue. This agreement will remain in effect until the parcel is needed for additional expansion of Ramona Expressway. In addition, the applicant has committed to installing a City of Perris-branded entrance monument sign, consistent with those used in the Ramona Gateway project. Specifications for the landscaping, monument sign location, and design are outlined in Public Works Conditions of Approval.

PROJECT ANALYSIS

The table below summarizes the project's consistency with the General Plan, PVCC Specific Plan, Zoning Code, Title 18 Subdivision Code, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Consistency Analysis
Consistency with the General Plan As proposed, the Project will be consistent with the General Plan and will further the following General Plan Circulation Element, Safety Element, Land Use Element, and <u>Land Use Element</u> : ○ Goal II - New development consistent with infrastructure capacity and municipal services capabilities. ○ Goal III and Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy. The proposed commercial development would produce jobs within the vicinity of the area. Safety Element: ○ 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. ○ 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: ○ Policy II - New development consistent with infrastructure capacity and municipal services capabilities. ○ Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy.

Consistency Analysis

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

The project site is located in the Commercial (C) Zone of the PVCCSP, which supports retail, office, and service uses. A proposed amendment to the PVCCSP would allow a self-storage facility in Phase 1, subject to a Conditional Use Permit. The project has been reviewed for compliance with all relevant development standards, including building height, setbacks, lot and floor area requirements, landscaping, parking, and drive-through stacking. The proposed Type 20 alcohol license for off-sale beer and wine at the Maverik convenience store meets Zoning Code standards, including distance requirements, and is exempt from proximity restrictions to other alcohol retailers due to its location in a shopping center. While the area has an over-concentration of off-sale licenses, the applicant has provided sufficient justification for a Determination of Public Convenience or Necessity. The project is consistent with the General Plan, PVCCSP, and Zoning Code, and will enhance access to goods and services for local workers and nearby residents.

Consistency with Title 18 - Subdivisions

The project proposes Tentative Parcel Maps 38576 and 38985 to subdivide three (3) existing lots into eight (8) parcels consisting of 20.28 acres. Tentative Parcel Map 38576 consists of 4 parcels, ranging in size from 1 acre to 6.847 acres. Tentative Parcel Map 38985 includes four parcels, ranging in size from 1.36 acres to 3.02 acres. The minimum lot size in the PVCC-SP Commercial Zone designation is 1 acre; thus, all proposed parcels meet the minimum standards of the PVCC-SP. A reciprocal access agreement is required to ensure vehicular access across all parcels throughout the project site. The project was analyzed for compliance with the minimum lot standards, and both components of the project comply. Therefore, the project is consistent with the PVCCSP and Title 18 – Subdivisions.

Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)

The entire Project site is located within Zones C1 (Primary Approach/Departure Zone) of the MARB/IPA ALUCP. Compatibility C1 Zone is considered to have a moderate to high noise impact and is mostly within the 60 dBA CNEL contour boundary (Exhibit D). Commercial uses are not prohibited within the C1 zone, but they are subject to density limitations that restrict occupancy to no more than 250 people per acre and limits such uses as children's schools, daycare centers, libraries and hospitals. The proposed project is consistent with these allowable parameters. On July 11, 2024, the Airport Land Use Commission (ALUC) determined the project to be conditionally consistent with the C1 Zone of the MARB/IPA ALUCP.

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the PVCCSP Development Standards for the Commercial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code.

Phase 1 – West Commercial Center Perris Valley Commerce Center Specific Plan Commercial Zone - Development Standards				
Standard			Proposed	Consistent
Floor Area Ratio (FAR)	0.75		Parcel 1: 0.06 Parcel 2: 0.06 Parcel 3: 0.08	Yes
Lot Coverage	50 percent		Parcel 1: 12.84 percent Parcel 2: 6.0 percent Parcel 3: 8.06 percent	Yes
Lot Size	1 acre		Parcel 1: 2.4 acres Parcel 2: 1.0 acres Parcel 3: 1.0 acres	Yes
Lot Width	100 feet		Parcel 1: 310 feet Parcel 2: 152 feet Parcel 3: 144 feet	Yes
Lot Depth	150 feet		Parcel 1: 322 feet Parcel 2: 242 feet Parcel 3: 242 feet	Yes
Building Height	45 feet		20 – 25 feet	Yes
Setbacks	Front Yard: Ramona Expressway	15 feet	41 – 146 feet	Yes
	Side Yard (east)	0 feet	26 - 48 feet	Yes
	Side Yard – (west) I-215 Freeway	0 feet		
	Rear Yard (north)	0 feet	54 feet	Yes
Landscape Coverage	10 percent		10 percent	Yes

Parking Standards Phase 1 – West Commercial Center Chapter 19.69 – Parking Development Standards				
Use	Standard	Required	Proposed	Consistent
Commercial Buildings	Convenience Store/Vehicle Fuel Station 1 space/200 sq. ft. floor area	Maverik: 28 Spaces	Maverik: 33 spaces	Yes
	Drive-Through Restaurants 1 space/50 sq. ft. of dining area	64 spaces	76 spaces	
Total Parking		92 spaces	109 spaces	Yes
Total Surplus Parking			17 spaces	Yes

Phase 1 - Self-Storage Facility Perris Valley Commerce Center Specific Plan Commercial Zone - Development Standards				
Standard		Proposed		Consistency
Floor Area Ration (FAR)	0.75	0.48		Yes
Lot Coverage	50 percent maximum	32 percent		Yes
Lot Size	1 acre	6.8 acres		Yes
Lot Width	100 feet	194 feet (average)		Yes
Lot Depth	150 feet	929 feet		Yes
Building Height	45 feet	10-43 feet		Yes
Setbacks	Front Yard (west): I-215 Freeway	15 feet	20 feet	Yes
	Side Yards (North)	0 feet	400 +/- feet	Yes
	Side Yards (South)	0 feet	45 feet	Yes
	Rear Yard (East)	0 feet	25 feet	Yes
Landscape Coverage	10 percent	10 percent		Yes

Phase 1 Self-Storage Facility Parking Standards Chapter 19.69 – Parking Development Standards				
Use	Standard	Required	Proposed	Consistency
Office Area	1 space/every 300 sq. ft. of Office (200 sq. ft.)	1.5 spaces	11 spaces	Yes
Total Parking		1.5 spaces	11 spaces	Yes
Total Surplus Parking		9.5 spaces		

Phase 2 - East Commercial Facility Perris Valley Commerce Center Specific Plan Commercial Zone - Development Standards			
Standard		Proposed	Consistency
Floor Area Ration (FAR)	0.75	Parcel 1: 11.58 Parcel 2: 10.40 Parcel 3: 12.38 Parcel 4: 8.35	Yes
Lot Coverage	50 percent maximum	Parcel 1: 0.08 percent Parcel 2: 0.09 percent Parcel 3: 0.08 percent Parcel 4: 0.08 percent	Yes
Lot Size	1 acre	Parcel 1: 2.50 feet Parcel 2: 2.15 feet Parcel 3: 3.02 feet Parcel 4: 1.36 feet	Yes
Lot Width	100 feet	Parcel 1: 351 feet Parcel 2: 301 feet Parcel 3: 422 feet Parcel 4: 197 feet	Yes
Lot Depth	150 feet	Parcel 1: 316 feet Parcel 2: 309 feet	Yes

Phase 2 - East Commercial Facility Perris Valley Commerce Center Specific Plan Commercial Zone - Development Standards				
Standard			Proposed	Consistency
			Parcel 3: 310 feet Parcel 4: 312 feet	
Building Height	45 feet		20-30 feet	Yes
Setbacks	Front Yard (south): Ramona Expressway	15 feet	28 - 81 feet	Yes
	Side Street (east)-Webster Ave	15 feet	85 feet	Yes
	Side Yard (west)		10 - 42 feet	
	Rear Yard (north)	0 feet	63 -72 feet	Yes
Landscape Coverage	10 percent		22 percent	Yes

Parking Standards Phase 2 – West Commercial Center Chapter 19.69 – Parking Development Standards				
Use	Standard	Required	Proposed	Consistent
Commercial Buildings	Restaurants (drive-through) 1 space/50 sf dining area	254 spaces	270 spaces	Yes
	Convenience Store 1 space/200 sq. ft floor area	20 spaces	27 spaces	Yes
	Automated Carwash	6 spaces	13 spaces	Yes
Total Parking		280 spaces	310 spaces	Yes
Total Surplus Parking			30 spaces	Yes

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

• Building Elevations

Phase 1

Western Commercial Center - The proposed development features contemporary commercial architecture with a linear design and simple forms, visible from Ramona Expressway. Materials include stone veneer, wood siding, metal roofing, and bronze accents, with a color palette of sand, slate, dark bronze, and black. Drive-through restaurant pads will undergo separate Administrative Development Plan Reviews to ensure consistency in design and materials, allowing for corporate trim colors. The Maverik gas station includes a convenience store and fuel island canopy, featuring fiber board siding, stone veneer, aluminum awnings, and red branding, with 75% of the canopy clad in stone veneer and an articulated roof design. The self-storage facility includes a three-story, 43-foot-high primary building with stucco-textured metal siding in grey and navy blue, along with 21 one-story storage buildings using matching colors and trim. A 10-foot-high decorative pre-cast wall will screen the site from the I-215 on-ramp and the southern property edge (Exhibit H).

Phase 2

Eastern Commercial Center – Phase 2 of the development mirrors the materials and color

palette used in Phase 1, featuring a mix of stucco, stone veneer, natural and stained wood, metal, and fabric awnings, and dark bronze metal roofing. Most drive-through windows are oriented toward the project interior, and those facing Ramona Expressway have been conditioned to include a 3-foot-high screen wall. The vehicle fuel station canopy includes stone veneer cladding and an articulated roof. As with Phase 1, Phase 2 buildings are speculative, and each pad will require Administrative Development Plan Review to ensure consistency with the PVCCSP (Exhibit H).

- **Landscaping**

The landscaping for Phases 1 and 2 is designed to create a cohesive appearance across the entire site, consistent with the Landscaping Ordinance and PVCCSP requirements. Phase 1 includes 10% landscape coverage, not including 20,000 square feet of City-owned right-of-way along Ramona Expressway, which the applicant has agreed to landscape. Phase 2 exceeds requirements with 22% landscape coverage. The plan includes groundcover, shrubs, and 412 trees of various sizes, with enhanced landscaping at entry points, along major road frontages, and throughout parking areas, and trash enclosures. Enhanced paving is also proposed at site entrances and walkways leading to the main retail buildings. As conditioned, the project complies with the Landscaping Ordinance and PVCCSP requirements (Exhibit H).

- **Fencing/Walls**

The applicant has submitted a conceptual fence and wall plan, which includes an existing 14-foot-high screen wall separating the site from the Optimus 1 industrial warehouse to the north of the site, as well as a 10-foot-high decorative precast wall along the western and southern edges of the Phase 1 self-storage facility. A decorative metal gate is also proposed at the facility entrance. As conditioned, drive-throughs visible from Ramona Expressway must include a 3-foot-high decorative screen wall (Exhibit H).

- **Circulation**

Access to the Perris Gateway Commercial Center is proposed as follows:

- A 41-foot-wide full access signalized driveway at the main Phase 1 entrance, located at the intersection of Nevada Avenue at Ramona Expressway, allowing full turning movements.
- A 28-foot-wide unsignalized right-in/right-out driveway approximately 200 feet east of the Nevada Avenue intersection, providing right-in/right-out only access.
- A second full access signalized intersection located mid-block between Nevada Avenue and Webster Avenue, lines up with the main entrance to the Ramona Gateway Commercial Center located south of Ramona Expressway.
- A fourth unsignalized driveway, approximately 200 feet west of Webster Avenue, allowing right-in/right-out access only.
- A fifth driveway, located at the center of Parcel 4 in Phase 2 between the convenience store and the fuel island canopy, provides right-in/ right-out turning movements only.
- A sixth driveway at the northeastern corner of the site along Webster Avenue, provides full access vehicular movement and functions as a fire access lane, connecting Phases 1 and 2.

FINDINGS SUMMARY

Conditional Use Permit

The project site is located in the Commercial Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP), which allows retail and service uses, including off-site alcohol sales with a Conditional Use Permit (CUP). The proposed drive-through restaurants meet or exceed vehicle stacking requirements and are designed to maintain adequate on-site circulation. One drive-through in Phase 2 has a pick-up window facing Ramona Expressway, while the others face inward. All windows will be screened with a porte cochere or trellis, and no significant noise impacts are expected. Therefore, the project complies with the PVCCSP and Zoning Code. The CUP also permits incidental off-site sales of beer and wine at a vehicle fuel station, provided the required findings are supported. Alcohol sales will be limited to a designated display area, and the site will feature adequate parking, lighting, and access for the purpose of safety and security. The Riverside County Sheriff's Department reviewed the proposal and had no objections (Exhibit K). Based on the summary above, the project meets all requirements of the PVCCSP and Zoning Code.

Determination of Public Convenience or Necessity

A Determination of Public Convenience or Necessity is requested for the off-sale of beer and wine (Type 20 Alcohol License) at the proposed Maverick convenience store. In accordance with section 19.54 of the Perris Municipal Code, the City may consider a Public Convenience or Necessity Determination request for the issuance of an alcohol license in areas with undue concentration. Census Tract 426.25 has been determined to be over-concentrated, as a maximum of 3 off-sale licenses are allowed, and there are currently 12 off-sale licenses. Although the area currently has 12 active off-sale licenses, the majority of those licenses are located in the southern portion of the census tract, and the Perris Gateway Commercial Center is located in the northwestern area of the census tract. Furthermore, Ramona Expressway is a major regional thoroughfare and divides the census tract in half. Limiting the number of licenses to only 3 would deprive those passing through to shop at the shopping center, the ability to purchase alcohol for off-site consumption at their destination.

California Department of Alcoholic Beverage Control (Census Tract 426.25) Off-Sale Alcohol Licenses					
Standard		Existing Licenses	Proposed Licenses	Total Number of Existing and Proposed Licenses	Consistency
Maximum Number of Off-Sale Licenses Census Tract 426.25	3	12 (7 – Type 21 License And 5 – Type 20 License)	Proposed 1 (Type 20 License)	13 Alcohol Licenses	Inconsistent

Note: Type 20 (Off-Sale of Beer and Wine)
Type 21 (Off-Sale of General Alcohol)

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Environmental Impact Report (EIR-SCH 2024080050) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit J). The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to air quality and cumulative GHG emissions, which have been identified as significant and unavoidable. Adoption of a Statement of Overriding Considerations would be required in order to approve the project.

A Notice of Availability for the Draft Environmental Impact Report (Draft EIR) was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The notice 45-day public comment review period started on January 31, 2025, and ended on March 17, 2025. During the 45-day comment period, the City received three (3) comment letters from the following interested parties:

1. Advocates for the Environment – The comment from Advocates for the Environment was introductory in nature and provides an accurate summary of the proposed Project as analyzed in Draft EIR. Specific responses to commenter statements were provided. No environmental issues are raised by this comment letter.
2. Riverside County Flood Control – The comment from Riverside County Flood Control was introductory, and no environmental issues were raised in the comment letter. No environmental issues were raised by this comment letter.
3. California Department of Transportation (Caltrans) – This comment letter was introductory and provided an accurate summary of the proposed Project as analyzed in Draft EIR. No environmental issues were raised by the comment letter, and the applicant acknowledged that an encroachment permit issued by Caltrans is needed if any work is to be performed within the Caltrans (I-215 Freeway) right-of-way.

Responses to Comments were prepared and included in the Final EIR. None of the comments raised additional environmental concerns that have not been addressed in the EIR, constitute "significant new information" or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the EIR (Exhibit J). Per the Public Resources Code Section 21092.5, the City has to provide a written response to the commenting public agency at least ten days before the proposed certification date.

PUBLIC HEARING NOTICE:

A Notice of Public Hearing for the Planning Commission meeting scheduled for September 17, 2025, was published in the local newspaper and distributed to agencies and property owners within 600 feet of the project site (Exhibit M). As of the writing of this report, staff has not received any additional correspondence regarding this project.

RECOMMENDATION:

That the Planning Commission recommend to the City Council adoption of Resolution 25-24 recommending certification of the Final Environmental Impact Report (SCH 2024080050), adoption of the Mitigation and Monitoring and Reporting Program, Findings of Fact, and

Statement of Overriding Considerations, and approval of Specific Plan Amendment (SPA) 22-05280, Tentative Parcel Maps 22-05279 (TPM 38576) and 24-05150 (TPM 38985), Conditional Use Permits (CUP's) 22-05295, 24-05141, and 24-05142, and Development Plan Reviews (DPRs) 22-000028 and 23-00021 to facilitate the construction of the Perris Gateway Commercial Center on 20.30 acres, 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: Mathew Evans, Project Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 25-24 recommending certification of the Final EIR, adoption of the MMRP, Findings of Fact, and Statement of Overriding Considerations, and approval of the project with Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety)
- B. Location/Aerial Map
- C. PVCCSP Land Use Map
- D. MARB/IPA ALUCP Map
- E. PVCCSP Amendment
- F. Alcohol Beverage Control Census Tract Concentration Map
- G. Distance Requirements Map
- H. Project Plans (Site Plan, Floor Plans, Building Elevations, Conceptual Landscape Plan, 3-D renderings)
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-443#docfold 1206 1313 479 443>
- I. Tentative Parcel Maps TPM 38576 and TPM 38985
- J. Final Environmental Impact Report (SCH 2024080050), including Draft EIR, Technical Reports, Responses to Comments, Findings of Fact, Statement of Overriding Consideration, and Mitigation Monitoring and 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-386#docan1206 1313 479>
- K. Riverside County Sheriff's Department Comments
- L. Applicant Prepared Public Convenience or Necessity Justifications
- M. Notice of Public Hearing.

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

Exhibit K

Final Environmental Impact Report (SCH 2024080050), including Draft EIR, Errata, Technical Reports, Responses to Comments, Findings of Fact, Statement of Overriding Consideration, and Mitigation Monitoring and 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-
386#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-386#docan1206_1313_479)

Exhibit L

Riverside County Sheriff's Department Comments

From: Kabbara, Kamal <kkabbara@riversidesheriff.org>

Sent: Wednesday, September 10, 2025 2:02 PM

To: Mathew Evans <mevans@cityofperris.org>

Subject: RE: Alcohol Sales associated with new Fuel Station Project – Perris Gateway Maverik

Hello Mathew,

The Sheriff's Department has no comments or conditions.

Best regard,

Sergeant Kamal Kabbara #3397
Riverside County Sheriff's Office
137 N. Perris Blvd, Suite A
Perris, CA 92570
(951)210-1000
kkabbara@riversidesheriff.org

Exhibit M

**Applicant Prepared Public Convenience or
Necessity Justifications**

PROJECT DESCRIPTION

APPLICANT: MAVERIK STORES

LOCATION: Ramona Expressway
Perris, CA 92570

REQUEST: PUBLIC CONVENIENCE OR NECESSITY DETERMINATION TO ALLOW THE SALE OF BEER, WINE & LIQUOR FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH A NEW MAVERIK CONVENIENCE STORE WITH FUEL

The applicant Maverik Stores, Inc. is requesting a Determination of Public Convenience or Necessity in conjunction with the sale of beer, wine & liquor for off-site consumption at their convenience store with fuel to be located on the North West Corner of Ramona Expressway and Nevada Road, Perris, CA 92570. The applicant will be applying to the Dept. of ABC for a License to allow the beer, wine & liquor sales. The property is located within Census Tract #0426.25.

The Maverik convenience store with fuel sales is part of a Specific Plan Amendment, Tentative Parcel Map, Development Plan Reviews, and Conditional Use Permits, to allow the construction and operation of a self-storage facility, two sit-down restaurants, six fast-food restaurants, two gas stations and a car wash on 20.28 total acres. In total, the Project involves the development and operation of 126,342 square feet of building area across these uses. Specifically, the Project would include 80,478 square feet of self-storage use across 22 buildings, two 6,000-square-foot sit-down restaurants, six drive-through fast-food restaurants comprised of 18,400-square-foot building area, 32 vehicle fueling positions across two gas stations including 10,039 sf of convenience store uses, and a 5,425-square-foot automated car wash building.

The new Maverik convenience store with fuel will be located on a property that consists of one generally flat parcel totaling approximately 108,900 sf (32.50 acres). The property has frontage to the south along Ramona Expressway and proposed Nevada Street, vehicle ingress and egress will occur from proposed Nevada Street. The property is also bordered to the west by a proposed retail and storage uses. The new operation will include vehicle fueling stations and a 5,637 sf retail market. The property offers 43 on-site parking spaces. Maverik stores operate 24 hours a day, which includes both the fueling services and retail store. Beer, wine & liquor sales would be restricted per California state law to 6am to 2am daily.

The store will offer an extensive menu of freshly prepared food items. They are known for their premium BonFire™ food — made fresh in every Maverik, every day — and awesome values on fuel, drinks and snacks. Maverik sells exclusive products such as fresh-made, gourmet burritos, sandwiches, pizzas, toasted subs, cookies, and coffee blends from around the world. This is in addition to a large selection of pre-prepared food items, packaged snacks, cold beverages, a small selection of sundries, auto parts useful to travelers, souvenirs, etc. Included in the items for sale will be beer, wine & liquor for off-site consumption, which is a standard at all Maverik's locations. Based on the business plan at other Maverik locations, the beer, wine & liquor sales are not expected to be a large part of this