CITY OF PERRIS

PLANNING COMMISSION
AGENDA SUBMITTAL

MEETING DATE: June 5, 2024

SUBJECT: Vesting Parcel Map 23-05059 (VPM 38814), Conditional Use Permits (CUPs) 23-05047, 23-05208, 23-05210, and Development Plan Reviews (DPRs) 23-00013 and 23-00014 – A proposal to consider the following entitlements to facilitate the construction of the Case Road Mixed-Use project consisting of an industrial warehouse building, a commercial retail shopping center, a self-storage RV parking facility, and a hotel on 44.9 acres, located north of Ethanac Road, South of Watson Road between Green Valley Parkway and Case Road: 1) Vesting Parcel Map to subdivide two (2) parcels into seven (7) parcels totaling 44.9 acres; 2) CUP for the review of site plan and building elevations for a 498,000 square foot industrial building on 23.7 acres; 3) CUP for the review of site plan and building elevations for a 116,000 square foot self-storage and outdoor RV parking facility on 9.6 acres; 4) CUP to allow two (2) 2,300 square-foot drive-through restaurants on 1.82 acres; 5) DPR for the review of the site plan and building elevations for a 21,600 square foot commercial retail shopping center on 2.8 acres; and 6) Development Plan Review for the review of site plan and building elevations for a four-story hotel on a 3.8-acres. Applicant: Derek Barbour, Richland Real Estate Fund

REQUEST: Adopt Resolution 24-05 adopting the Fourth Addendum to the Final Environmental Impact Report (Final EIR) of the Green Valley Specific Plan (GVSP), and approve Vesting Parcel Map 23-05059 (VPM 38814), Conditional Use Permits (CUPs) 23-05047, 23-05208, 23-05210, and Development Plan Reviews (DPRs) 23-00013 and 23-00014, to facilitate the construction of the Case Road Mixed-Use Project consisting of an industrial warehouse building, commercial shopping center, self-storage RV parking facility, and hotel on 44.9 acres, based on the findings and the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND

The proposed Case Road Mixed-Use project consists of 1) a 498,000-square-foot industrial building, 2) a 116,000-square-foot self-storage and outdoor RV parking facility on 9.6 acres, 3) two (2) 2,300 square-foot drive-through restaurants on 1.82 acres, 4) a 21,600-square-foot commercial retail shopping center on 2.8 acres, and 5) a four-story hotel on a 3.8-acres.

The Project is located within the Business Park and Commercial zones of the Green Valley Specific Plan (GVSP), originally adopted in 1990. The GVSP is a master-planned community encompassing 1,269 acres of land envisioned to be developed with 4,210 dwelling units, 42.3 acres of business and professional office space, 72.7 acres of commercial retail, 108.7 acres of industrial, 24 acres for three school sites, and 51.1 acres of public parks.

The 44.9-acre project site consists of two (2) vacant parcels (APNs: 327-220-012 and -044). The project site was approved in 2005 to be developed with 650,000 square feet of retail/office uses in four future phases. However, only the Perris Crossings Shopping Center was constructed as part of phase 1, totaling approximately 289,800 square feet. The remaining three future phases were never built and have remained vacant.

The site is surrounded by the EMWD water and reclamation treatment plant to the north across Watson Road; vacant land, approved to be developed with multi-family residential development, to the west; the I-215 freeway and commercial development to the east; and the Perris Crossing Shopping Center and vacant land across Ethanac Road within the City of Menifee limits to the south. Currently, Watson Road and the easterly segment of Green Valley Parkway, from Murrieta Road to Ethanac Road, are unimproved (Exhibit B).

Ad hoc Committee

On May 16, 2023, staff conducted an Ad Hoc Committee for this Project. The Ad Hoc Committee expressed the need to provide reciprocal access with the existing Perris Crossings Shopping Center to the east, that the shopping center does not need to have the same architectural style, and to ensure the 498,000 square feet warehouse component is buffered from the future entitled multi-family residential development to west along Watson Road.

The applicant revised the project plans in response to the Ad Hoc Committee's concerns as follows: 1) A driveway has been included to provide reciprocal access to the Perris Crossings Shopping Center to the east; 2) The buildings have been designed in a modern commercial architectural theme with different colors and materials; 3) The industrial building is buffered from the future multi-family residential development to the west by a 6-foot high wall at the property line, followed by a landscape buffer of 104 feet with mature 36"box trees, followed by an additional 14-foot tall wall around the truck parking area to screen the semi-truck parking/loading area. In addition, the industrial building has a 198-foot setback from the future multi-family residential zoned property, with the truck doors an additional distance of 119 feet with a notch in the building layout to screen the truck loading area. Lastly, the truck parking area is oriented towards Case Road adjacent to the EMWD treatment plant, with the truck driveway configured to direct traffic towards Case Road.

Overall, the Ad Hoc Committee was appreciative of the project design and implementation of the Industrial Good Neighbor Guidelines which included an additional landscape buffer and screening from the residential zoned property to the west.

PROJECT DESCRIPTION

The project proposal involves a Vesting Parcel Map to subdivide two parcels into seven parcels totaling 44.9 acres, Conditional Use Permits for the review of site plan and building elevations for a 498,000 square foot industrial building, 116,000 square foot self-storage and outdoor RV parking facility, and two 2,300 square-foot drive-through restaurants; Development Plan Reviews for the review of site plan and building elevations for a four-story hotel, and a 21,600 square foot commercial shopping center. The Project is known collectively as the Case Road Mixed-Use Project.

Community Benefits

As part of this Project, the applicant is also proposing the following community benefits:

- Construction of either Commercial Building E, F, G or the hotel (with Basins located on lots C and D) concurrently with the proposed industrial warehouse building, along with all the street frontage improvements along Green Valley Parkway for the entire commercial length.
- Certificate of Occupancy (CofO) of at least one (1) tenant in the commercial building or hotel with occupancy of the industrial building, with an option to include $400,000 deposited into an escrow account prior to building permit issuance that will not be refundable if the developer wishes to secure occupancy of the industrial building without a CofO with the commercial tenant. The deposit will be refundable if CofO of a commercial tenant can secured concurrently or prior to occupancy of the industrial building. This funding can be utilized as additional funding for the Ethanac Bridge Project at the San Jacinto River or as determined by the City, if the developer is unable to obtain CofO of a commercial tenant before CofO of the industrial building.
- Widening of Case Road from Watson Road to Mapes Road from two lanes to four lanes at a community benefit of approximately $300,000 after deducting potential reimbursement, which is considered a community benefit as it is above and beyond the traffic study requirements.

Project Component Details

Below is a summary of each component of the proposed development (Exbihit D):

1. *Industrial Development (Parcel 7):*

   Parcel 7 consists of 23.77 acres located at the southwest corner of Watson Road and Case Road. Parcel 7 is proposed to be developed with a 498,000-square-foot industrial warehouse building consisting of 492,000 square feet of warehouse area with 6,000 square feet of mezzanine office area located at the southwest corner of the building. The overall maximum height of the building is 49 feet. A total of 59 loading high dock doors and 183 trailer spaces

are proposed on the north side of the building. A 14-foot-high decorative concrete screen wall will screen the loading dock and truck trailer courtyard from Watson Road to the north, Case Road to the east, and the area to the west. A total of 183 parking spaces are proposed for employees and visitors along the south and west sides of the site.

Access to passenger vehicles is provided via the two most southerly driveways through the Perris Spectrum Shopping Center to Case Road. Truck access is provided on Watson Road, which is designed with reversed returns to restrict left-in and right-out-only truck movements.

Three entry lanes allow queuing for up to six (6) trucks/trailers. There is no co-mingling of passenger vehicles and trucks on-site. Trucks are anticipated to access the I-215 Freeway/Bonnie Drive Interchange by exiting the project site via Watson Road and Case Road, consistent with the City's adopted truck routes.

As conditioned, the idling of truck engines will also be limited to no longer than five minutes, and as conditioned, signage will be added to the guard shack or truck courtyard entrance gate informing drivers of this condition.

2. *Commercial Development - (Parcels 1 through 3)*

The commercial shopping center consists of Parcels 1 through 3, totaling 4.63 acres located along the Green Valley Parkway frontage, 340 feet north of Ethanac Road. The commercial shopping center consists of three buildings totaling 27,200 square feet as follows: Building E is a multi-tenant building totaling 21,600 square feet, and Buildings F and G are anticipated for two 2,800 square foot drive-through restaurants. Separate drive-thru lanes wrap around the west, south, and east sides of Buildings F and G and do not conflict with the on-site circulation. Outdoor spaces with amenities are provided between Buildings F and G, including shaded patio seating areas and water features. Multi-tenant Building E, located north (rear) of Buildings F and G includes a courtyard paseo with amenities such as shaded patio seating areas, a water feature, and landscape planters. The westerly and southern portions of Building E will also include two outdoor enclosed dining areas.

A total of 196 parking spaces are proposed for the commercial shopping center. As conditioned, the applicant/developer has the option of constructing either Building E, F, G or the hotel (with Basins located on lots C and D) simultaneously with the proposed industrial warehouse building. The improvements include all on-site and off-site infrastructure, interior parking, and landscaping for the shopping center (Exhibit F).

3. *Hotel (Parcel 4):*

Parcel 4 is comprised of 4.52 acres located along the Green Valley Parkway frontage, 630 feet north of Ethanac Road. Parcel 4 is proposed to be developed as a four-story hotel with 128 rooms and amenities, including an outdoor pool, cabana, and gazebo. The overall maximum height of the hotel is 49 feet with a building footprint of 20,000 square feet. A total of 141 parking spaces are proposed throughout the hotel.

4. *Self-storage and Outdoor RV parking facility (Parcels 5 and 6)*

   Parcels 5 and 6 are comprised of 8.89 acres located along the Green Valley Parkway frontage, 1,000 feet north of Ethanac Road. Both parcels are proposed to be developed with a self-storage and outdoor RV parking facility.

   The self-storage facility consists of three (3) buildings totaling 116,000 square feet. Building A is a 38,000-square-foot two-story self-storage building, Building B is a 63,400-square-foot two-story self-storage building, and Building C is a 14,600-square-foot self-storage building. The self-storage facility is screened by an 8-foot-high split-face block wall from Green Valley Parkway. A total of 60 parking spaces are proposed for employees and customers along the west and north sides of the site.

   The proposed RV parking facility consists of a paved parking lot with 215 RV parking spaces. Three points of access to the site will be provided: via Green Valley Parkway through the self-storage facility and two (2) points of access from the Perris Crossing Shopping Center to the east, which currently has a recorded reciprocal access agreement. An 8-foot-high split-face block wall is provided for security and screening around the perimeter of the facility. As conditioned, the RV parking facility will prohibit semi-truck and semi-truck trailer parking.

5. *Basins (Lots E, C, and D) – Fronting Watson Road, Ethanac Road and Green Valley Parkway*

   Lot E is an existing unimproved 1.41-acre water quality basin that receives drainage flows from the northerly area of the Perris Crossing Shopping Center. The basin fronts Watson Road, located south of the EMWD water reclamation plant.

   Lot C, consisting of 0.86 acres, fronts onto Ethanac Road and Green Valley Parkway and is located west of the Perris Crossing Shopping Center. The basin will receive drainage flows from the self-storage, hotel, and future commercial shopping center.

   Lot D is an existing 0.80-acre water quality basin that receives drainage flows from the Perris Crossing Shopping Center. The basin fronts Ethanac Road, located east of the shopping center.

6. *Vesting Parcel Map No. 38814 (VPM 38814)*

   The VPM proposes to subdivide two parcels into seven parcels totaling 44.9 acres. Approval of a VPM provides security to the developer that the Project can proceed under the existing zoning and ordinances in the event there are unforeseen delays in the Project. This is consistent with the Subdivision Map Act, which offers a vested right to vested maps to proceed in accordance with the ordinances, policies, and standards in effect at the time the vesting maps are approved. To obtain this assurance, the developer was required to submit grading, infrastructure, and construction plans to confirm all development criteria for public health and safety requirements are addressed in advance, which is not required of a tentative parcel map. Also, the developer has agreed not to freeze any development fees.

PROJECT ANALYSIS

The table below summarizes the Project's consistency with the General Plan, Green Valley Specific Plan, Industrial Good Neighbor Guidelines, Title 18 Subdivision Code, March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and Perris Valley 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, and Land Use Element goals: <u>Circulation Element</u>: o Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments. o Goal V - Efficient goods movement. - V.A.8: Require streets abutting properties in Light Industrial and General Industrial Zones (Business Professional of the GVSP) to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks. - V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses. • Policy VA (Circulation Element): Provide for the safe movement of goods along the street and highway. • Policy VIII.B (Circulation Element): Identify Transportation System Management (TSM) strategies to mitigate traffic impacts and maintain the desired level of service along the street and highway system. <u>Safety Element:</u> o Policy S-2.1 – Require road upgrades as part of new developments/major remodels to ensure adequate evacuation and emergency vehicle access. Limit improvements for existing building sites to property frontages. o Policy S-6.1 – Ensure new development complies with the development requirements of the AICUZ (Air Installation Compatibility Use Zones) Land Use Compatibility Guidelines and ALUP (Airport Land Use Plan) Airport Influence Areas for March Air Reserve Base. <u>Land Use Element:</u> o Policy II - New development consistent with infrastructure capacity and municipal services capabilities. o Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy. The proposed industrial

Consistency Analysis
building, self-storage, hotel, and commercial components would produce jobs within the vicinity of the area.
Consistency with the Green Valley Specific Plan Specific Plan (GVSP) The commercial and hotel components are consistent with the Commercial Zone of the Green Valley Specific Plan, which is intended for retail, professional office, and service-oriented business activities. The industrial building, self-storage, and outdoor RV parking components are consistent with the Business Professional Zone of the Green Valley Specific Plan, which is intended to support a wide range of manufacturing and nonmanufacturing uses, from warehousing to distribution facilities and truck and trailer storage facilities. Therefore, the Project would be consistent with the Green Valley Specific Plan. The Business Professional Zone allows industrial buildings, drive-through businesses, self-storage, and RV facilities subject to the granting of a Conditional Use Permit and conformance with all applicable provisions of the City's Zoning Code regulations. As proposed, these uses will be compatible with the existing EMWD treatment plant to the north, and commercial shopping center to the east and will not be detrimental to the public health, safety, or general welfare of the City of Perris residents.
Consistency with the Industrial Good Neighbor Guidelines (GNG) The Project was submitted on February 27, 2023, after the adoption of the GNG in September 2022. Although the development is not subject to the provisions of the Industrial Good Neighbor Guidelines, the industrial development complies with the 30-foot landscape setback and 300-foot separation from loading docks to the nearest residentially zoned property required by the GNG. The Project proposes 317 feet from the truck doors to the nearest residential-zoned property line to the west and provides a 104-foot landscape buffer along the westerly property line. As proposed, the industrial component of the Project complies with the GNG.
Consistency with Title 18 – Subdivisions The Project proposes Vesting Parcel Map 38814 to subdivide two (2) parcels into seven (7) parcels totaling 44.9 acres. Parcels 1 through 3 are proposed to be developed with a commercial center, which will require a reciprocal access agreement. Also, Parcels 1, 2, 3, 6, and 7 will continue to utilize the recorded reciprocal access from the Perris Crossing Shopping Center to the east. The Project was analyzed for compliance with the minimum lot standards, and all project components comply. Therefore, the Project is consistent with the GVSP and Title 18—Subdivisions.
Compliance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP) The proposed Project is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA.) Zone E (Other Airport Environs), which has no development restrictions subject to a deed notice and disclosure of an avigation easement and notice of "airport in the vicinity" to future property owners.

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the GVSP Development Standards for the

Business and Professional Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the 498,000-square-foot industrial building.

Green Valley Specific Plan Business and Professional - Development Standards Industrial Building					
Standard			**Proposed**	**Consistent**	**Inconsistent**
Building Height	50 feet		49 feet	☑	☐
Maximum Lot Coverage	50 percent		47.5%	☑	☐
Minimum Lot Size	20,000 square feet		23.77 acres	☑	☐
Minimum Lot Width	100 feet		738 feet	☑	☐
Setbacks	Front Yard: East – Case Road	15 feet	54 feet	☑	☐
	Street Side Yard: North – Watson Road	5 feet	243 feet	☑	☐
	Interior Side Yard South	0 feet	90 feet	☑	☐
	Interior Rear Yard - West	10 feet	154 feet	☑	☐
Landscape Coverage	15 percent		17.6 percent	☑	☐

Parking Standards Chapter 19.69 – Parking Development Standards Industrial Building					
Use	**Standard**	**Required**	**Proposed**	**Consistent**	**Inconsistent**
Industrial Building	Warehouse: 950,224 sq. ft. 20,000 sq. ft. (1space/1000 sq. ft.) 20,000 – 40,000 sq. ft. (1 space /2000 sq. ft.) Over 40,000 sq. ft. (1 space/5000 sq. ft.)	20 spaces 10 spaces 92 spaces	159 spaces	☑	☐
Trailer Parking	1 trailer space per 5000 sq. ft.	100 Trailer spaces	183 trailer spaces	☑	☐
	Total Parking	**122 spaces**	**159 spaces**	☑	☐
	Total Surplus Parking		**37 spaces**	☑	☐

The table below summarizes compliance with the GVSP Development Standards for the Business and Professional Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the self-storage and outdoor RV parking facility.

Green Valley Specific Plan Business and Professional - Development Standards Self-storage and Outdoor RV Parking Facility					
Standard			**Proposed**	**Consistent**	**Inconsistent**
Building Height	50 feet		34 feet	☑	☐
Maximum Lot Coverage	50 percent		16.5%	☑	☐
Minimum Lot Size	20,000 square feet		Parcel 5: 4.49 acres Parcel 6: 4.40 acres	☑	☐
Minimum Lot Width	100 feet		Parcel 5: 387 feet Parcel 6: 308 feet	☑	☐
Setbacks	Front Yard: West – Green Valley Parkway	10 feet	28 feet	☑	☐
	Interior Rear Yard East	0 feet	45 feet	☑	☐
	Interior Side Yard North (adjacent to residential	10 feet	22 feet	☑	☐
	Interior Side Yard - South	0 feet	47.5 feet	☑	☐
Landscape Coverage	15 percent		16.5 percent	☑	☐

Parking Standards Chapter 19.69 – Parking Development Standards Self-storage and Outdoor RV Parking Facility					
Use	**Standard**	**Required**	**Proposed**	**Consistent**	**Inconsistent**
Self-storage and outdoor RV parking facility	One space for 2,000 square feet	58 spaces	60 spaces	☑	☐
Total Parking		**58 spaces**	**60 spaces**	☑	☐
Total Surplus Parking			**2 spaces**	☑	☐

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

Green Valley Specific Plan Retail Commercial Zone - Development Standards Hotel					
Standard			**Proposed**	**Consistent**	**Inconsistent**
Lot Coverage	50 percent maximum		10.1 percent	☑	☐
Minimum Lot Size	10,000 square feet		4.52 acres	☑	☐
Minimum Lot Width	100 feet		458 feet	☑	☐
Building Height	50 feet		50 feet	☑	☐
Setbacks	Front Yard: West – Green Valley Parkway	25 feet (measured from curb line)	120 feet	☑	☐
	Interior Rear Yard East	18 feet	65 feet	☑	☐
	Interior Side Yard North	15 feet	130 feet	☑	☐
	Interior Side Yard - South	15 feet	160 feet	☑	☐
Landscape Coverage	15 percent		38.2 percent	☑	☐

Parking Standards Chapter 19.69 – Parking Development Standards Hotel					
Use	**Standard**	**Required**	**Proposed**	**Consistent**	**Inconsistent**
Hotel	1.1 spaces per guest room (128 rooms)	141 spaces	211 spaces	☑	☐
Total Parking		**141 spaces**	**211 spaces**	☑	☐
Total Surplus Parking			**70 spaces**	☑	☐

The table below summarizes compliance with the GVSP Development Standards for the Retail Commercial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the Commercial Shopping Center

Green Valley Specific Plan Retail Commercial Zone - Development Standards Commercial Shopping Center					
Standard			**Proposed**	**Consistent**	**Inconsistent**
Lot Coverage	50 percent maximum		Parcel 1: 7.1 percent Parcel 2: 6.9 percent Parcel 3: 18.9 percent	☑	☐
Minimum Lot Size	10,000 square feet		Parcel 1: 0.93 acres Parcel 2: 0.89 acres Parcel 3: 2.81 acres	☑	☐
Minimum Lot Width	100 feet		Parcel 1: 184 feet Parcel 2: 184 feet Parcel 3: 288 feet	☑	☐
Building Height	50 feet		23.5 feet	☑	☐
Setbacks	Front Yard: West – Green Valley Parkway	25 feet (from curb line)	100 feet	☑	☐
	Interior Rear Yard East	0 feet	8 feet	☑	☐
	Interior Side Yard North	0 feet	30 feet	☑	☐
	Interior Side Yard - South	0 feet	15 feet	☑	☐
Landscape Coverage	15 percent		Parcel 1: 33.6 percent Parcel 2: 31.6 percent Parcel 3: 24.2 percent	☑	☐

Parking Standards Chapter 19.69 – Parking Development Standards Commercial Shopping Center					
Use	**Standard**	**Required**	**Proposed**	**Consistent**	**Inconsistent**
Commercial Shopping Center	1 space for every 200 sq. ft.	136 spaces	196 spaces	☑	☐
Total Parking		**136 spaces**	**174 spaces**	☑	☐
Total Surplus Parking			**38 spaces**	☑	☐

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations**

Commercial Center

The building elevations reflect modern commercial architecture. The general concept for the commercial center offers a linear design with simple forms and building fenestration with a strong presence along the Green Valley Parkway frontage. Multiple materials are proposed, including wood grain veneer, metal canopies, and stucco. The colors for the commercial buildings range from off-white, charcoal gray, light brown, and black. Buildings F and G are proposed drive-thru restaurants designed to match Building E and provide a trellis structure over the drive-thru building to match the proposed materials of the main structure. Buildings E will be constructed at a later time; therefore, a condition of approval is recommended requiring approval of a separate Administrative Development Plan Review for each building (Exhibit E).

Hotel Development

The proposed Hotel will provide stuccoed walls, metal vertical siding, composite wood horizontal siding, metal cladding finish, and stone veneer. The hotel is proposed to be articulated on all four sides of the building. The proposed color palette combines shades of grey, off-white, and green color. The entrances of the hotel will provide a metal roof structure to clearly define the main entrances of the hotel. Overall, the hotel complies with the GVSP standards for architecture.

Self-storage and Outdoor RV parking facility

The proposed self-storage facility will provide stuccoed concrete walls, metal panels, and concrete block. The building is also articulated by incorporating varying rooflines, sconce light fixtures, steel canopies, and vertical treatment with fenestration. The proposed color palette combines shades of grey, off-white, and a light blue color. The combination of various colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building and complies with the GVSP architectural requirements.

Industrial Development

The proposed industrial building elevations reflect the current and up-to-date contemporary industry standard and style for concrete tilt-up construction within the City of Perris. The design provides articulation by incorporating a combination of varying rooflines, substantial cornice treatment, vertical and horizontal windows, intermittent recessed panels and windows, and additional vertical elements. In addition to the concrete tilt-up building, three (3) different building materials have been added to the exterior of the building, including two (2) types of decorative tile veneer mimicking wood and metal steel canopy awnings. Horizontal panels and black anodized mullions have also been provided for the windows. The proposed color palette combines shades of grey, off-white, and an aluminum blue color to provide contrast with the lighter colors. The combination of various colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building. As conditioned, roof-mounted equipment will be screened and not visible from adjacent streets (Exhibit E).

- **Employee Amenity and Recreation Areas**

  In accordance with the GVSP Industrial guidelines (Section 4.3.6), the industrial building requires one outdoor break area for each office location. The industrial building proposes one office area located at the southwest corner of the building. The Project proposes two (2) outdoor break areas consisting of a concrete lunch patio and a seating area covered with a trellis structure located at the southwest and northwest sides of the building. Also, an indoor amenity area consisting of an activity room and wellness center is provided in the southeast area of the building. As proposed, the project amenities comply with the requirements of the GV SP (Exhibit E).

- **Landscaping**

  The proposed conceptual landscape plan conforms to the Landscaping Ordinance and GV SP requirements. The proposed on-site landscaping coverage on the commercial component totals approximately 55,565 square feet or 27.5 percent. The proposed on-site landscaping coverage on the hotel component totals approximately 75,667 square feet or 38.2 percent. The proposed on-site landscaping coverage on the self-storage component totals approximately 62,025 square feet or 16.5 percent. The industrial component of the Project consists of 183,124 square feet or 17.6 percent of landscape coverage. The entire project site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points throughout the project site. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas (Exhibit E).

- **Circulation**

  As part of the Project, Green Valley Parkway is proposed to be constructed from the Project's frontage (curb, gutter, sidewalk, and a raised landscape median) to Ethanac Road. The following access points are proposed:

  - Two (2) points of access are proposed for the hotel, a 26-foot-wide northerly right-in/right-out driveway and a 42-foot-wide southerly full access driveway along Green Valley Parkway.
  - A 30-foot wide right in/right out driveway off Green Valley Parkway is proposed for the commercial shopping center. Secondary access is provided via a proposed drive aisle to the Perris Crossing Shopping Center to the east, which currently has a recorded reciprocal access agreement.
  - A 32-foot-wide right-in/right-out driveway along Green Valley Parkway is proposed for the self-storage facility.

  All vehicles exiting the self-storage and commercial shopping center would turn right out (north) and proceed to make a U-turn (south) to Ethanac Road in the interim.

- **Fencing/Walls**

  Hotel Development

  The hotel site consists of an eight (8) foot high wrought iron fence (painted black) with pilasters every 100 feet along the easterly property line and an eight (8) foot high split-face block wall with pilasters every 100 feet along the northerly property line per the conceptual

wall and fence plan.

Self-storage and Outdoor RV parking facility

The self-storage facility consists of a six (6)-foot-high split-face block wall with pilasters every 100 feet along Green Valley Parkway and the northerly property line. Also, an eight (8) foot high wrought iron fence, painted black, with pilasters every 100 feet will be installed on the easterly property line. The Outdoor RV parking facility will provide an eight (8) foot high split-face block wall with pilasters along the southerly, northerly, and easterly property line to provide control access to the site.

Industrial Development

The truck/trailer courtyard/loading areas on the north, east, and west sides of the industrial site are proposed to be screened with 14-foot-high decorative screen walls. In front of the decorative screen wall will be a landscape berm that will reduce the visual height of the wall to eight (8) feet. Additionally, staff have conditioned the gates to include a perforated metal mesh to be installed behind the gates to obscure visibility into the loading areas. In addition to the screen walls, an eight (8) foot split-face block wall with pilasters every 100 feet will be installed along the westerly property line per the conceptual wall and fence plan. With the recommended conditions of approval, the proposed walls and fencing comply with the GVSP (Exhibit E).

HOUSING ELEMENT

On January 25, 2022, the City of Perris adopted the 2021-2029 Housing Element (HE) that included a Regional Housing Need Assessment (RHNA) of 7,805 units for the 2021-2029 planning period. The HE resulted in a housing surplus of 135 lower-income dwelling units, 171 moderate-income dwelling units, and 1,335 above-moderate-income dwelling units.

The adopted HE identified this project site as Site 6.1 and 6.2 out of the 13 housing sites throughout the City. The developer proposes to utilize the HE surplus for this Project. The table below summarizes the dwelling unit type allocation for sites 6.1 and 6.2.

	Lower Income Dwelling Units	**Moderate Income Dwelling Units**	**Above Moderate Income Dwelling Units**
2021-2029 Housing Element Surplus	135	171	1,335
Site 6.1 (327-220-012)	47	47	145
Site 6.2 (327-220-044)	60	60	183
Site 6 Total	**107**	**107**	**328**
Remaining Housing Element Surplus Balance	**28**	**64**	**1,077**

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

The GVSP EIR approved for the Project in 1990 considered the effects of a buildout of the overall specific plan. Because subsequent discretionary actions by the City are required, including consideration of future tentative maps for the various phases of the GVSP, the EIR acknowledged that the GVSP may require additional environmental analysis.

A fourth Addendum to the Final Environmental Impact Report (Final EIR) of the GVSP has been prepared as part of this Project. It concluded that the amendment would not result in any new or more significant impacts than were previously disclosed and analyzed in the Final EIR for the GVSP. As the lead agency under the California Environmental Quality Act (CEQA), the City of Perris has determined that, in accordance with Sections 15162 and 15164 of the State CEQA Guidelines, the proposed changes to the development pattern and other minor changes from the development scenario described in the 1990 Final EIR for the adopted GVSP warrant the preparation of an Addendum to the EIR. However, the changes do not warrant the preparation of a subsequent or supplemental EIR because the amendments do not result in any new or more severe significant impacts than previously disclosed.

PUBLIC HEARING NOTICE:

A Notice of Public Hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing and distribution of the staff report, staff has not received any other letters regarding this Project.

RECOMMENDATION:

The Planning Commission adopt Resolution 24-05 adopting the Fourth Addendum to the Final Environmental Impact Report (Final EIR) of the Green Valley Specific Plan (GVSP), and approve Vesting Parcel Map 23-05059 (VPM 38814), Conditional Use Permits (CUPs) 23-05047, 23-05208, 23-05210, and Development Plan Reviews (DPRs) 23-00013 and 23-00014, to facilitate the construction of an industrial warehouse building, commercial shopping center, self-storage RV parking facility, and hotel on 44.9 acres, based on the findings and the Conditions of Approval.

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

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

A. Resolution 24-05 Approving Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
B. Vicinity/Aerial Map

C. Green Valley Specific Plan Land Use Map
D. MARB/IPA ALUCP Map
E. Project Plans (Site Plan, Wall and Fence Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, Conceptual Landscape, and Colors and Materials Sample Sheet)
Due to the size of the plans, only select site plans, elevations, and landscape plans are provided in the staff report package; the complete set of plans are on File with the Planning Department and available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-436#docan1206_1313_479
F. Vesting Parcel Map VPM 38814
G. Case Road Mixed Use Phasing Plan
H. Green Valley Specific Plan, Fourth Addendum EIR with Associated Studies
Due to the size of the document files, the documents are on File with the Planning Department and available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-436#docan1206_1313_479

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

Exhibit A

Resolution 24-05 Approving Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)

RESOLUTION NO. 24-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING THE FOURTH ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT OF THE GREEN VALLEY SPECIFIC PLAN, AND APPROVING VESTING PARCEL MAP 38814 (VPM23-05059), CONDITIONAL USE PERMIT (CUP) 23-05047, DEVELOPMENT PLAN REVIEW (DPR) 23-00013, DEVELOPMENT PLAN REVIEW (DPR) 23-00014, CONDITIONAL USE PERMIT (CUP) 23-05208, AND CONDITIONAL USE PERMIT (CUP) 23-05210 TO FACILITATE THE CONSTRUCTION OF CASE ROAD MIXED-USE PROJECT CONSISTING OF AN INDUSTRIAL WAREHOUSE BUILDING, COMMERCIAL SHOPPING CENTER, SELF-STORAGE RV PARKING FACILITY, AND HOTEL ON 44.9 ACRES GENERALLY LOCATED NORTH OF ETHANAC ROAD, SOUTH OF WATSON ROAD BETWEEN GREEN VALLEY PARKWAY AND CASE ROAD, BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the project applicant, Derek Barbour, Richland Communities, proposes to construct a 498,000 sq. ft. industrial warehouse building, commercial shopping center, self-storage RV parking facility, and four-story hotel on 44.9 acres generally located north of Ethanac Road, South of Watson Road between Green Valley Parkway and Case Road; and

WHEREAS, the applicant submitted: 1) Vesting Parcel Map 23-05059 (VPM 38814) to subdivide two (2) parcels into seven (7) parcels totaling 44.9 acres; 2) Conditional Use Permit ("CUP") 23-05047 for the review of site plan and building elevations for a 498,000 square foot industrial building on 23.7 acres; 3) Conditional Use Permit 23-05208 for the review of site plan and building elevations for a self-storage and outdoor RV parking facility on 9.633 acres; 4) Conditional Use Permit 23-05210 to allow two (2) 2,300 square-foot drive-through restaurants on 1.82 acres; 5) Development Plan Review ("DPR") 23-00013 for the review of site plan and building elevations for a four-story hotel on a 3.8-acres; and 6) Development Plan Review 23-00014 for the review of the site plan and building elevations for a 21,600 square foot commercial retail shopping center on 2.8 acres (collectively, the "Project"); and

WHEREAS, the proposed Vesting Parcel Map 38814, CUP 23-05047, DPR 23-00013, DPR 23-00014, CUP 23-05208, and CUP 23-05210 are considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, pursuant to CEQA and the State CEQA Guidelines (14 Cal. Code Regs. §15000 et seq.), the City is the lead agency for the Project, as it is the public agency with general governmental powers over the Project; and

WHEREAS, On January 25, 2022, the City Council adopted the 2021-2029 Housing Element, which included housing opportunity sites 6.1 and 6.2 within the Project site consisting of 107 lower-income dwelling units, 107 moderate-income dwelling units, 328 above moderate-income dwelling units for a total of 542 potential max units; and

WHEREAS, a Fourth Addendum to the Final Environmental Impact Report (Final EIR) of the Green Valley Specific Plan (State Clearinghouse (SCH) No. 1989032707) was prepared for the Project, which includes, without limitation, Vesting Parcel Map 38814, CUP 23-05047, DPR 23-00013, DPR 23-00014, CUP 23-05208, and CUP 23-05210 in accordance with CEQA; and

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

WHEREAS, on June 5, 2024, the Planning Commission conducted a duly noticed public hearing regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the Planning Commission's consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

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

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

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

Section 1. The above recitals are all true and correct and incorporated herein by reference.

Section 2. The Planning Commission has reviewed and considered the environmental documentation for the Project prior to taking action on the applications. Based on the forgoing, the Fourth Addendum to the Final Environmental Impact Report for the Green Valley Specific Plan ("GVSP") for the proposed Project, it was determined that the Project will not result in any new or more severe significant environmental impacts than were previously disclosed and analyzed in the Final EIR. Specifically, based upon the above and the staff report, supporting exhibits, and all written and oral testimony presented at the June 5, 2024, public hearing, the Planning Commission finds that:

A. As the lead agency under the California Environmental Quality Act (CEQA), the City of Perris has determined that, in accordance with Sections 15162 and 15164 of the State CEQA Guidelines, the proposed changes to the development pattern and other minor

changes from the development scenario described in the Final EIR for the GVSP warrant the preparation of a Fourth Addendum to update the analysis provided in the 1990 Final EIR, but do not warrant the preparation of a subsequent or supplemental EIR, because the amendments do not result in any new or more severe significant impacts than previously evaluated and disclosed in the 1990 Final EIR. This determination is evidenced in detail throughout Chapter 4 of the Fourth Addendum and supporting technical appendices.

Because no subsequent or supplemental EIR was required or prepared, the City need not make full CEQA findings with respect to impacts resulting from the Project. While all effects will remain at their same respective levels of impact as they were determined in the certified 1990 Final EIR, mitigation measures have been updated in the Fourth Addendum to account for more modern data, methodology, changes in rules and regulations, and physical improvements and infrastructure that have been completed since 1990.

B. The City has complied with the California Environmental Quality Act (CEQA).

C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Based upon the forgoing, all oral and written communication submitted by members of the public and City staff to the Planning Commission on June 5, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission further finds the following:

Vesting Parcel Map 38814 (VPM23-05059)

1. *The proposed map is consistent with the applicable General Plan and Specific Plans.*

   The design and improvements required for Vesting Parcel Map 38814 are consistent with the City General Plan and the Green Valley Specific Plan Commercial and Business and Professional zoning, with respect to minimum required development standards, including lot width, depth, and size. The lots created by the Vesting Parcel Map will provide adequate building sites and appropriate vehicular access. Further, necessary water and sewer services are available to serve the Project site and the development is required through conditions of approval and mitigation measures to pay its fair share and construct transportation, drainage, and other improvements to serve the Project site. Therefore, Vesting Parcel Map is consistent with the City's General Plan, Zoning Ordinance, and GVSP.

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

   As noted above, the Project proposes a Vesting Parcel Map to subdivide the 44.9-acre Project site into seven (7) parcels. Parcels 1 through 3 are proposed to be developed with the commercial center, Parcel 4 into a hotel,

and Parcels 5 and 6 into a self-storage facility. Parcel 7 is proposed to be developed with an industrial warehouse facility. The Project has been designed to be consistent with all applicable Code requirements for industrial and commercial projects located in the Commercial and Business and Professional Zones of the GVSP, including lot coverage, floor area ratio, height, setbacks, landscaping, and parking, as noted in the staff report.

3. *That the map's design or the type of improvements will not cause substantial environmental damage or unavoidably injure fish or wildlife or their habitat.*

The potential environmental impacts associated with the Project were evaluated in the Fourth Addendum to the Final Environmental Impact Report (Final EIR) of the GVSP. It has been determined that all possible effects of the Project will be reduced to less than significant levels.

4. *The map's design or the type of improvements will not have a negative effect on public health, safety, or general welfare.*

The proposed Vesting Parcel Map will not have a negative effect on public health, safety, or general welfare. The potential environmental impacts associated with the Project were evaluated in the Fourth Addendum to the Final Environmental Impact Report (Final EIR) of the GVSP. The design of the Vesting Parcel Map is in conformance with the City's General Plan, GVSP, and Subdivision Ordinance. As conditioned, the developer must pay its fair share towards or construct improvements to comply with all applicable City ordinances, codes, and standards, which are intended to protect the public safety, health, and welfare. Adequate services are available and in close proximity to serve the subdivision, and no hazardous situations are created through the subdivision. As such, the Vesting Parcel Map will not have a negative effect on public health, safety, or the general welfare of the City of Perris residents.

Conditional Use Permits 23-05047, 23-05208, and 23-05210

1. *The location of the conditional use, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, applicable Specific Plan, Title 19 of the Perris Municipal Code, the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The Project site is in the GVSP Commercial, Business, and Professional designations. Commercial zone allows fast-food restaurants with drive-thru service as subject to granting a Conditional Use Permit. Business and Professional allows Industrial Warehousing, Self-storage, and outdoor RV parking subject to approval of a Conditional Use Permit. 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 Green Valley Specific Plan ("GVSP").

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 city ordinances and resolutions.*

The Industrial Warehousing, Self-storage, and outdoor RV parking are located within the Business Profession zoning designation of the GVSP are subject to the approval of a Conditional Use Permit and conformance with all applicable provisions of the City's Zoning regulations. Also, the two (2) proposed drive-thru facilities in the Commercial designation of the GVSP are subject to the approval of a Conditional Use Permit and conformance with all applicable provisions of the City's Zoning regulations. The proposed Project conforms to the goals of the General Plan, GVSP, and Zoning Code by complying with the development standards of the proposed Business Professional and Commercial zone.

3. *The proposed development and the conditions under which it would be operated is 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.*

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 GVSP; 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 industrial warehouse building, self-storage, outdoor RV parking, and drive-through architecture are harmonious with the neighborhood's character and meet all pertinent standards. The Project site is also compatible with the surrounding existing commercial uses that operate similarly to the anticipated operations of the the future shopping center. Overall, the industrial warehouse building, self-storage, outdoor RV parking, and drive-through elevations include architectural features that define the building's base, body, and cap, consistent with the City's architectural standards.

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

The City's landscape standards ensure the industrial component will visually buffer the surrounding land uses while providing an attractive environment for business patrons as well as those living in the community who would see this Project daily. The Hotel component proposes 38.2%, landscape coverage and the commercial retail center proposes 31.6% landscape coverage. Therefore, the hotel and commercial retail shopping center exceed the Commercial Zone landscape standards of 15%. The industrial warehouse proposes 17.6% landscape coverage, and the outdoor storage component proposes 16.5% landscape coverage. Therefore, industrial warehouse and outdoor storage RV exceeds the Business and Professional Zone landscape standards of 15%. Therefore, as proposed, the Project landscaping palette for the industrial warehouse building, self-storage, outdoor RV parking, and drive-through not only exceeds the minimum landscape coverage requirement, but the selection of plant materials will help create an attractive environment the public will enjoy.

Development Plan Reviews 23-00013 and 23-00014

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 hotel and commercial shopping center development and improvements of the Project are consistent with the City's General Plan, the GVSP, the purposes and provisions of the Perris Municipal Code, the purposes of the Zones 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 hotel and commercial shopping center components of the project are in accordance with the standards of the underlying zones. Adequate access, utilities, and services are provided on-site. The commercial buildings are desirable for the community and ensure compatibility with surrounding uses.

3. *The proposed development and the conditions under which it would be operated or maintained are compatible with abutting properties. They will*

not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

The proposed hotel and commercial shopping center will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

The commercial portion of the Project proposes an architecturally superior project as compared to surrounding commercial uses, and the industrial portion of the Project proposes an architecturally enhanced concept with varying roofline angles and heights, including stone, tile, horizontal cement panels and glass building accents. Colors on the façades range from varied shades of grey and white hues to a mild dark blue color to contrast the lighter colors; all meet the development standards of the GVSP. The landscaping plan ensures visual relief and an attractive environment for the public's enjoyment.

Section 4. The 2021-2029 Housing Element provides a dwelling unit surplus consisting of 135 lower-income dwelling units, 171 moderate-income dwelling units, and 1,335 above-moderate-income dwelling units. The Project is within housing opportunity sites 6.1 and 6.2, which consist of 107 lower-income dwelling units, 107 moderate-income dwelling units, and 328 above-moderate-income dwelling units, for a total of 542 potential max units. The Project would result in a net remnant surplus of 28 lower-income dwelling units, 28 moderate-income dwelling units, and 1,077 above-moderate-income dwelling units.

Section 5. Based upon the forgoing, and all oral and written communication submitted by members of the public and City staff to the Planning Commission on June 5, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission has considered and hereby adopts the fourth Addendum to the 1990 Final Green Valley Specific Plan Environmental Impact Report and supplemental Mitigation Monitoring and Reporting Program .

Section 6. Based upon the forgoing, the Fourth Addendum to the 1990 Final Green Valley Specific Plan Environmental Impact Report, and all oral and written communication submitted by members of the public and City staff to the Planning Commission on June 5, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby approves Vesting Parcel Map 38814, CUP 23-05047, DPR 23-00013, DPR 23-00014, CUP 23-05208, CUP 23-05210, subject to the supplemental Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval attached to this Resolution.

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

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

ADOPTED, SIGNED, and ***APPROVED*** this 5th day of June 2024.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 24-05 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 5th day of June 2024, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Secretary, Planning Commission

Attachments: Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
Fourth Addendum to Final EIR for GVSP and Mitigation Monitoring and Reporting Program *(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-436#docan1206_1313_479

CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

RECOMMENDED CONDITIONS OF APPROVAL

Vesting Parcel Map 38814 (VPM23-05059), CUP 23-05047, DPR 23-00013, DPR 23-00014 CUP 23-05208, CUP 23-05210, CUP 22-01580 June 5, 2024

PROJECT: Vesting Parcel Map 38814 (VPM23-05059), Conditional Use Permit (CUP) 23-05047, Development Plan Review (DPR) 23-00013, Development Plan Review (DPR) 23-00014 Conditional Use Permit (CUP) 23-05208, Conditional Use Permit (CUP) 23-05210 – A proposal to consider the following entitlements to facilitate the construction of Case Road Mixed-Use Project consisting of an industrial warehouse building, commercial shopping center, self-storage RV parking facility, and hotel on 44.9 acres generally located north of Ethanac Road, South of Watson Road between Green Valley Parkway and Case Road: 1) Vesting Parcel Map 23-05059 (VPM 38814) to subdivide two (2) parcels into seven (7) parcels totaling 44.9 acres; 2) Conditional Use Permit for the review of site plan and building elevations for a 498,000 square foot industrial building on 23.7 acres; 3) Conditional Use Permit for the review of site plan and building elevations for a self-storage and outdoor RV parking facility on 9.633 acres; 4) Conditional Use Permit to allow two (2) 2,300 square-foot drive-through restaurants on 1.82 acres; 5) Development Plan Review for the review of site plan and building elevations for a four-story hotel on a 3.8-acres; and 6) Development Plan Review for the review of the site plan and building elevations for a 21,600 square foot commercial retail shopping center on 2.8 acres. Applicant: Derek Barbour, Richland Real Estate Fund

---

- **GENERAL CONDITIONS:**

1. **Mitigation Monitoring Program.** The project shall at all times comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) for the Green Valley Specific Plan Final EIR certified March 5, 1990 as updated by the Project Addendum. The MMRP shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.

2. **Vesting Parcel Map 38814 (VPM23-05059).** There is a 24-month time limit in which to satisfy the conditions and record the map after the City Council approval. A maximum of six (6) subsequent one-year time 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 CUP 23-05047, DPR 23-00013, DPR 23-00014, CUP 23-05208, CUP 23-05210.** Conditional Use Permit and Development Plan Review related to an implementing subdivision may be granted time extensions by the City Council up to a total of six (6) years beyond the original approval expiration date prior to the issuance of any building permits. Once a building permit has been issued, the associated approvals will be considered vested and time extensions are no longer required. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration date. The approval period of these applications shall be extended with the

approval period of the Vesting Parcel Map or to align with automatic state extensions for the Vesting Parcel Map.

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 **Vesting Parcel Map 38814 (VPM23-05059), Conditional Use Permit (CUP) 23-05047, Development Plan Review (DPR) 23-00013, Development Plan Review (DPR) 23-00014 Conditional Use Permit (CUP) 23-05208, Conditional Use Permit (CUP) 23-05210.** The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall cooperate fully in the defense of the action.

5. **Notice of Determination**. Within five (5) days of Planning Commission 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; no project shall be operative, vested, or final until the filing fees have been paid.

- **PLANNING DIVISION**

6. **Municipal Code and Specific Plan Compliance.** The project shall conform to the applicable standards of the Commercial (C) and Business Profession Office (BPO) Zone of the Green Valley Specific Plan (GVSP) and Chapter 19 of the Perris Municipal Code.

7. **Expansion of Use.** The site or its use may not be expanded without subsequent reviews and approvals by the Planning Division.

8. **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 **June 5, 2024**, or as amended by final approval by the Planning Commission. Any deviation shall require appropriate Planning Division consideration.

9. **Advisory - Signs:** Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code. Signs shall be subject to separate review and assessment. A separate application and fee will be required.

10. **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.

11. **Development Impact Fees (DIF).** The Developer agrees not to freeze any development impact fee.

Prior to Map Recordation:

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

13. **Final Map Recordation.** Prior to the recording of the Final Tract Map, 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.

14. **Commercial Shopping Center and Self-Storage Shared Access and/or Parking Agreement.** The commercial shopping center shall record shared parking and reciprocal access on Parcels 1, 2, and 3. The Self-Storage shall record shared parking and reciprocal access on Parcels 5 and 6. A shared access and reciprocal parking agreement is required with the property owner immediately to the south where the two-shared access is shown. All owners shall sign and be party to the agreement, subject to the City's approval and recorded to run with the land, which provides for easements, covenants and conditions relating to applicable vehicle access, utility use, and other uses between the subject properties. The agreement, together with all attachments, must be submitted to and approved by the Development Services Department and the City Attorney's Office prior to approval of the Final Map or Certificate of Occupancy as applicable.

15. **Dedications.** All applicable public dedications or easements for public roads and utilities shall be processed for Green Valley Parkway, Watson Road, Case Road, and Ethanac Road including frontages and medians prior to or as a part of the Final Map.

16. **Map Recordation**. Prior to the recordation of the Final Map, 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.

    b. Any other required approval from an outside agency.

Prior to Grading Permit Issuance:

17. **Community Benefit.**

    a. Construction of either Building E, F, G or the hotel (with Basins located on lots C and D) concurrently with the proposed industrial warehouse building, along with all the street frontage improvements along Green Valley Parkway for the entire commercial length.
    b. Certificate of Occupancy (CofO) of at least one (1) tenant in the commercial building or hotel with occupancy of the industrial building, with an option to include $400,000 deposited into an escrow account prior to building permit issuance that will not be refundable if the developer wishes to secure occupancy of the industrial building without a CofO with the commercial tenant. The deposit will be refundable if CofO of a commercial tenant can secured concurrently or prior to occupancy of the industrial building. This funding can be utilized as additional funding for the Ethanac Bridge

Project at the San Jacinto River or as determined by the City, if the developer is unable to obtain CofO of a commercial tenant before CofO of the industrial building.

c. Widening of Case Road from Watson Road to Mapes Road from two lanes to four lanes at a community benefit of approximately $300,000 after deducting potential reimbursement, which is considered a community benefit as it is above and beyond the traffic study requirements.

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

19. **Concurrent Submittals**. Concurrent submittals for grading permits are required for both the industrial warehouse site with either the commercial building (with Basins located on lots C and D) or the hotel project (with Basins located on lots C and D) within the Case Road Mixed-Use Development.

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).** 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 as of June 5, 2024. 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. This is a MASTER WQMP for the entire project. Before each parcel's grading approval, an addendum Final WQMP will need to be submitted and approved.

25. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an addendum FWQMP is required to be submitted and approved. 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. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.

Prior to Building Permit Issuance:

27. **Recorded Map.** Vesting Parcel Map 38814 shall be recorded.

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

29. **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer shall plant one 24-inch box tree per 2,500 square feet of the industrial building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) to provide funding equivalent to such cost the discretion of the City prior to issuance of the building permit (as required by the Perris Good Neighbor Guidelines Goal1, Policy 20).

30. **Fees.** The developer shall pay the following fees prior to the issuance of building permits, regardless of the Vesting Map approval:

    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. Any outstanding liens and development processing fees owed to the City;
    e. Appropriate Road and Bridge Benefit District fees;
    f. Park Development Impact fee;
    g. Public Art fee;
    h. City Development Impact fees;
    i. Transportation Uniform Mitigation Fees (TUMF); and
    j. Appropriate City Development Impact Fees in effect at the time of development.

31. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval and mitigation measures shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).

32. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the Romoland School District.

33. **Performance Standards.** The applicant shall comply with all Performance Standards in

Chapter 19.44.070 of the Perris Municipal Code.

34. **Site Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:

    a. **Parking Stalls**. Parking stalls for passenger vehicles shall be stripped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).

    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 locations and specifications shall be included on the building plans.

35. **LEED Certification.** The building shall be designed to achieve LEED Certification.

36. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:

    a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.

    b. Construction routes are limited to City of Perris designated truck routes.

    c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

    d. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such people shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.

    e. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.

37. **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).

38. **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.

39. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.

40. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.

41. **Trash Enclosures.** Trash enclosures shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover per the development plans presented to the Planning Commission. Furthermore, all 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.

42. **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.

43. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.

44. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.

45. **Industrial Employee Amenity Area.** The applicant shall provide the following amenities per the plans dated March 29, 2024: 1) two (2) outdoor shade-covered break areas with overhead shade trellis enclosed by a three (3) foot high pony wall located at the southwest and northwest corners of the building; 2) An indoor lunch, wellness center, and break room located inside at the southeast corner of the building.

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. **Conceptual Landscape Plans.** The conceptual on-site and off-site landscape plans are not final construction plans. Off-site landscape plans shall be subject to the review and approval of the Public Works Department, and on-site landscape plans shall be subject to the review and approval of the Planning Division.

    b. **Case Road, Green Valley Parkway, and Watson Avenue.** As provided on the conceptual landscape plans for the Commercial shopping center and industrial

component, 36" box trees shall be installed within the landscaped setback adjacent to Case Road and Watson Avenue. In addition, the applicant shall install up-lighting on accent trees within the landscaped setback on Green Valley Parkway, Watson Avenue, and Case Road (as required by the Green Valley Specific Plan).

c. **Good Neighbor Guidelines (GNG) landscape buffer.** The industrial project shall provide a 100-foot landscape buffer along the westerly property line. 36-inch box evergreen trees shall be planted along the westerly property line as close to each other as determined by the Planning Staff.

d. **Landscape Berms.** For the industrial component, a 6-foot tall, landscaped berm (trees, shrubs, ground cover) shall also be installed in front of the 14-foot-tall screen wall.

e. **Accent Landscaping.** Large trees (36" box) shall be included in the landscape design at all driveway entrances to both the Industrial and Commercial sites.

f. **Passenger Vehicle Parking Areas.** In passenger vehicle parking areas, drive isles, and street frontage, a minimum of 30% of trees shall be 36-inch boxes or larger. Also, a minimum of one 24-inch box tree per six (6) parking stalls shall be provided.

g. **Concealed parking lot areas.** All parking areas along the street frontages shall be screened by a minimum 36-inch-high shrub border using a double-row of 5-gallon shrubs at 3.6 feet off center.

h. **Street Trees.** All street trees within the public right of way shall be 36-inch box size or larger and planted a maximum of 30 feet on center within the parkway.

i. **Industrial Landscape Buffer.** Within the 104-foot landscape buffer along the westerly area of the industrial building, thirty-six (36) inch evergreen trees are required to be planted to visually hide the industrial development from the future residential development to the satisfaction of the Planning Division.

j. **Employee Amenity Areas.** The outdoor employee break area shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building. The outdoor employee break area shall be landscaped to include shade trees.

k. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for the commercial driveway entrances and pedestrian pathways, and a raised landscape median shall be used at the entrances to the commercial shopping center, hotel, self-storage, and industrial project site.

l. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.

m. **Shade Tree**. The project shall provide shade trees throughout the parking lot.

n. **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.

o. **Maintenance.** All landscaping shall be maintained in a viable growth condition.

47. **Fence and Wall Plan.** Decorative screen walls shall screen views into truck courts from the public right of way (Watson Road and Case Road) and adjacent residential uses. Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. Any changes to the approved wall and fence plan require review and approval of Planning Division staff. The overall wall and fence for each component will follow the conceptual wall and fence plan as depicted on page A.2 (dated March 29, 2024), and the following shall apply:

a. **Detention Basins (Lots B, C and D).** A four (4) high wrought iron fence (painted black) shall be installed around the perimeter of lots B, C, and D per the conceptual wall and fence plan or as determined by the Planning Division staff.

b. **Hotel (Parcel 4).** The hotel site shall consist of an eight (8) foot high wrought iron fence (painted black) pilaster fence with pilasters every 100 feet along the easterly property line and an eight (8) foot high split-face block wall with pilasters every 100 feet along the northerly property line per the conceptual wall and fence plan.

c. **Self-Storage and Outdoor Storage (Parcels 5 and 6).** The self-storage facility shall provide a six (6) foot high split-face block wall with pilasters every 100 feet along Green Valley Parkway and the northerly property line, and an eight (8) foot high wrought iron fence (painted black) shall be installed on the easterly property line of parcel 5.

d. **Industrial Building (Parcel 7).** Decorative screen walls shall be 14 feet in height with pilasters at every 150 linear feet and include a decorative cap around the truck loading, subject to the review and approval of the Planning Division. The span of the screen wall shall be per the conceptual wall and fence plan. The 14-foot wall along the public way shall provide a landscape berm to screen the visible height of the wall to be no taller than 9 feet in height. Also, an eight (8) foot split-face block wall with pilasters every 100 feet shall be installed along the westerly property line per the conceptual wall and fence plan.

e. **Wrought iron Gates.** All tubular steel gates in public view shall be a minimum of eight feet in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.

f. **Additional Fencing.** Any additional fencing not shown on the plan shall be reviewed for consistency with the approved plan set. Additional fencing must be consistent with the fencing on the approved plan set. Only wrought-iron/tube steel fencing is allowed if additional fencing is needed.

g. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.

h. **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, RV parking areas, 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.

49. **Drive-Thru Restaurants**. An applicant who develops any of the drive-through restaurants shall obtain approval of an Administrative Development Plan Review (ADPR) from the Planning Division. A separate application and fee will be required. The submittal of the Administrative Development Plan Review (ADPR) must include the following:

    a. The drive-through restaurant shall provide a porte cochere or trellis structure above the service window.

    b. Provide drive-thru stacking of a minimum of eight (8) cars at the drive-thru window.

    c. Install a three-foot-high pony wall or a minimum 36-inch-shrub border using a staggered double-row of 5-gallon shrubs at 3.6 feet off center along the drive-through lane to screen the service lane from Green Valley Parkway and Ethanac Road.

50. **Hotel.** If the hotel requires changes to the architecture, minor site layout modifications, changes to colors or materials then the applicant shall obtain approval of an Administrative Development Plan Review (ADPR) from the Planning Division. A separate application and fee will be required.

51. **Self-storage and outdoor RV parking facility**. If the self-storage facility requires changes to the architecture or minor site layout modifications, a submittal of the Administrative Development Plan Review (ADPR) is required. The submittal of the Administrative Development Plan Review (ADPR) must include the following:

    a. The RV parking area is required to be paved.

    b. Security cameras are required for both the self-storage and outdoor RV parking lot facility for security.

    c. No RV and motor vehicles parked in the facility shall be used as a temporary or permanent dwelling unit.

    d. Semi-trucks and semi-truck trailers are prohibited within the self-storage and outdoor RV parking lot facility.

During Construction:

52. **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:

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 (may include Streets)
    c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
    d. 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. **Maintenance Agreement.** A recorded document in the form of a Covenant Declaration and/or a Maintenance Agreement shall be provided to the Development Services Department to specify maintenance responsibilities for on-site improvements not dedicated to public use including, but not limited to, walkways, decorative pavement, landscaping, storage areas, fences and walls, signage, lighting fixtures, detention basins and water quality BMPs.

58. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.

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.

Operational Conditions:

60. **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 **April 18, 2024.**

61. **On-Street Parking.** On-street parking and staging of trucks or trailers associated with the project is strictly prohibited.

62. **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.

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

    For the Industrial Site, truck access shall be limited to I-215/Bonnie Drive or I-215/Highway 74 Interchange to Bonnie Drive, to Case Road, to Watson Road. No trucks are allowed to travel southbound on Case Road to Ethanac Road and eastbound on Watson Road towards Murrieta Road.

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

65. **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**

66. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **May 31, 2024.** On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

- **PUBLIC WORKS DEPARTMENT**

67. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **April 23, 2024.**

- **COMMUNITY SERVICES DEPARTMENT**

68. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **April 23, 2024**.

- **BUILDING & SAFETY DIVISION**

69. 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**

70. The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official and the approved Fire Access Plan. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included in the building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: http://www.cityofperris.org.

- **FIRE MARSHAL**

71. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12, respectively.

72. 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.

73. Prior to the to the issuance of a grading permit a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.

74. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 GPM for 4 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.

75. 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.

76. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.

77. 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.

78. A minimum of two points of connection to the public water shall be provided for the private fire-line water.

79. The private underground fire-line system shall be a looped design.

80. The private underground fire-line system shall have indicating sectional valves for every five (5) appurtenances.

81. 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.

82. Prior to construction a temporary address sign shall be posted and clearly visible from the street.

83. 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.

84. The buildings 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.

85. 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 building elevation and near the main entrance door.

86. 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.

END OF CONDITIONS

CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

May 31, 2024

PLN 23-05059 – VTPM 38814
PLN 23-05047 – CUP (Industrial)
PLN 23-05208 – CUP (Self Storage)
PLN 23-05210 – CUP (Drive-Thru Restaurants)
PLN 23-00013 – DPR (Hotel)
PLN 23-00014 – DPR (Retail Shopping Center)
SWC Watson Rd. & Case Rd.

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require resubmittal for further consideration. These Ordinances and the following conditions are essential parts and requirements occurring in one is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditions shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

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

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and

City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.

4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.

5. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted in the Traffic Impact Analysis prepared by Urban Crossroads dated May 1, 2024 and as conditioned below as approved by the City Engineer including but not limited to:

- The site circulation for the industrial site shall be such that auto and truck access, circulation and parking are distinct and separate.
- Truck access to and from the industrial site shall be limited to I-215/Hwy 74 East Interchange, Bonnie Drive, Mapes Road, Case Road and Watson Road.
- To withstand truck traffic impact, the full width of Watson Road at the truck designated points of access/driveways shall be concrete paved as determined and as approved by the City Engineer.
- To withstand truck traffic impact, the full intersections of Case Road and Mapes Road and Watson Road and Case Road shall be concrete paved as determined and as approved by the City Engineer.
- Unless otherwise specified, in general the lengths of the designated turn lane pockets shall be a minimum of 150 feet or as determined by the project's Traffic Engineer and approved by the City Engineer.
- One point of access/driveway is permitted on Watson Road (Driveway 5); this driveway shall be designated for truck access only.
    - This driveway shall allow for left-in/right-out movement only.
    - This driveway shall be stop controlled for the northbound traffic.
    - The westerly return of this driveway shall be reversed to negate left out movements.

    - Lane configuration striping at this driveway shall be as follows:
        - Westbound (Watson Road): 1 left turn lane with a minimum length of 175 feet, 1 through lane
        - Eastbound (Watson Road): 1 through lane
        - Northbound (Driveway): 1 right turn lane
- One point of access/driveway is permitted on Case Road at the existing access/driveway to the Perris Crossing Shopping Center (Driveway 6); this driveway shall be designated for auto access only.
    - This driveway shall allow for full access movements.
    - Lane configuration striping at this driveway shall be as follows:
        - Southbound (Case Road): 1 right /through lane, 1 through lane
        - Northbound (Case Road): 1 left turn lane, 2 through lanes
        - Eastbound (Driveway): 1 left turn lane, 1 right turn lane
- Four points of access/driveways are permitted on Green Valley Parkway; these four driveways shall be designated for auto access only. Driveways from north to south are labeled 1 through 4 respectively.
    - Driveway 1 shall allow for right-in/right-out movements only.
    - Driveway 1 shall be stop controlled for the westbound traffic.
    - Lane configuration striping at Driveway 1 shall be as follows:
        - Southbound (Green Valley Parkway): 2 through lanes
        - Northbound (Green Valley Parkway): 1 right/through lane, 1 through lane
        - Westbound (Driveway): 1 right turn lane
    - Driveway 2 shall allow for right-in/right-out movements only.
    - Driveway 2 shall be stop controlled for the westbound traffic.
    - Lane configuration striping at Driveway 2 shall be as follows:
        - Southbound (Green Valley Parkway): 2 through lanes
        - Northbound (Green Valley Parkway): 1 right/through lane, 1 through lane
        - Westbound (Driveway): 1 right turn lane
    - Driveway 3 shall allow for full access movements and shall align with the future driveway for TTM No. 37818.
    - Driveway 3 shall be stop controlled for the westbound traffic.
    - Lane configuration striping at Driveway 3 shall be as follows:
        - Southbound (Green Valley Parkway): 1 left turn lane, 2 through lanes
        - Northbound (Green Valley Parkway): 1 left turn lane, 1 right/through lane, 1 through lane

        - Westbound (Driveway): 1 left turn, 1 through/right turn lane
    - Driveway 4 shall allow for right-in/right-out movements only.
    - Driveway 4 shall be stop controlled for the westbound traffic.
    - Lane configuration striping at Driveway 4 shall be as follows:
        - Southbound (Green Valley Parkway): 2 through lanes
        - Northbound (Green Valley Parkway): 1 right/through lane, 1 through lane
        - Westbound (Driveway): 1 right turn lane
- Green Valley Parkway (Secondary Arterial 128'/76') from Ethanac Road to the project's northern boundary within dedicated right of way shall be improved to provide for the following improvements:
    - 8-inch curb and gutter 38 feet east and 38 feet west of the centerline (both sides).
    - 32 feet of pavement east and 32 feet of pavement west of a 12-foot-wide raised landscaped median using a TI of 10.0, minimum pavement structural section shall be 9" Asphalt Concrete (AC) PG70-10 over 14" Class II Aggregate Base (AB).
    - The parkway on the east shall be 26 feet wide consisting of 6-foot-wide sidewalk, 6-foot-wide trail, 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.
- Green Valley Parkway north of the project's northern boundary shall be built to accommodate a 45-foot turning radius.
- Case Road (Secondary Arterial 94'/74'), from Watson Road to the project's southerly boundary within dedicated right-of -way, shall be improved to provide for the following improvements:
    - 8-inch curb and gutter 35 feet east and 35 feet west of the centerline (both sides).
    - Existing pavement shall be removed and replaced as specified below.
    - 28 feet of pavement east and 28 feet of pavement west of a 14-foot-wide raised landscaped median using a TI of 11.0, minimum pavement structural section shall be 10" AC PG70-10 over 16" Class II AB.
    - The parkway south of Watson Road on the west side of Case Road shall be 12 feet wide consisting of a 6-foot-wide sidewalk, landscaping and streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
    - The parkway south of Watson Road on the east side of Case Road shall be 12 feet wide consisting 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.

- As a Community Benefit, Case Road from Mapes Road to Watson Road shall be improved to provide for the following improvements:
    - 4 through travel lanes (width of lanes and configuration as approved by the City Engineer).
    - 8-inch curb and gutter on both sides of the roadway
    - Existing pavement shall be removed and replaced as specified below.
    - New pavement using a TI of 11.0, minimum pavement structural section shall be 10" AC PG70-10 over 16" Class II AB.
    - An additional designated right turn lane shall be installed at the intersection of Case Road and Watson (width and length of lane as approved by the City Engineer).
    - These improvements are subject to DIF credit.
- Watson Road (Local 60′/40′), from Case Road to the projects westerly boundary shall be improved to provide for the following improvements:
    - 8-inch curb and gutter 20 feet north and 20 feet south of the centerline (both sides).
    - 40-foot-wide asphalt paving using a TI of 9.0, minimum pavement structural section shall be 8" AC PG70-10 over 12" Class II AB.
    - The parkway to the south shall be 10 feet wide and shall consist of 6 feet wide sidewalk, landscaping, and streetlights subject to the result of a photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
    - The parkway to the north shall be 10 feet wide and shall consist 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.
    - At the intersection Case Road and Watson Road a 3 foot directional median shall be installed for eastbound traffic to negate truck right turn southbound movements on to Case Road.
- Watson Road west of the project's westerly boundary shall be built to accommodate a 45-foot turning radius.
- Ethanac Road (Expressway), along the project's southerly boundary between Green Valley Parkway and Barnett Road within dedicated right-of-way, shall be improved to provide for the following improvements:
    - The existing 60-foot-wide asphalt pavement north of the existing median shall be grind and overlaid at a minimum depth of 2 inches using asphalt PG-70-10.

    - The parkway to the north shall be 37 feet wide and shall consist of 6 foot wide landscaping, 6 foot wide sidewalk, 10 foot wide landscaping, 15 foot wide trail per the Green Valley Specific Plan, 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.
- As a Community Benefit, a traffic signal at the intersection of Watson Road and Case Road shall be installed and fully operational.
- A traffic signal at the intersection of Ethanac Road and Green Valley Parkway shall be installed and fully operational.
    - In the event the construction of a signal is not feasible, the developer/property owner shall pay to the City in lieu fees to include but not limited to, right-of-way, material and cost of construction in an amount as determined by the City Engineer.
    - In the event the construction of the signal is not feasible, the median in Ethanac Road shall be temporarily closed in a manner to restrict southbound left turn movements from Green Valley Parkway on to Ethanac Road as approved by the City Engineer until construction of the signal.
- Lane configuration striping at intersections shall be as follows:
    - Case Road and Watson Road:
        - Southbound (Case Road): 1 designated right turn, 2 through lanes
        - Northbound (Case Road): 1 left turn lane, 2 through lanes
        - Eastbound (Watson Road): 1 right lane, 1 left turn lane with a minimum length of 150 feet
    - Case Road and Mapes Road:
        - Southbound (Mapes Road): 1 right/through lane, 1 left lane
        - Northbound (Mapes Road): 1 right/through lane, 1 left lane
        - Eastbound (Case Road): 1 right/through lane, 1 through lane, 1 left turn lane
        - Westbound (Case Road): 1 right/through lane, 1 through lane, 1 left turn lane
    - Ethanac Road and Green Valley Parkway:
        - Southbound (Green Valley Parkway): 1 right turn lane and 1 left turn lane (if traffic signal installation is feasible)
        - Westbound (Ethanac Road): 2 through lanes, 1 Class II bike lane, 1 right turn lane
        - Eastbound (Ethanac Road): 2 through lanes, 1 left turn lane

6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements.

7. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by SB&O, Inc. dated October 2, 2023 and as conditioned below as approved by the City Engineer including but not limited to:

- The developer/property owner shall collect on-site runoff and convey it through private drainage course to discharge to Romoland MDP Line A. If necessary, the developer/property owner shall obtain an encroachment from Riverside County Flood Control and Water Conservation District (RCFCD) for the connection.
- The developer/property owner shall construct ultimate underground drainage facilities to convey all street runoff through Green Valley Parkway to an adequate outlet.
- The developer/property owner shall construct ultimate underground drainage facilities to convey all street runoff through Watson Road to an adequate outlet.

8. The onsite private basin shall be designed per RCFCD and City of Perris design standards and guidelines.

9. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD) and RCFCD as applicable, for review and approval:

a. Grading Plan and Erosion and Sediment Control Plans
b. Street and Storm Drain Improvement Plans
c. Traffic Signal Plans
d. Signing and Striping Plans
e. Water and Sewer Improvement Plans
f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
g. Geotechnical Report
h. Hydrology and Hydraulic Report
i. Final WQMP
j. Traffic Control Plans

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

Prior to Recordation of the Parcel Map:

10. The 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:

- Green Valley Parkway is classified as a Secondary Arterial (128′/76′) per the Green Valley Specific Plan. Adequate right-of-way shall be dedicated on Green Valley Parkway along the property frontage to accommodate a 128-foot full width dedicated right-of-way from Ethanac Road to the projects northern boundary, as determined and approved by Planning Department, Public Works Department and the City Engineer.
- Case Road is classified as a Secondary Arterial (94'/70') per General Plan. Adequate right-of-way shall be dedicated to accommodate 94-foot full width dedicated right-of-way from the project's southerly boundary to Watson Road, as determined and approved by the City Engineer.
- Watson Road is classified as a Local Street (60'/40') per the Green Valley Specific Plan. Adequate right-of-way shall be dedicated to accommodate 60-foot full width dedicated right-of-way from Case Road to the projects westerly boundary, as determined and approved by the City Engineer.
- Ethanac Road is classified as an Expressway per the Green Valley Specific Plan. Adequate right-of-way shall be dedicated on Ethanac Road along the property frontage to accommodate a 104-foot half width dedicated right-of-way from Green Valley Parkway to the projects easterly boundary, as determined and approved by Planning Department, Public Works Department and the City Engineer.
- Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.

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

11. The developer/property owner shall relinquish and waive rights of access to and from Green Valley Parkway, Case Road, Watson Road on the Map other than the access opening as depicted in Engineering condition number 5.

12. The developer/property owner shall make good faith effort to acquire the necessary right-of-way on Case Road from Mapes Road to Watson Road. At the intersection of Case Road and Watson Road additional right-of-way shall be acquired to accommodate a dedicated southbound right turn lane.

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

14. The following statement shall be added to the Map:

"Notice of drainage fees" Notice is hereby given that this property is located in the 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 building permit, and that the property owner prior to issuance of the building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

15. The developer/property owner shall annex into the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing facilities including but not limited to streetlights, traffic signals and drainage shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

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

Prior to Issuance of Grading Permit:

17. A portion of the project site is within the limits of FEMA 100-year flood plain. The building pads shall be floodproofed by elevating the pads above the 100-year water surface elevation. The developer/property owner shall process the CLOMR for the portion of the site that is within the flood plain.

18. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD)

and Riverside County Flood Control and Water Conservation District (RCFCD) as applicable, for review and approval:

a. Grading Plan and Erosion and Sediment Control Plans
b. Street and Storm Drain Improvement Plans
c. Traffic Signal Plans
d. Signing and Striping Plans
e. Water and Sewer Improvement Plans
f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
g. Geotechnical Report
h. Hydrology and Hydraulic Report
i. Final WQMP
j. Traffic Control Plans

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

Prior to Issuance of Building Permit:

19. The developer/property owner shall process Vesting Parcel Map 38814 with the City for review and approval and subsequent recordation.

20. The project site is located within the limits of San Jacinto River Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.

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

22. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

Prior to Issuance of Certificate of Occupancy:

23. The developer/property owner shall file and process/obtain the LOMR for the portion of the site impacted by the flood plain.

24. The developer/property owner shall pay to the City $400,000 for their Fair Share contribution to mitigate traffic impacts as depicted in

the Traffic Impact Analysis prepared by Urban Crossroads, dated May 1, 2024 and for the realignment of Barnett Road at Ethanac Road. $300,000 of which is allocated for the realignment of Barnett Road at Ethanac Road.

25. Prior to issuance of the first occupancy permit of any development on parcels 1-6 of VTPM 38814 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:

- Ethanac Road and Green Valley Parkway roadway, parkway, and drainage improvements
- Traffic signal installation at Ethanac Road and Green Valley Parkway.
    - In the event the construction of a signal is not feasible, the developer/property owner shall pay to the City in lieu fees to include but not limited to, right-of-way, material and cost of construction in an amount as determined by the City Engineer.
    - In the event the construction of the signal is not feasible, the median in Ethanac Road shall be temporarily closed in a manner to restrict southbound left turn movements from Green Valley Parkway to Ethanac Road as approved by the City Engineer until construction of the signal.

26. Prior to issuance of the occupancy permit for parcel 7 of VTPM 38814 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:

- Watson Road and Case Road roadway, parkway, and drainage improvements
- Traffic signal installation at Watson Road/Case Road intersection.

27. In the event the electrical cables are under 66 kv, the existing power poles on Watson Road between the projects westerly boundary and Case Road shall be removed, and electrical cables and communication cables shall be undergrounded.

In the event the electrical cables are over 66 kv, the existing power poles shall be relocated to accommodate the roadway widening and the communication cables shall be undergrounded.

The developer/property owner shall provide an analysis from the utility consultant analyzing compliance with this condition.

28. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.

29. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

MEMO

Date: May 31, 2024

To: Nathan Perez, Senior Planner

From: Jessica Galloway, Special Districts Supervisor

By: Chris Baldino, Landscape Inspector

Subject: **CUP23-05047 / TPM37500 / DA23-05060 – Conditions of Approval –** Proposal to construct a: 498,000 sq. ft. industrial building, a self-storage facility consisting of 96,000 and 98,000 sq. ft. two-story buildings; an 80,000 sq. ft. four-story hotel, and a 27,000 sq. ft. commercial retail shopping center with two (2) 2,800 sq. ft. drive-through restaurants. Within the Green Valley Specific Plan guidelines.

1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
   - **Ethanac Road –** Provide offer of dedication as needed to provide for curb gutter, raised landscaped median, sidewalk, vinyl fence, access road/trail and off-site landscaping requirements, per Green Valley Specific Plan, including minimum 37' public parkway from face of curb.
   - **Green Valley Parkway -** Provide offer of dedication as needed to provide for full half width Street (128' ROW, 64' halfwidth), curb gutter, raised landscaped median, sidewalk, vinyl fence (Design Guidelines section 4-8), access trail and off-site landscaping requirements, per Green Valley Specific Plan, including minimum 26' public parkway from face of curb.
   - **Case Road -** Provide offer of dedication as needed to provide for full width Street (94' ROW, 47' halfwidth), curb gutter, sidewalk, raised landscape median, and off-site landscaping requirements, per the City General Plan, including a minimum 12' public parkway from face of curb on both sides of the street.
   - **Watson Road -** Provide offer of dedication as needed to provide for full width Street (60' ROW, 30' halfwidth), curb gutter, sidewalk, and off-site landscaping requirements, per Green Valley Specific Plan, including minimum 10' public parkway from face of curb on both sides of the street.

- **Existing Water Quality Basin on Watson Rd (Lot E) –** This basin is shown on the vesting tentative parcel map and needs to be included on the parcel map as a lettered lot to be privately maintained.
- **Existing Water Quality Basin on Ethanac Road (Lot C & D) –** This basin is shown on the vesting tentative parcel map and needs to be included on the parcel map as a lettered lot to be privately maintained.

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 **CUP23-05047**" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

   a. Landscape Limits – Limits of right-of-way areas or easement areas, defined by concrete mow curbs, fully dimensioned, that are to be annexed into the Landscape Maintenance District. **The extent of the landscape improvements is as outlined per the Conceptual Master Plan Dated January 12, 2024, Sheet A.1 designed by Danielian Associates.** A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Special Districts Division, including:
   - **Ethanac Road** – Per Section 4.4.1 Landscape Design Guiding Principles of the Green Valley Specific Plan, Planting will consist of the following: Primary trees: Pinus Canariensis, secondary tree Lagerstroemia Indica "Watermelon Red" Crape Myrtle, Giejera Parviflora Australian Willow in

alternating Groups. Use of drought resistant shrubs and ground cover including but not limited to the following: Callistemon Viminalis 'Little John', Dietes Bi-color, Dodonaea Viscosa 'Purpurea', Hesperaloe Parviflora 'Red & Yellow Yucca', Muhlenbergia Rigens 'Deer Grass', Salvia Greggi 'Furmans Red', Westringia Freuticosa 'Smoke', Carex Tumolicola, Rosmarinsu officinalis 'Prostratus'.

- **Existing Ethanac Road Median** - The proposed development will benefit from the existing landscape maintenance district facilities, including a raised landscape median on Ethanac Road 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 and replant/enhance as necessary.
- **Ethanac Road and Green Valley Parkway S/E Corner monument** – Per the Green Valley Specific plan the Southeast corner of Green Valley Parkway and Ethanac Road requires a Primary Entry monument, see figure 4-8 of the GVSP for location, section 4-44 for design guidelines, and Figure 4-9 & 4-10 for design details.
- **Green Valley Parkway** - Per Section 4.4.1 Landscape Design Guiding Principles of the Green Valley Specific Plan. Planting will consist of the following: Primary trees Pinus Eldarica Afghan pine and Platanus Acerifolia Bloodgood', secondary tree Lagerstroemia 'Natchez' Crape Myrtle, Pinus Canariensis, Pistacia Chinensis, and Cercidium 'Desert Museum / Thornless Palo Verde in alternating Groups. Use of drought resistant shrubs and ground cover including but not limited to the following: Callistemon Viminalis 'Little John', Dietes Fortnight Lily, Dodonaea Viscosa 'Purpurea', Hesperaloe Parviflora 'Red & Yellow Yucca', Muhlenbergia Capillaris Pink Muhly, Agave Americana 'Medio-Picta Alva' Westringia Freuticosa ''Wynavvie Gem'', Carex Tumolicola, Rosmarinsu officinalis 'Prostratus', Myoporum Parvifolium 'Putah Creek.
- **Green Valley Parkway Median** - Per Section 4.4.1 Landscape Design Guiding Principles of the Green Valley Specific Plan, Planting will consist of the following: Primary trees Magnolia Grandiflora 'Majestic Beauty', secondary tree Lagerstroemia 'Natchez' Crape Myrtle alternating Groups. Use of drought resistant shrubs and ground cover including but not limited to the following: Hesperaloe Parviflora 'Red & Yellow Yucca', Muhlenbergia Capillaris Pink Muhly, Carex Tumolicola, Rosmarinsu officinalis 'Prostratus'.
- **Case Road** - Per Section 4.4.1 Landscape Design Guiding Principles of the Green Valley Specific Plan. Planting will consist of the following:

Street Tree Primary: Koelreuteria Bipinnata; Secondary (accent tree): Lagestromia-Indian Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the proposed parkways along Case Road, including but not limited to the following: Purple Hopseed, Lantana montevidensis -"Spreading Yellow," Dietes Vegeta-Fortnight Lily, Myoporum Pacificum, Photinia fraseri-Red Leaf Photinia, Prunus caroliniana-Carolina laurel cherry, Raphiolepis Indica-Springtime-Indian Hawthorn, Rosa floribunda "alba"-white bush rose, Rosmarinus officinalis-Huntington blue Rosemary,' Tulbaghia Fragrans-Society Garlic.

- **Case Road Median** – Streetscape landscape design guidelines and planting pallet. Primary trees: Bradford Pear. Use of drought resistant shrubs and ground cover including but not limited to the following: Huntington Carpet Rosemary, Trailing Gazania, Society Garlic variegated.
- **Watson Road** - Per Section 4.4.1 Landscape Design Guiding Principles of the Green Valley Specific Plan. Planting will consist of the following: Primary trees: Giejera Parviflora Australian Willow, secondary tree Lagerstroemia Indica "Watermelon Red" Crape Myrtle, in alternating Groups. Use of drought resistant shrubs and ground cover including but not limited to the following: Purple Hopseed, Dietes Bi-color, Dodonaea Viscosa 'Purpurea', Hesperaloe Parviflora 'Red & Yellow Yucca', Muhlenbergia Rigens 'Deer Grass', Salvia Greggi 'Furmans Red', Westringia Freuticosa 'Smoke', Carex Tumolicola, Rosmarinsu officinalis 'Prostratus'.

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 Special Districts Division. Components shall include, but not be limited to Rainbird XBT-20PC w/ Diffuser, or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). The controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak Pro3, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. The proposed system shall be complete with wireless weather station, aircard with

flow, one year bundle service, blade antenna and flow sensor, and ET programmed.

c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right-hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.

d. **Meters** – Each District is required to be metered separately. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.

e. **Controllers -** The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.

f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.

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 walls.

4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled 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.
    - **Inspection #4 –** A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for "Start of 1 year Maintenance

Period" submitted, with all required turn-over submittal items provided to Public-Works Special Districts Division. **The applicant shall be responsible for ensuring that a 6-month reserve has been secured for the site prior to the City assuming maintenance responsibilities. A site will not be granted the Start of the 1 Year Maintenance Period if there is not adequate funding for the City to assume maintenance responsibilities the following year.**

- **Inspection #5 (Turn-Over) –** On or about the one-year anniversary of Inspection #4, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period -** The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #4 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for review and approval by the City's Special Districts Division. The City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items 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. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
    - **Storm Drain Screens**-If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
    - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
    - **Acceptance By Public Works/Special Districts**-Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

7. **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.

8. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting, shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:

   a. Street Lighting-If Street lighting is required, lighting shall meet the type, style, color and durability requirements necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. Streetlights will be owned by City of Perris not SCE. Streetlights shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.

   b. Acceptance By Public Works/Special Districts- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turnover information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-

3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photocopy of Traffic Signal as-built plans and timing sheets.

9. **Assessment Districts.** **PRIOR TO FINAL MAP RECORDATION the developer shall annex into the special districts, posting an adequate maintenance performance bond to be retained by the City as required by the Public Works Department.** The applicant shall deposit $5,250 per district, $15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- ***Consent and Waiver for Maintenance District No. 84-1*** **-** 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 and median landscape proposed by the project on Green Valley Parkway, Case Rd., Watson Rd. and Ethanac Road and pay their fair share of Ethanac Median (LMD BZ 80).
- ***Petition for Flood Control Maintenance District No. 1*** - For Off-site Flood Control Facilities proposed by the project, and pay a fair share of the Green Valley Evacuation Channel 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.

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

CITY OF PERRIS
COMMUNITY SERVICES

MEMO

Date: April 23, 2024

To: Nathan Perez, Senior Planner

From: Sabrina Chavez, Director of Community Services

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

Subject: **Vesting Parcel Map 38814 (VPM23-05059), Conditional Use Permit (CUP) 23-05047, Development Plan Review (DPR) 23-00013, Development Plan Review (DPR) 23-00014 Conditional Use Permit (CUP) 23-05208, Conditional Use Permit (CUP) 23-05210**

Community Services Staff reviewed Vesting Parcel Map 38814 (VPM23-05059), Conditional Use Permit (CUP) 23-05047, Development Plan Review (DPR) 23-00013, Development Plan Review (DPR) 23-00014 Conditional Use Permit (CUP) 23-05208, Conditional Use Permit (CUP) 23-05210 and provides the following conditions(s):

Development Impact Fees

☒ The Project is subject to payment of Industrial Park Development Impact Fees.

☐ The Project is subject to payment of Residential Park Development Impact Fees.

☒ This Project is subject to payment of Public Art Development Impact Fees.

Special Districts

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

SRC COMMENTS
* * * BUILDING & SAFETY * * *

Planning Case File No(s):	CUP 23-05047, TPM 37500, DA 23-05060, PLN 23-05059
Case Planner:	Nathan Perez 951-943-5003 ext. 279
Applicant:	Derek Barbour, Richland Communities
Location:	Generally located at the Southwest corner of Case Road and Watson Road.
Project:	Proposal to construct a 498,000 SF Industrial Building, a self -storage facility consisting of a 96,000 SF and a 98,000 SF two story buildings, an 80,000 SF four story hotel (128 rooms with a 20,000 SF building footprint) and a 27,000 SF Commercial retail shopping center with two 2,800 SF drive-through restaurants
Associated Cases:	APN: several
Reviewed By:	David J. Martinez, CBO
Date:	UPDATED 10-31-23

SPECIFIC COMMENTS

1. None

GENERAL 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 Energy Code
    E. 2022 California Fire Code
    F. 2022 California Green Building Standards Code
    G. 2022 California Plumbing Code
    H. Proposed Project will have to comply with the Title 24 Access Regulations and ADA Access regulations

2. All signs if any shall be Underwriters Laboratories, or equal, approved.
3. You will have to comply with the new EV charging station requirements for **all** the proposed **buildings.**

4. The entire site will have to have proper fire access.
5. The entire site and the proposed structures will have to comply with the ADA access Regulations and with the State of California Title 24 Access Regulations.
6. This proposal buildings will also require the review and approval of the Riverside County Health Department.
7. The proposed buildings will require Fire Sprinklers.
8. No structures will be able to be built across any property lines.
9. The proposed swimming pool will also require the review and approval of the Riverside County Health Department.
10. The proposed four- story hotel will require an elevator.

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

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

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

FIRE CONDITIONS

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

Exhibit B

Vicinity/Aerial Map

Vicinity Map



Parcels

Perris Boundary

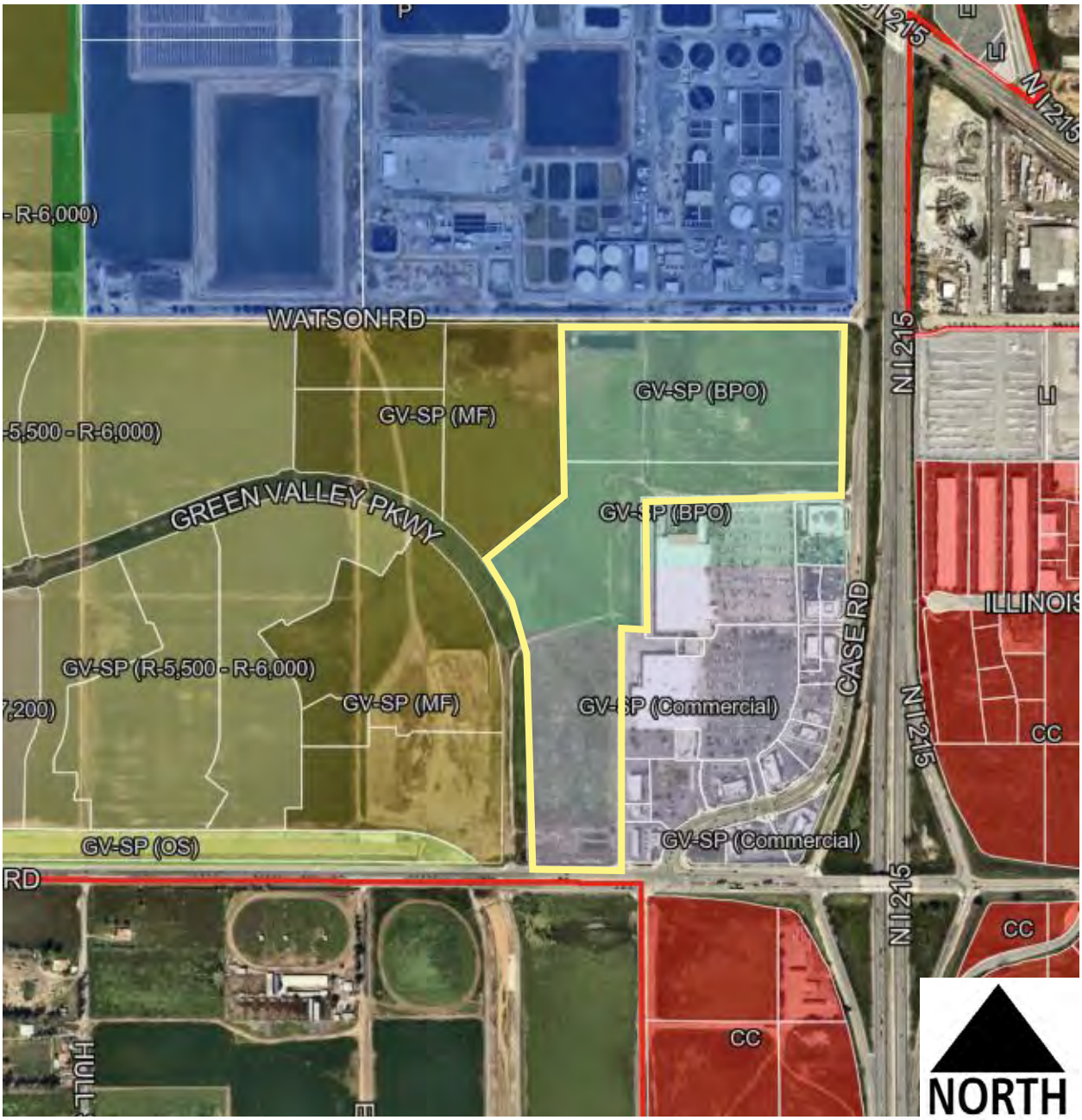
0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Exhibit C

Green Valley Specific

Green Valley Specific Plan Land Use Map



Parcels

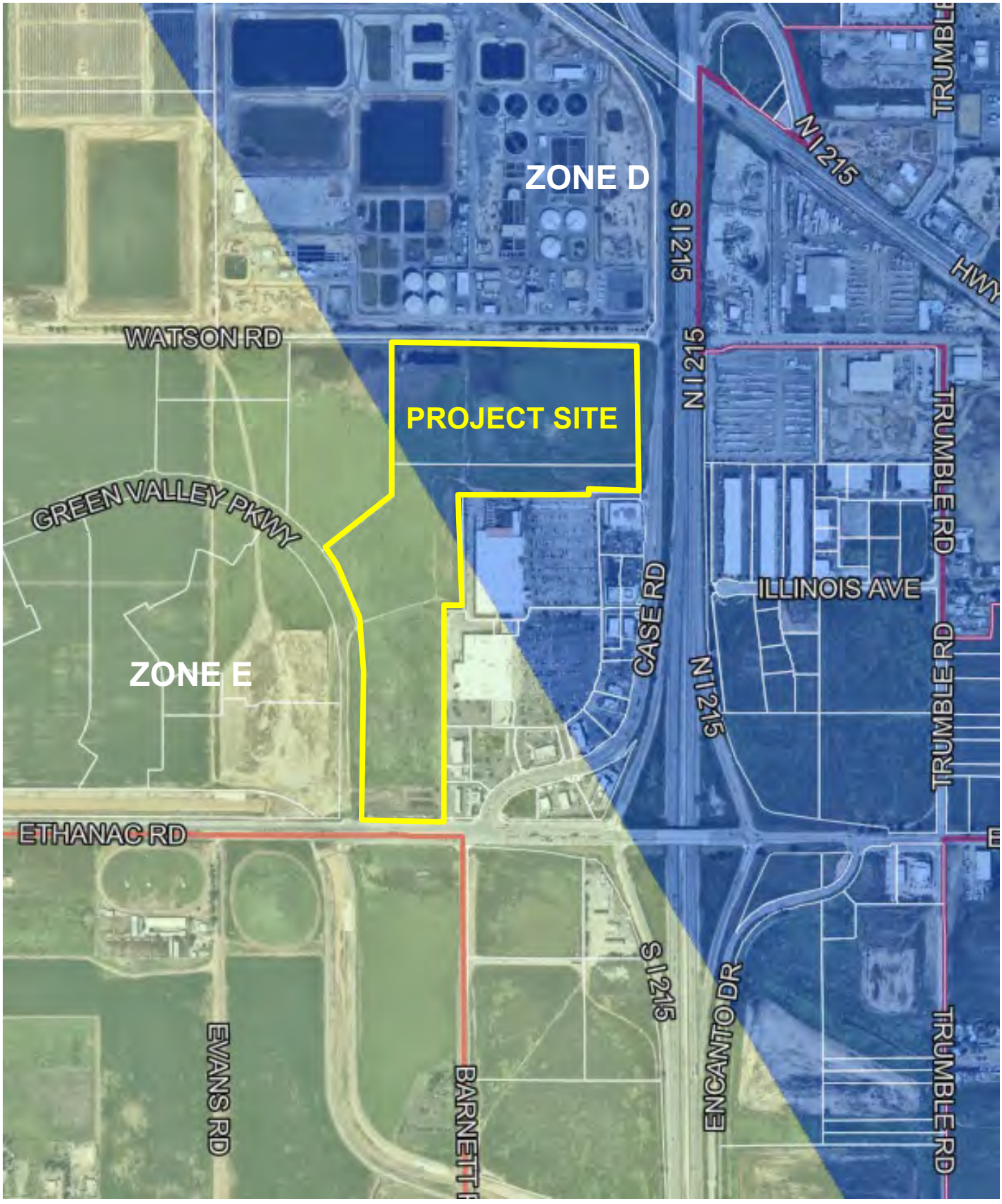
Zoning

- Business Park (BP)
- Commercial Community (CC)
- Green Valley Specific Plan (GV-SP R-5,500 - R-6,000)
- Green Valley Specific Plan (GV-SP R-6,000 - R-7,200)
- Green Valley Specific Plan Business Professional Office(GV-SP BPO)
- Green Valley Specific Plan Commercial (GV-SP Commercial)
- Green Valley Specific Plan Multi-Family (GV-SP MF)
- Green Valley Specific Plan Open Space (GV-SP OS)
- Green Valley Specific Plan Park (GV-SP Park)
- Light Industrial (LI)
- Public (P)
- Perris Boundary

Exhibit D

MARB/IPA ALUCP MAP

MARB/IPA ALUCP Map



Parcels

Perris Boundary

N

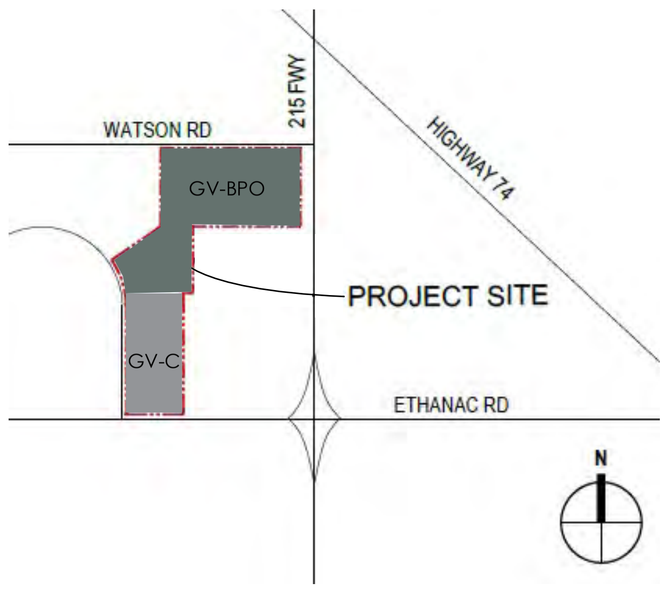
Exhibit E

Project Plans (Site Plan, Wall and Fence Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, Conceptual Landscape, and Colors and Materials Sample Sheet)

Due to the size of the plans, only select site plans, elevations, and landscape plans are provided in the staff report package; the complete set of plans are on File with the Planning Department and available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-436#docan1206_1313_479

PROJECT TEAM	
Owner	Richland Communities | 3161 Michelson Dr #425, Irvine, CA 92612
Architects	Architects Orange |144 N. Orange Street, Orange, CA 92866 Danielian Associates | 60 Corporate Park, Irvine, CA 92606
Civil	SB&O, Inc. | 41689 Enterprise Circle North, Temecula, Ca. 92590
Landscape	
ASSESSOR'S PARCEL NUMBERS	
327220012; 327220044	
PROJECT ADDRESS	
Case Road, Perris, CA 92570	
LAND USE DESIGNATION	
Green Valley Specific Plan Business Professional Office (GV-BPO) Green Valley Specific Plan Commercial (GV-C)	



VICINITY MAP
NOT TO SCALE

The development 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 Energy Code

E. 2022 California Fire Code

F. 2022 California Green Building Standards Code

G. 2022 California Plumbing Code

H. Proposed Project will have to comply with the Title 24 Access Regulations and ADA Access regulations



CONTENT TABLE	
A.1	Conceptual Master Plan
A.2	Conceptual Wall & Fence Plan
A.3	Artistic Rendering - Master Plan
A.4	Conceptual Site Plan Parcel 7 - Industrial
A.5	Conceptual Landscape Plan Parcel 7 - Industrial
A.6	Fire Access Plan Parcel 7 - Industrial
A.7	Artistic Rendering - Industrial
A.8	Conceptual Color Elevations Parcel 7 - Industrial
A.9	Color & Materials Board Parcel 7 - Industrial
A.10	Conceptual Site Plan Parcels 5 & 6 - Self Storage
A.11	Conceptual Landscape Plan Parcels 5 & 6 - Self Storage
A.12	Fire Access Plan Parcels 5 & 6 - Self Storage
A.13	Artistic Rendering - Self Storage
A.14	Conceptual Color Elevations Parcel 5 Building A - Self Storage
A.15	Conceptual Color Elevations Parcel 5 Building B - Self Storage
A.16	Conceptual Color Elevations Parcel 5 Building C - Self Storage
A.17	Color & Materials Board Parcels 5 & 6 - Self Storage
A.18	Artistic Rendering - Commercial
A.19	Conceptual Site Plan Parcel 4 - Hotel
A.20	Conceptual Landscape Plan Parcel 4 - Hotel
A.21	Fire Access Plan Parcel 4 - Hotel
A.22	Conceptual Black & White Elevations Parcel 4 - Hotel
A.23	Conceptual Color Elevations Parcel 4 - Hotel
A.24	Color & Materials Board Parcel 4 - Hotel
A.25	Conceptual Site Plan Parcels 1, 2 & 3 - Commercial
A.26	Conceptual Landscape Plan Parcels 1, 2 & 3 - Commercial
A.27	Fire Access Plan Parcels 1, 2 & 3 - Commercial
A.28	Conceptual Black & White Elevations Parcel 3 - Commercial
A.29	Conceptual Color Elevations Parcel 3 - Commercial
A.30	Conceptual Black & White Elevations Parcels 1 & 2 - Commercial
A.31	Conceptual Color Elevations Parcels 1 & 2 - Commercial
A.32	Color & Materials Board Parcels 1, 2 & 3 - Commercial

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL MASTER PLAN

N
0 150' 300'

Architecture. Design. Relationships.

DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00
MAR. 29, 2024
A.1



RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

For illustrative purposes only, subject to change.

ARTISTIC RENDERING

MASTER PLAN

Architecture. Design. Relationships.

DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00
MAR. 29, 2024

A.3



*See section A-A on Sheet A.4: Conceptual Site Plan

R.O.W TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	30	M

R.O.W SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE SILVER SAGE	5 GAL	L
	HESPERALOE PARVIFLORA 'RED YUCCA'	RED YUCCA	5 GAL	L
	HESPERALOE PARVIFLORA 'YELLOW YUCCA'	YELLOW YUCCA	5 GAL	L
	MUHLENBERGIA CAPILLIARIS	PINK MUHLY	5 GAL	L
	MYOPORUM PARVIFOLIUM 'PUTHA CREEK'	CREEPING MYOPORUM	5 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
	SALVIA GREGGI 'FURMANS RED'	AUTUMN SAGE	5 GAL	L
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	L

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	84	LOW
	CERCIDIUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	36" BOX	4	LOW
	ALBIZIA JULIBRISSIN	SILK TREE	36" BOX	19	LOW
	CATALPA SPECIOSA	WESTERN CATALPA	36" BOX	130	LOW

PARKING LOT TREE REQUIREMENTS:
TOTAL PARKING LOT TREES REQUIRED(1 TREE PER 6 PARKING SPACES; 159÷6) = 27 TREES
TOTAL PARKING LOT TREES PROVIDED =84
TOTAL TREES @ 36" BOX SIZE = 153 (64%)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE REQUIRED= 112 TREES (3376'÷30)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE PROVIDED= 234 TREES

TOTAL LANDSCAPE AREA PROVIDED=183,124 SQ.FT. (17.6% OF SITE AREA)

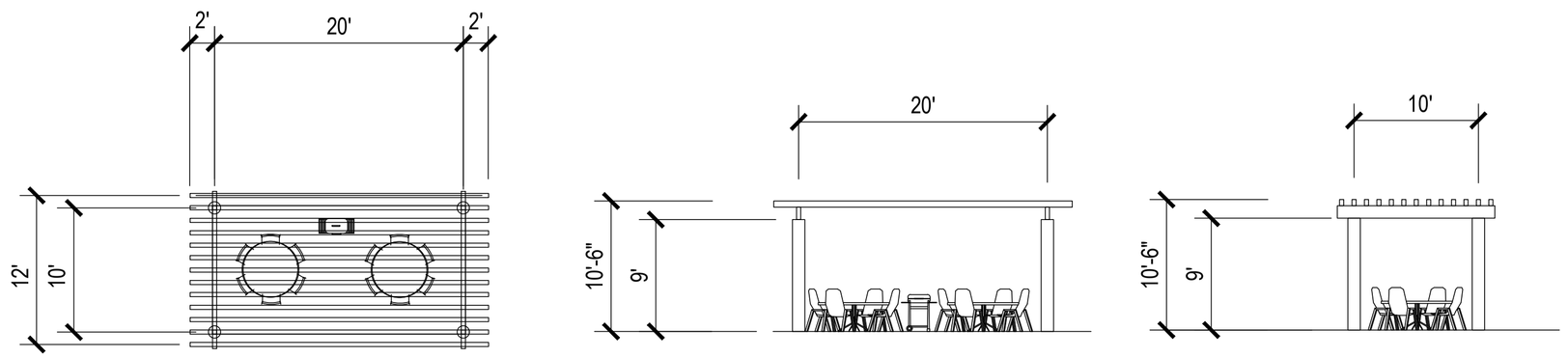
SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
1 SHRUB PER 30 SF OF LANDSCAPE, 80% TO BE 5 GALLON OR LARGER				
PARKING LOT SCREENING SHRUBS				
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
ENHANCED PLANTING				
	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	5 GAL	LOW
	BULBINE FRUTESCENS	BULBINE	1 GAL	LOW
	CHAMAEROPS HUMILIS MULTI TRUNK	MEDITERRANEAN FAN PALM	15 GAL	LOW
	DIANELLA 'CLARITY BLUE'	CLARITY BLUE DIANELLA	1 GAL	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
TYPICAL PLANTING				
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	VERY LOW
	CAESALPINIA GILLIESII	DESERT BIRD OF PARADISE	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	LOW
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY 'EVE CASE'	5 GAL	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL	LOW
	LARGE DECORATIVE BOULDERS			

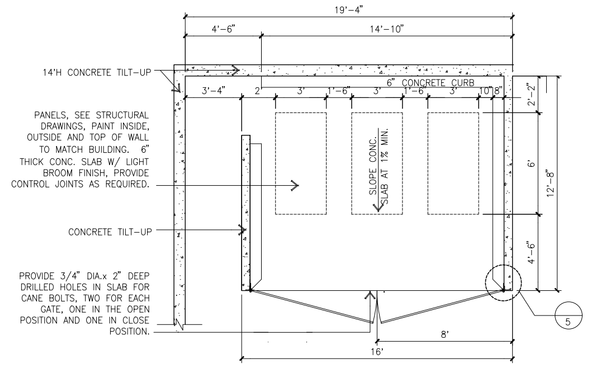
NOTE: ALL PLANTS ARE LOW WATER USE TO COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS CHAPTER 19.70 OF THE ZONING CODE

LANDSCAPE NOTES

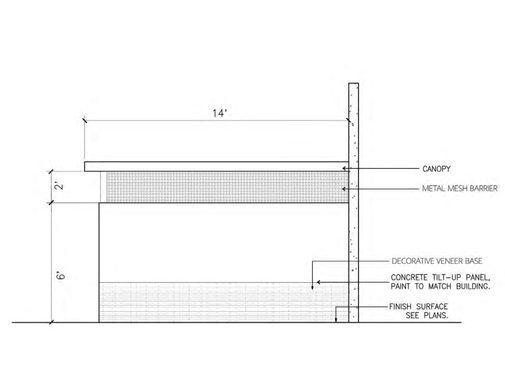
- All LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- LANDSCAPE PLANS COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS IN CHAPTER 19.70 OF THE ZONING CODE



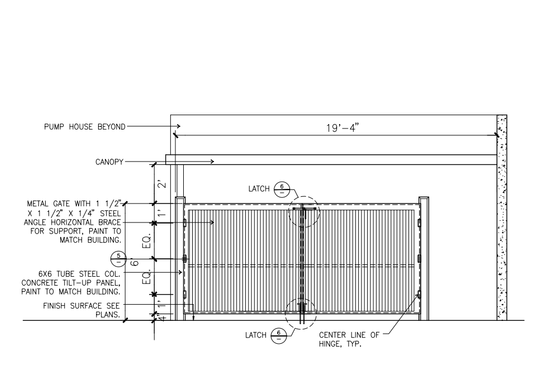
TYPICAL EMPLOYEE AMENITY AREA - PLAN & ELEVATIONS
NOT TO SCALE



TRASH ENCLOSURE - PLAN VIEW
NOT TO SCALE



TRASH ENCLOSURE - SIDE ELEVATION
NOT TO SCALE



TRASH ENCLOSURE - FRONT ELEVATION
NOT TO SCALE

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL LANDSCAPE PLAN

PARCEL 7 - INDUSTRIAL

N
0 100' 200'

Architecture. Design. Relationships.

DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00
MAR. 29, 2024
A.5







RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

For illustrative purposes only, subject to change.

ARTISTIC RENDERING

PARCEL 7 - INDUSTRIAL

AO Architecture. Design. Relationships.

DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00
MAR. 29, 2024

A.7



R.O.W TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	7	M

R.O.W SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE SILVER SAGE	5 GAL	L
	HESPERALOE PARVIFLORA 'RED YUCCA'	RED YUCCA	5 GAL	L
	HESPERALOE PARVIFLORA 'YELLOW YUCCA'	YELLOW YUCCA	5 GAL	L
	MUHLENBERGIA CAPILLIARIS	PINK MUHLY	5 GAL	L
	MYOPORUM PARVIFOLIUM 'PUTHA CREEK'	CREEPING MYOPORUM	5 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
	SALVIA GREGGI 'FURMANS RED'	AUTUMN SAGE	5 GAL	L
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	L

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	92	LOW
	CERCIDIUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	36" BOX	4	LOW
	CATALPA SPECIOSA	WESTERN CATALPA	36" BOX	38	LOW

PARKING LOT TREE REQUIREMENTS:
TOTAL PARKING LOT TREES REQUIRED (1 TREE PER 6 PARKING SPACES; 69÷6) = 12 TREES
TOTAL PARKING LOT TREES PROVIDED = 65
TOTAL TREES @ 36" BOX SIZE = 42 (31.3%)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE REQUIRED= 77 TREES (2295'÷30)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE PROVIDED= 134 TREES

TOTAL LANDSCAPE AREA PROVIDED= 64,025 SQ.FT. (16.5% OF SITE AREA)

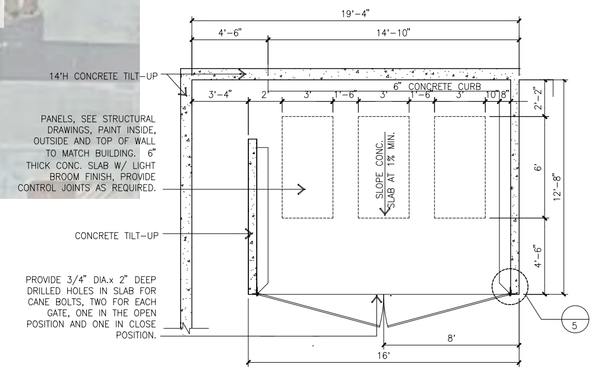
SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
1 SHRUB PER 30 SF OF LANDSCAPE, 80% TO BE 5 GALLON OR LARGER				
PARKING LOT SCREENING SHRUBS				
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
ENHANCED PLANTING				
	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	5 GAL	LOW
	BULBINE FRUTESCENS	BULBINE	1 GAL	LOW
	CHAMAEROPS HUMILIS MULTI TRUNK	MEDITERRANEAN FAN PALM	15 GAL	LOW
	DIANELLA 'CLARITY BLUE'	CLARITY BLUE DIANELLA	1 GAL	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
TYPICAL PLANTING				
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	VERY LOW
	CAESALPINIA GILLIESII	DESERT BIRD OF PARADISE	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	LOW
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY 'EVE CASE'	5 GAL	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL	LOW
	LARGE DECORATIVE BOULDERS			

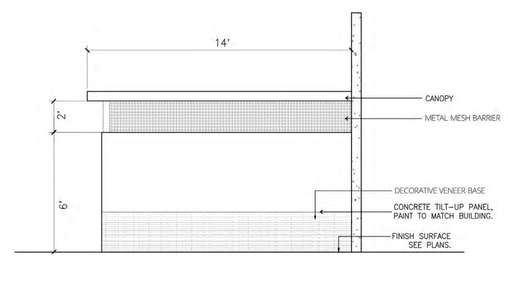
NOTE: ALL PLANTS ARE LOW WATER USE TO COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS CHAPTER 19.70 OF THE ZONING CODE

LANDSCAPE NOTES

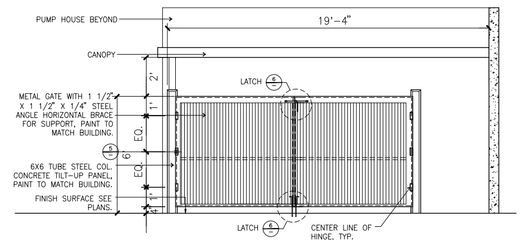
- All LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- LANDSCAPE PLANS COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS IN CHAPTER 19.70 OF THE ZONING CODE



TRASH ENCLOSURE - PLAN VIEW
NOT TO SCALE



TRASH ENCLOSURE - SIDE ELEVATION
NOT TO SCALE



TRASH ENCLOSURE - FRONT ELEVATION
NOT TO SCALE

N
0 50' 100'

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL LANDSCAPE PLAN
PARCELS 5 & 6 - SELF STORAGE

Architecture. Design. Relationships.

DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00
MAR. 29, 2024
A.11





RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

For illustrative purposes only, subject to change.

ARTISTIC RENDERING

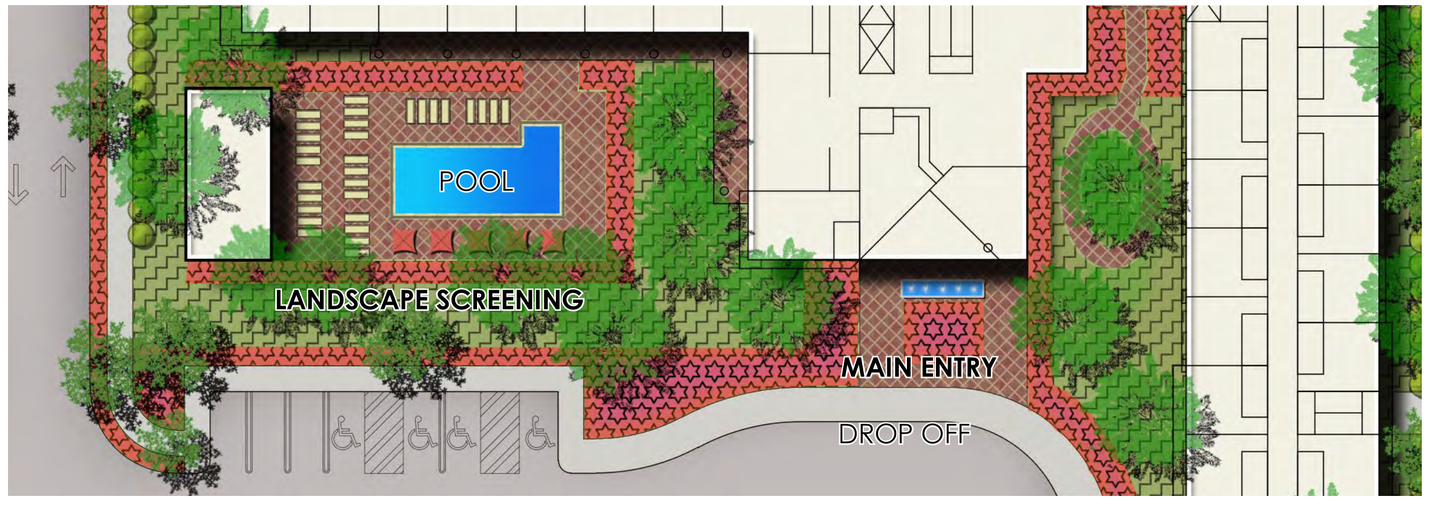
SELF STORAGE

AO Architecture. Design. Relationships.

DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00
MAR. 29, 2024
A.13





POOL & ENTRY AREA BLOW-UP

R.O.W TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	7	M

R.O.W SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE SILVER SAGE	5 GAL	L
	HESPERALOE PARVIFLORA 'RED YUCCA'	RED YUCCA	5 GAL	L
	HESPERALOE PARVIFLORA 'YELLOW YUCCA'	YELLOW YUCCA	5 GAL	L
	MUHLENBERGIA CAPILLIARIS	PINK MUHLY	5 GAL	L
	MYOPORUM PARVIFOLIUM 'PUTHA CREEK'	CREEPING MYOPORUM	5 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
	SALVIA GREGGI 'FURMANS RED'	AUTUMN SAGE	5 GAL	L
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	L

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	65	LOW
	CERCIDIUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	36" BOX	8	LOW
	ALBIZIA JULIBRISSIN	SILK TREE	36" BOX	39	LOW
	CATALPA SPECIOSA	WESTERN CATALPA	36" BOX	34	LOW

PARKING LOT TREE REQUIREMENTS:
TOTAL PARKING LOT TREES REQUIRED (1 TREE PER 6 PARKING SPACES; 211÷6) = 36 TREES
TOTAL PARKING LOT TREES PROVIDED = 65
TOTAL TREES @ 36" BOX SIZE = 81 (55%)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE REQUIRED= 33 TREES (992'÷30)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE PROVIDED= 146 TREES

TOTAL LANDSCAPE AREA PROVIDED= 75,667 SQ.FT. (38.2% OF SITE AREA)

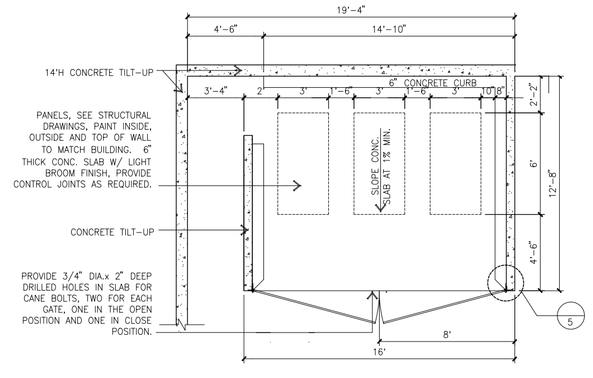
SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
1 SHRUB PER 30 SF OF LANDSCAPE, 80% TO BE 5 GALLON OR LARGER				
PARKING LOT SCREENING SHRUBS				
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
ENHANCED PLANTING				
	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	5 GAL	LOW
	BULBINE FRUTESCENS	BULBINE	1 GAL	LOW
	CHAMAEROPS HUMILIS MULTI TRUNK	MEDITERRANEAN FAN PALM	15 GAL	LOW
	DIANELLA 'CLARITY BLUE'	CLARITY BLUE DIANELLA	1 GAL	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
TYPICAL PLANTING				
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	VERY LOW
	CAESALPINIA GILLIESII	DESERT BIRD OF PARADISE	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	LOW
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY 'EVE CASE'	5 GAL	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL	LOW
	LARGE DECORATIVE BOULDERS			

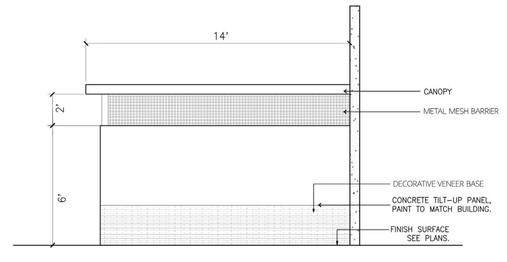
NOTE: ALL PLANTS ARE LOW WATER USE TO COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS CHAPTER 19.70 OF THE ZONING CODE

LANDSCAPE NOTES

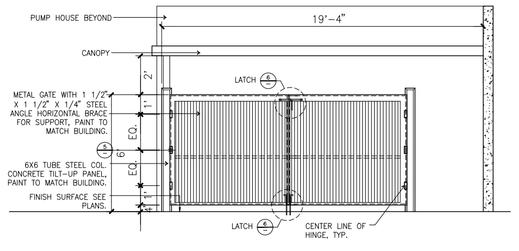
- All LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- LANDSCAPE PLANS COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS IN CHAPTER 19.70 OF THE ZONING CODE



TRASH ENCLOSURE - PLAN VIEW
NOT TO SCALE



TRASH ENCLOSURE - SIDE ELEVATION
NOT TO SCALE



TRASH ENCLOSURE - FRONT ELEVATION
NOT TO SCALE

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL LANDSCAPE PLAN

PARCEL 4 - HOTEL

N
0 50' 100'

Architecture. Design. Relationships.

DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00
MAR. 29, 2024
A.20

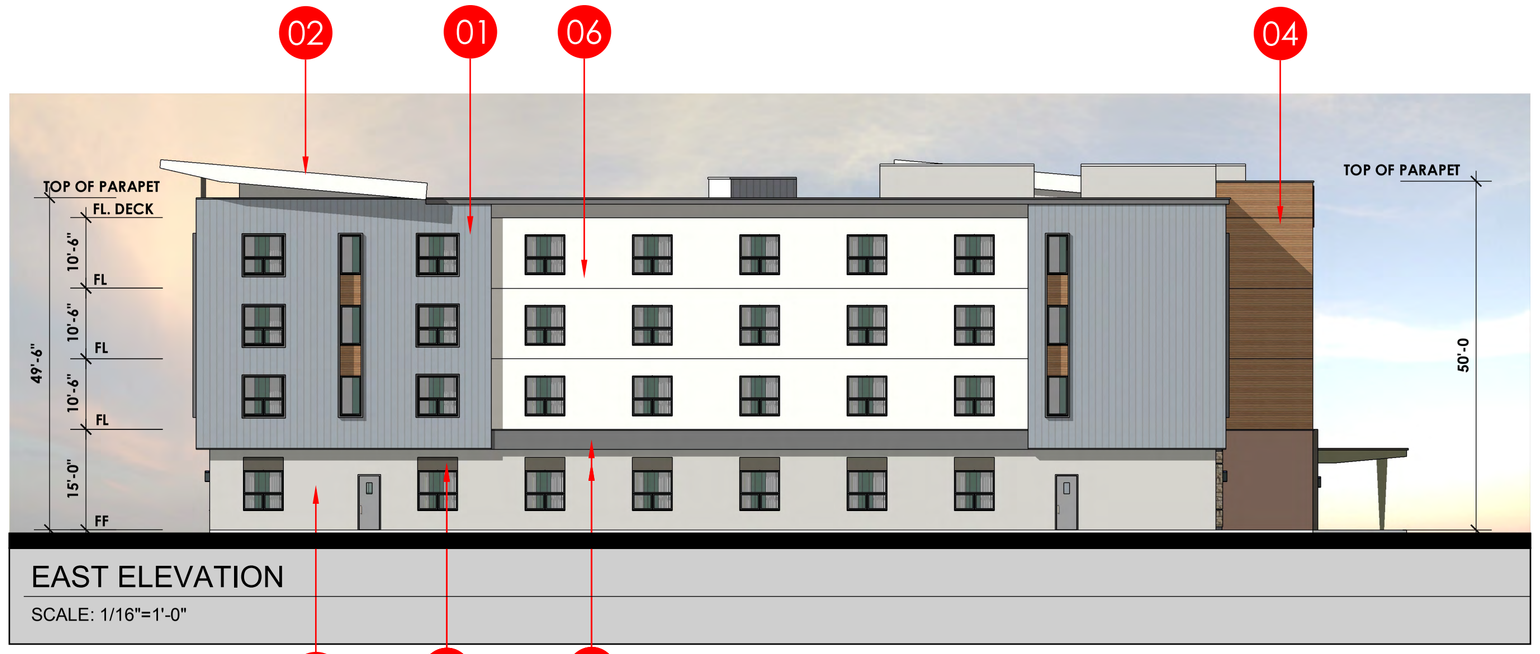


SOUTH ELEVATION

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

KEYNOTES

01	METAL VERTICAL SIDING
02	METAL CLADDING FACIA
03	DECORATIVE TRIM PARAPET
04	COMPOSITE WOOD HOR. SIDING
05	STONE VENEER
06	STUCCO
07	COMPOSITE WOOD CEILING SOFFIT
08	STEEL COLUMN IN METAL CLAD
09	METAL PANEL SIDING
10	DECORATIVE WALL LIGHT
11	METAL ROOF SHADE
12	ENTRY CANOPY IN METAL CLAD
13	SMOOTH STUCCO IN FAKE TRANSOM
14	METAL PANEL ON BUILT UP TRIM



EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT

PERRIS, CA

CONCEPTUAL COLOR ELEVATIONS

PARCEL 4 - HOTEL

Architecture. Design. Relationships.

DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00

MAR. 29, 2024

A.23



R.O.W TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	21	M

R.O.W SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE SILVER SAGE	5 GAL	L
	HESPERALOE PARVIFLORA 'RED YUCCA'	RED YUCCA	5 GAL	L
	HESPERALOE PARVIFLORA 'YELLOW YUCCA'	YELLOW YUCCA	5 GAL	L
	MUHLENBERGIA CAPILLIARIS	PINK MUHLY	5 GAL	L
	MYOPORUM PARVIFOLIUM 'PUTHA CREEK'	CREEPING MYOPORUM	5 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
	SALVIA GREGGI 'FURMANS RED'	AUTUMN SAGE	5 GAL	L
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	L

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	61	LOW
	CERCIDIUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	36" BOX	4	LOW
	ALBIZIA JULIBRISSIN	SILK TREE	36" BOX	18	LOW
	CATALPA SPECIOSA	WESTERN CATALPA	36" BOX	20	LOW

PARKING LOT TREE REQUIREMENTS:
TOTAL PARKING LOT TREES REQUIRED (1 TREE PER 6 PARKING SPACES; 196÷6) = 33 TREES
TOTAL PARKING LOT TREES PROVIDED = 61
TOTAL TREES @ 36" BOX SIZE = 42 (40%)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE REQUIRED= 46 TREES (1371'÷30)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE PROVIDED= 103 TREES

TOTAL LANDSCAPE AREA PROVIDED

BUILDING E = 29,613 SQ.FT. (24.2% OF SITE AREA)

BUILDING F = 13,652 SQ.FT. (33.6% OF SITE AREA)

BUILDING G = 12,300 SQ.FT. (31.6% OF SITE AREA)

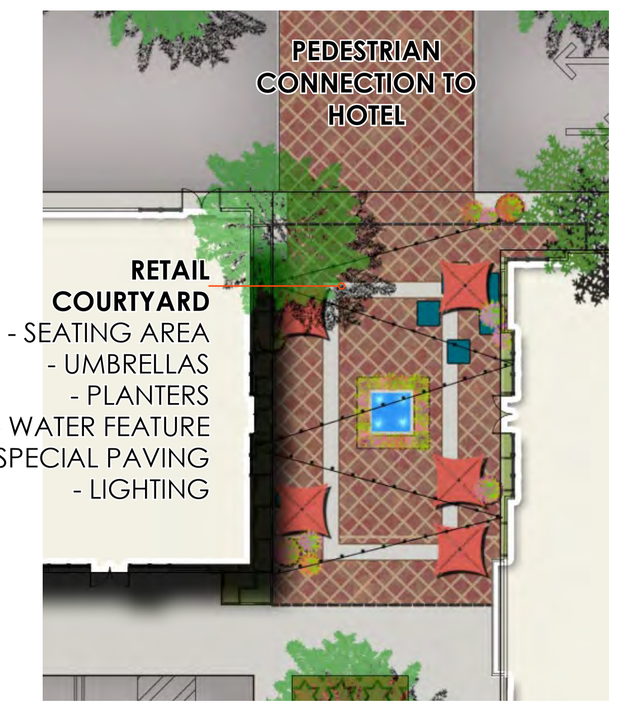
SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
1 SHRUB PER 30 SF OF LANDSCAPE, 80% TO BE 5 GALLON OR LARGER				
PARKING LOT SCREENING SHRUBS				
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
ENHANCED PLANTING				
	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	5 GAL	LOW
	BULBINE FRUTESCENS	BULBINE	1 GAL	LOW
	CHAMAEROPS HUMILIS MULTI TRUNK	MEDITERRANEAN FAN PALM	15 GAL	LOW
	DIANELLA 'CLARITY BLUE'	CLARITY BLUE DIANELLA	1 GAL	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
TYPICAL PLANTING				
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	VERY LOW
	CAESALPINIA GILLIESII	DESERT BIRD OF PARADISE	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	LOW
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY 'EVE CASE'	5 GAL	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL	LOW
	LARGE DECORATIVE BOULDERS			

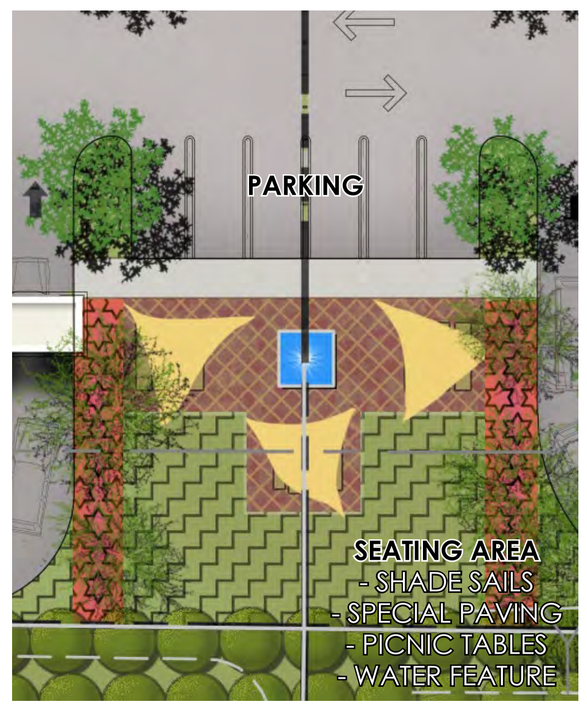
NOTE: ALL PLANTS ARE LOW WATER USE TO COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS CHAPTER 19.70 OF THE ZONING CODE

LANDSCAPE NOTES

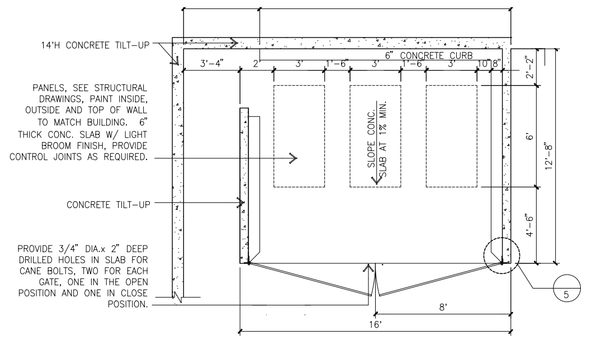
- All LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- LANDSCAPE PLANS COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS IN CHAPTER 19.70 OF THE ZONING CODE



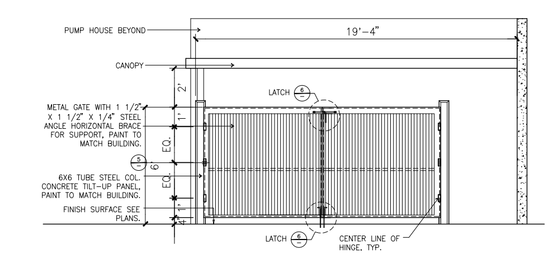
RETAIL AMENITY AREA BLOW-UP



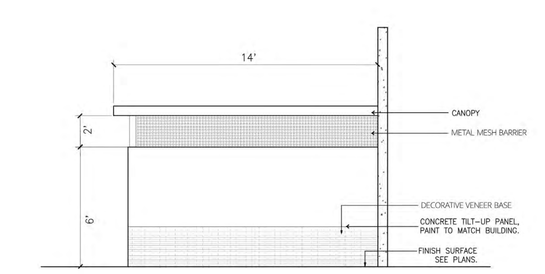
DRIVE-THRU SEATING AREA BLOW-UP



TRASH ENCLOSURE - PLAN VIEW
NOT TO SCALE



TRASH ENCLOSURE - FRONT ELEVATION
NOT TO SCALE



TRASH ENCLOSURE - SIDE ELEVATION
NOT TO SCALE

N
0 50' 100'

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

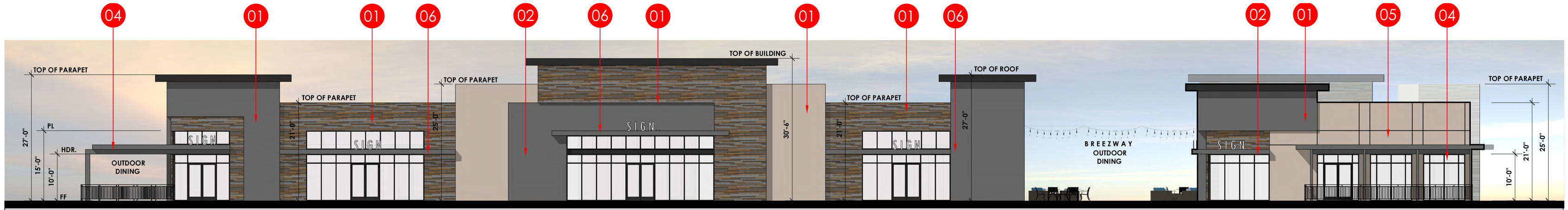
CONCEPTUAL LANDSCAPE PLAN

PARCELS 1, 2 & 3 - COMMERCIAL

Architecture. Design. Relationships.

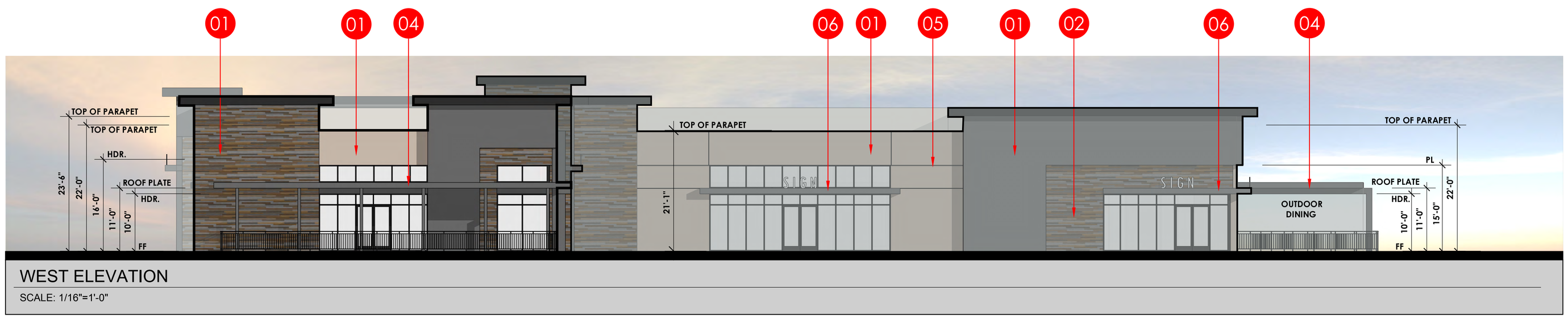
DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00
MAR. 29, 2024
A.26



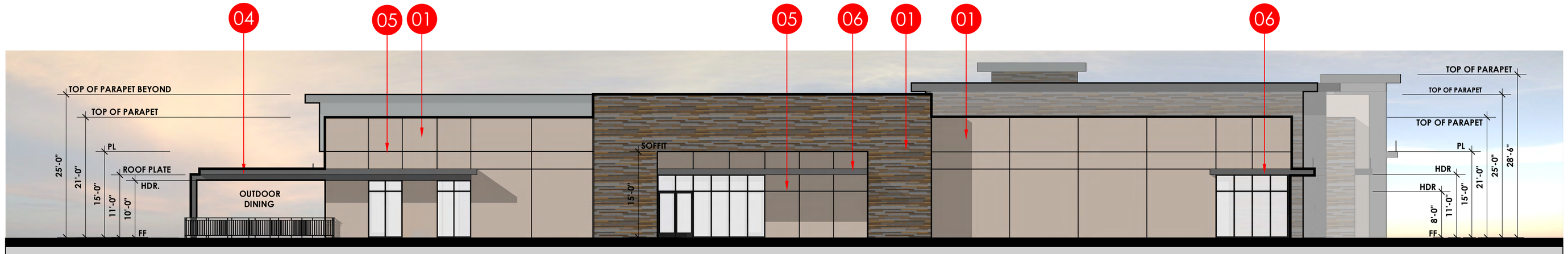
SOUTH ELEVATION

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



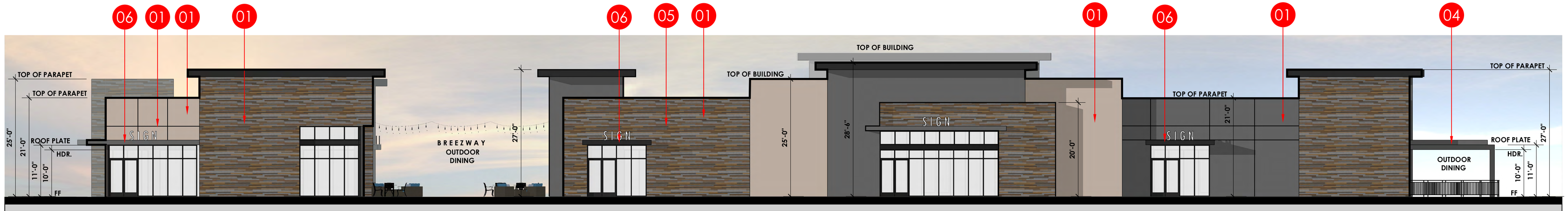
WEST ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

KEYNOTES

01 STUCCO
02 PORCELAIN WOODLIKE FINISH
03 WINDOW SCREEN
04 METAL CANOPY
05 STUCCO CONTROL JOINT
06 METAL AWNING

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL COLOR ELEVATIONS

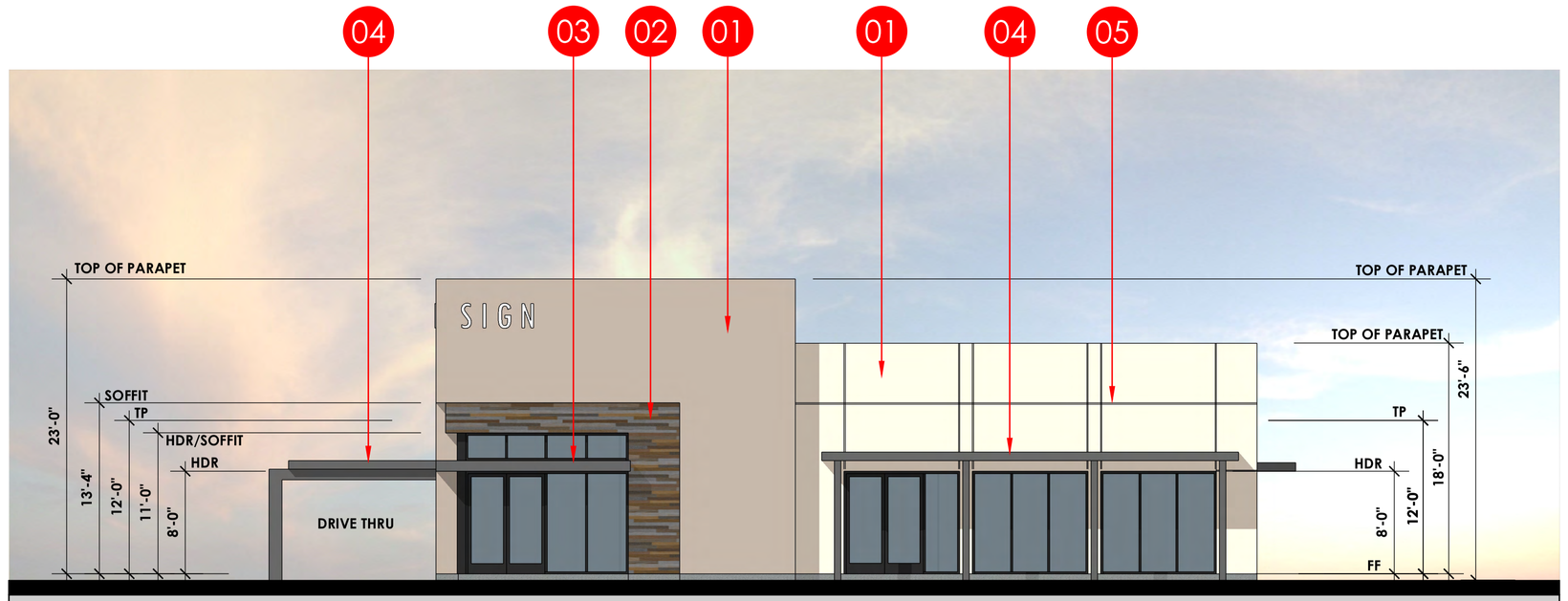
PARCEL 3 - COMMERCIAL - SHOPPING CENTER

AO Architecture. Design. Relationships.

DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

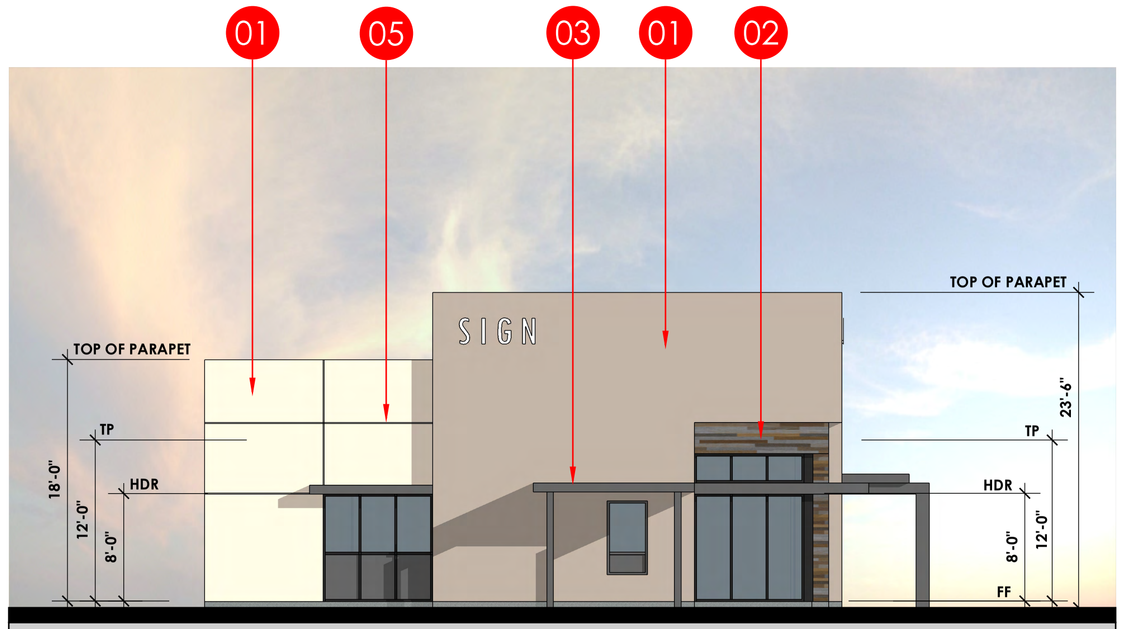
23064.00
MAR. 29, 2024

A.29



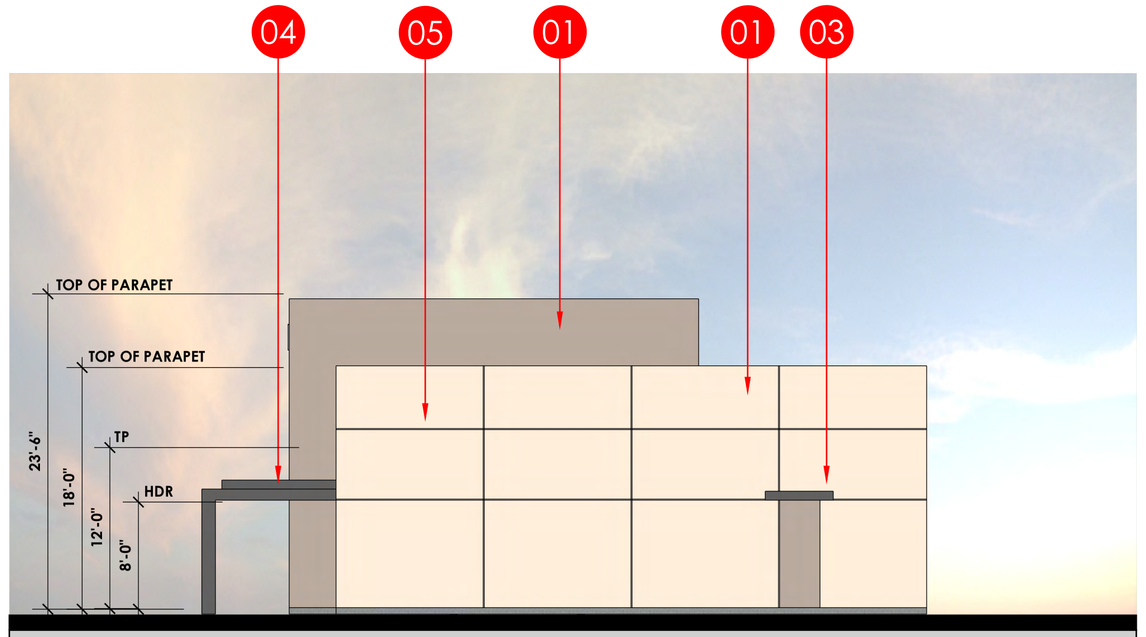
SOUTH ELEVATION

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



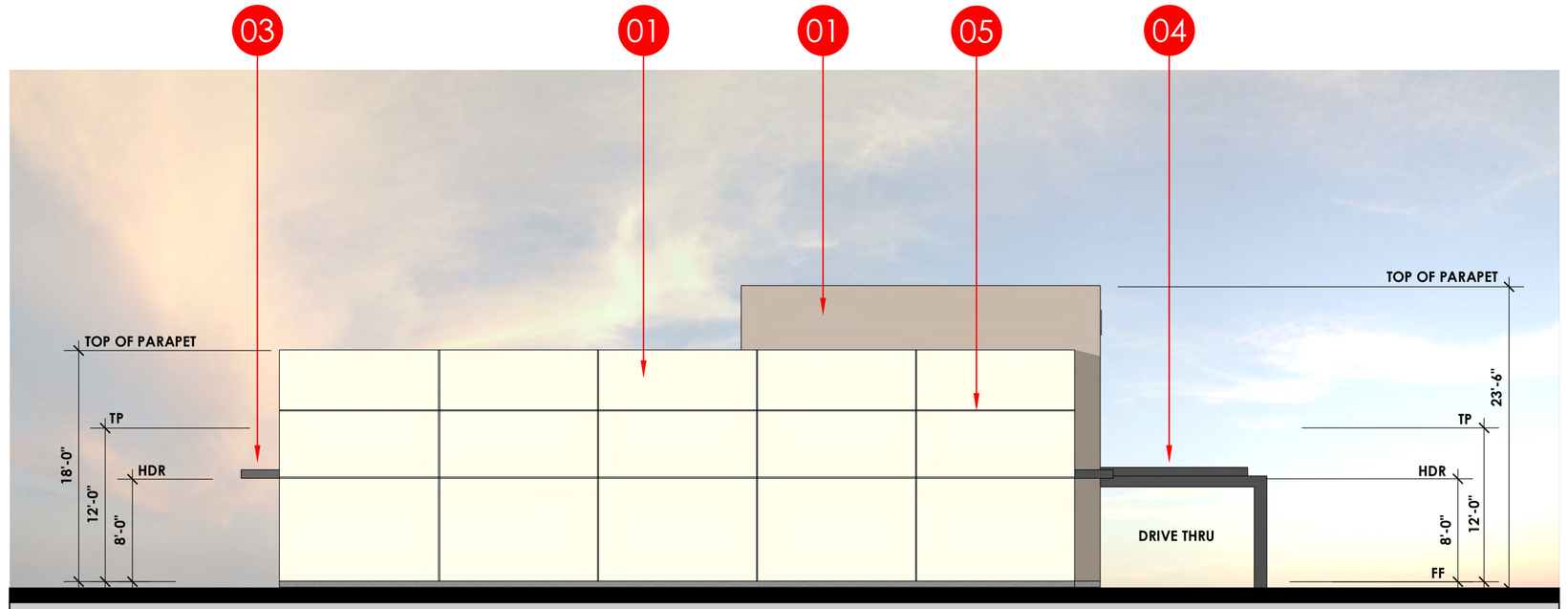
WEST ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

KEYNOTES

01 STUCCO
02 PORCELAIN WOODLIKE FINISH
03 METAL AWNING
04 METAL CANOPY
05 STUCCO CONTROL JOINT
06 DECORATIVE LIGHT

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL COLOR ELEVATIONS

PARCELS 1 & 2 - COMMERCIAL - DRIVE THRU DINING

Architecture. Design. Relationships.

DANIELIAN ASSOCIATES
architects + planners
60 corporate park | irvine | ca | 92606
www.danielian.com | office 949.474.6030

23064.00
MAR. 29, 2024
A.31

Exhibit F

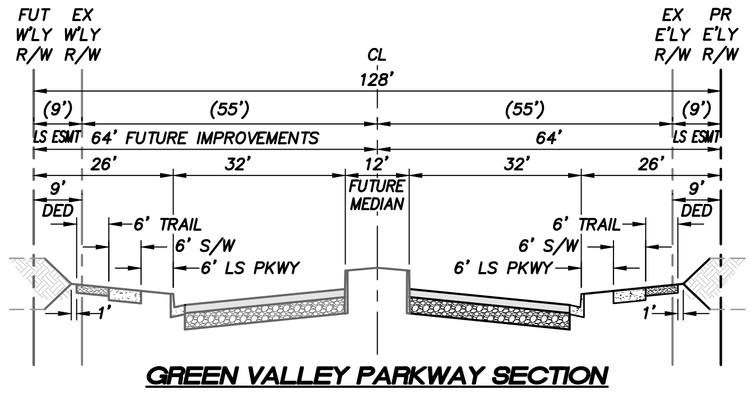
Vesting Parcel Map 38814

VESTING TENTATIVE PARCEL MAP 38814

BEING A SUBDIVISION OF LOT 40 OF TRACT MAP NO. 24648 FILED IN BOOK 226, PAGES 88 THROUGH 100, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND LOT 4 OF LOT LINE ADJUSTMENT NUMBER 05–0254 OF THE CITY OF PERRIS, RECORDED OCTOBER 11, 2005 AS INSTRUMENT NO. 05–837658 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

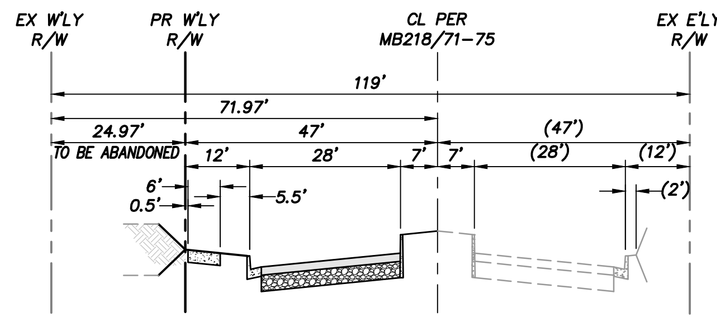
EXISTING EASEMENTS:

1. AN EASEMENT FOR IRRIGATING PIPE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1956 AS BOOK 2010 PAGE 443 AND JANUARY 24, 1957 IN BOOK 2029 PAGE 171, BOTH OF OFFICIAL RECORDS.
   IN FAVOR OF: M. J. YODER ET AL
   AFFECTS: AS DESCRIBED THEREIN
   SAID EASEMENT HAS SINCE BEEN CONVEYED TO RODEFFER INVESTMENTS BY QUITCLAIM DEED RECORDED MAY 11, 1988 AS INSTRUMENT NO. 125361 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1959 AS INSTRUMENT NO. 21828 OF OFFICIAL RECORDS.
   IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
   AFFECTS: LOTS 52 AND 53 OF PARCEL ONE
3. AN EASEMENT FOR PIPELINES, LEVEES AND CHANNELS AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1963 AS INSTRUMENT NOS. 83463 AND 83464, BOTH OF OFFICIAL RECORDS.
   IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
   AFFECTS: LOTS 52 AND 53 OF PARCEL ONE
   THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED APRIL 29, 2008 AS INSTRUMENT NO. 2008–0216365,DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM THE EASEMENT RECORDED AS INSTRUMENT NO. 83466 OF OFFICIAL RECORDS.
4. AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1963 AS INSTRUMENT NO. 83466 OF OFFICIAL RECORDS.
   IN FAVOR OF: TEMESCAL WATER COMPANY
   AFFECTS: LOTS 52 AND 53 OF PARCEL ONE
5. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 1979 AS INSTRUMENT NO. 55180 OF OFFICIAL RECORDS.
   IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA
   AFFECTS: LOTS 52 AND 53 OF PARCEL ONE
6. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE PERRIS REDEVELOPMENT PROJECT AREA–1987, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 16, 1987 AS INSTRUMENT NO. 204394 OF OFFICIAL RECORDS.
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF CABLE TELEVISION WIRING AGREEMENT" RECORDED DECEMBER 27, 1989 AS INSTRUMENT NO. 452419 OF OFFICIAL RECORDS.
8. AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1990 AS INSTRUMENT NO. 43146 OF OFFICIAL RECORDS.
   IN FAVOR OF: BENNIE E. CONATSER AND PATRICIA D. CONATSER, AS TRUSTEES OF THE BENNIE AND PATRICIA CONATSER FAMILY TRUST, ESTABLISHED MAY 5, 1982
   AFFECTS: LOT 2 OF PARCEL ONE
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED OCTOBER 24, 1990 AS INSTRUMENT NO. 389855 OF OFFICIAL RECORDS.
10. AN EASEMENT FOR AVIGATION AND RIGHT–OF–WAY APPURTENANT TO THE PERRIS VALLEY AIRPORT AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 1, 1990 AS INSTRUMENT NO. 401672 OF OFFICIAL RECORDS.
    IN FAVOR OF: BENNIE E. AND PATRICIA D. CONASTER, AS TRUSTEES OF BENNIE AND PATRICIA CONASTER FAMILY TRUST, ESTABLISHED MAY 5, 1982
    AFFECTS: AS DESCRIBED THEREIN
    THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
11. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: A RESERVATION FOR FUTURE DEVELOPMENT.
    (AFFECTS LOTS 2, 4, 5, 7, 8 AND 9 OF PARCEL ONE)
12. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION
    FOR: LANDSCAPE AND INCIDENTAL PURPOSES.
13. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION:
    A. THIS PROPERTY IS LOCATED WITHIN THE LAKE PERRIS DAM INUNDATION AREA
    B. AN ENVIRONMENTAL IMPACT REPORT S.C.H. #89032707 WAS PREPARED FOR THIS PROPERTY AND IS ON FILE AT THE CITY OF PERRIS PLANNING DEPARTMENT
14. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED DECEMBER 9, 2005 AS DOCUMENT NO. 2005–1018435 OF OFFICIAL RECORDS.
    DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 12, 2006 AS DOCUMENT NO. 2006–0028023, SEPTEMBER 14, 2006 AS DOCUMENT NO. 2006–0680173, AND APRIL 4, 2007 AS DOCUMENT NO. 2007–0281825 OF OFFICIAL RECORDS.
    THIS EASEMENT IS BLANKET IN NATURE ACROSS THE "RODEFFER PARCEL", "DEVELOPER PARCEL" & THE "PERRIS PARTNERS" PARCEL, COLLECTIVELY REFEREED TO AS "THE SHOPPING CENTER SITE".
15. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RETENTION BASIN AND RECIPROCAL EASEMENT AGREEMENT" RECORDED DECEMBER 9, 2005 AS INSTRUMENT NO. 2005–1018436 OF OFFICIAL RECORDS.
    THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
    DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 2006–0028024 AND SEPTEMBER 14, 2006 INSTRUMENT NO. 2006–0680173 BOTH OF OFFICIAL RECORDS.
16. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT FOR PUBLIC YARD PERRIS CROSSING CENTER, PERRIS, CALIFORNIA" RECORDED OCTOBER 24, 2006 AS INSTRUMENT NO. 2006–0781879 OF OFFICIAL RECORDS.
    THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
    AFFECTS: PARCEL TWO
17. AN OFFER OF DEDICATION FOR CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 2006 AS INSTRUMENT NO. 2006–0790344 OF OFFICIAL RECORDS.
    TO: CITY OF PERRIS, A MUNICIPAL CORPORATION
    AFFECTS: PARCEL TWO
18. AN EASEMENT FOR RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, CONSISTING OF WIRES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 2006 AS INSTRUMENT NO. 2006–0915437 OF OFFICIAL RECORDS.
    IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
    AFFECTS: PARCEL TWO
19. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE AND CONSTRUCTION EASEMENT" RECORDED APRIL 26, 2007 AS INSTRUMENT NO. 2007–0281826 OF OFFICIAL RECORDS.
20. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "SLOPE AND CONSTRUCTION EASEMENT" RECORDED APRIL 26, 2007 AS INSTRUMENT NO. 2007–0281827 OF OFFICIAL RECORDS.
    AFFECTS: PARCEL TWO
21. AN OFFER OF DEDICATION FOR PUBLIC DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 03, 2007 AS INSTRUMENT NO. 2007–0300005 OF OFFICIAL RECORDS.
    TO: CITY OF PERRIS, A MUNICIPAL CORPORATION
    AFFECTS: PARCEL TWO
22. AN EASEMENT FOR SEWER, WATER AND RECYCLED WATER AND INCIDENTAL PURPOSES, RECORDED OCTOBER 09, 2007 AS INSTRUMENT NO. 2007–0625734 OF OFFICIAL RECORDS.
    IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS
    AFFECTS: PARCEL TWO
23. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER DETENTION BASIN COVENANT AGREEMENT" RECORDED MAY 27, 2008 AS INSTRUMENT NO. 2008–0285716 OF OFFICIAL RECORDS.
24. AN IRREVOCABLE OFFER OF DEDICATION FOR A FLOOD CONTROL EASEMENT AND INCIDENTAL PURPOSES, RECORDED JUNE 08, 2021 AS INSTRUMENT NO. 2021–0346114 OF OFFICIAL RECORDS.
    TO: THE PUBLIC, ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
    AFFECTS: PARCEL TWO
25. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1962 AS INSTRUMENT NO. 114919 OF OFFICIAL RECORDS.
    IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
    AFFECTS: AS DESCRIBED THEREIN
26. AN OPTION IN FAVOR OF RICHLAND REAL ESTATE FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED MARCH 2, 2023 AS INSTRUMENT NO. 2023–0060689 OF OFFICIAL RECORDS.



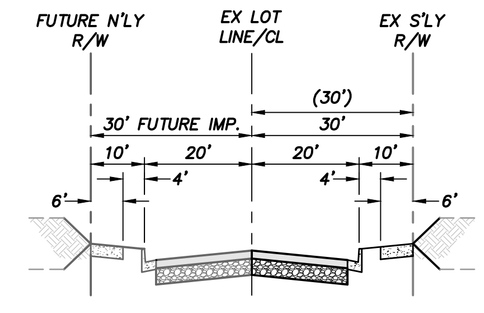
GREEN VALLEY PARKWAY SECTION

SECONDARY ARTERIAL (MODIFIED), RIVERSIDE COUNTY STD. NO. 92
PER APPROVED STREET IMPROVEMENT PLAN 98–1239B
T.I. = 9.5 R=__



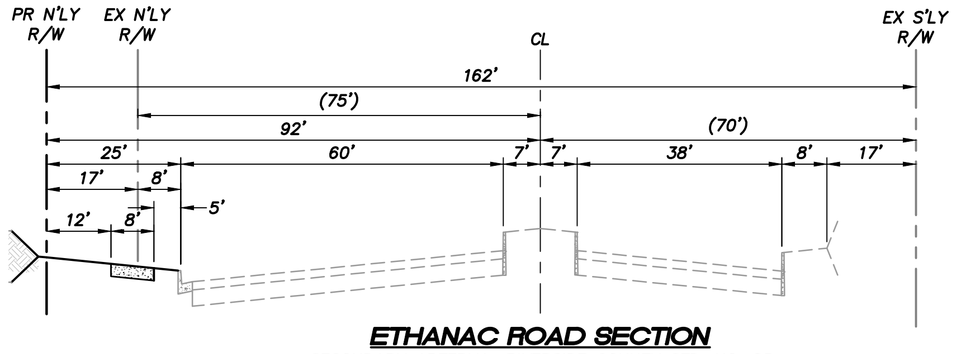
CASE ROAD SECTION

SECONDARY ARTERIAL, RIVERSIDE COUNTY STD. NO. 85
T.I. = 9.0 R=XX
SCALE: 1"=20'(H) 1"=4'(V)



WATSON ROAD SECTION

LOCAL STREET, RIVERSIDE COUNTY STD. NO. 105A
T.I. = 9.0 R=XX
SCALE: 1"=20'(H) 1"=4'(V)



ETHANAC ROAD SECTION

SECONDARY ARTERIAL, RIVERSIDE COUNTY STD. NO. 85
T.I. = X.X R=XX
SCALE: 1"=20'(H) 1"=4'(V)

LEGEND

- EXISTING RIGHT–OF–WAY
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- (6626) EXISTING CONTOUR
- (SB) EXISTING SEWER
- (W12) EXISTING WATER
- (SD42) EXISTING STORM DRAIN
- (UGE) EXISTING UNDERGROUND ELECTRICAL
- P.P. EXISTING POWER POLE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING METER / UTILITY
- MH EXISTING MAN HOLE
- EXISTING LIGHT POLE

GENERAL NOTES

1. APN's 327–220–012 & 327–220–044
2. LEGAL DESCRIPTION: SEE RIGHT HEREON.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD–ZONE AE & ZONE X (OTHER FLOOD AREAS), PER FEMA FLOOD INSURANCE RATE MAP 06065C2055H REVISED AUGUST 18, 2014
   ZONE AE: BASE FLOOD ELEVATIONS DETERMINED
   ZONE X OTHER FLOOD AREAS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE ARES LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
4. AERIAL TOPOGRAPHY PROVIDED BY USGS 2018/2019 WILDFIRE LIDAR TOPO.
5. UTILITY PURVEYORS:

CHARTER SPECTRUM	(877) 906–9121
EASTERN MUNICIPAL WATER DIST	(951) 928–6107
CITY OF PERRIS	(951) 943–6100
SC EDISON COMPANY	(800) 655–4555
SC GAS COMPANY	(800) 427–2200
RIVERSIDE TRANSIT AGENCY	(951) 565–5164
UNDERGROUND SERVICE ALERT	(800) 227–2600
FRONTIER	(951) 723–0736

6. THERE ARE NO EXISTING STRUCTURES ON–SITE.
7. SETBACKS AND SLOPES TO PROPERTY LINES SHALL CONFORM TO CITY OF PERRIS AND THE GREEN VALLEY SPECIFIC PLAN REQUIREMENTS.

OWNER/APPLICANT:

RICHLAND DEVELOPERS INC.
3161 MICHELSON DRIVE, STE 425
IRVINE, CA 92615
PHONE: (714) 932–0650
CONTACT: DEREK BARBOUR

CIVIL ENGINEER:

SB&O INC.
41689 ENTERPRISE CIRCLE NORTH, SUITE 126
TEMECULA, CA 92590
PHONE 951–695–8900
FAX 951–695–8901
CONTACT: DON BROOKS

PLAN IDENTIFICATION:

ASSESSORS PARCEL NO.
327–220–012 & 044

THOMAS BROTHERS MAP
PAGE 838, GRID B1
38TH EDITION

PROPERTY ADDRESS:

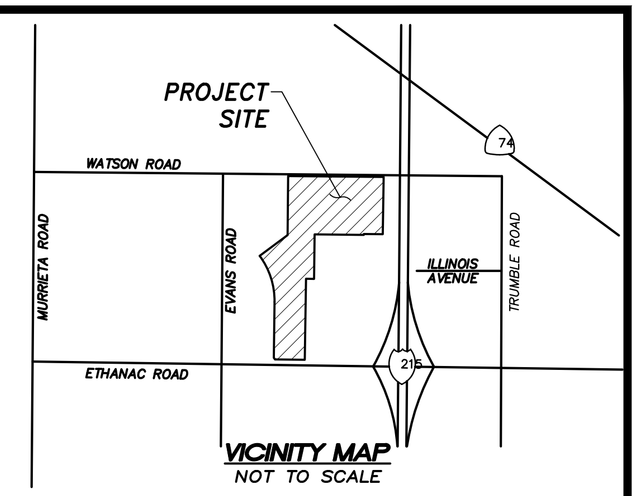
THE PROJECT SITE IS LOCATED ON 44.95 ACRES OF LAND IN THE CITY OF PERRIS BETWEEN GREEN VALLEY PARKWAY TO THE WEST, WATSON ROAD TO THE NORTH, ETHANAC ROAD TO THE SOUTH AND CASE ROAD TO THE EAST.

ZONING:

GREEN VALLEY SPECIFIC PLAN (GVSP)

LAND USE:

GVSP (NAP): BUSINESS & PROFESSIONAL/COMMERCIAL



VICINITY MAP

NOT TO SCALE

GROSS AND NET AREAS:

GROSS AREA	45.838 AC
NET AREA	44.924 AC

NUMBER OF PARCELS:

7 PARCELS
5 LETTERED LOTS

LEGAL DESCRIPTION:

PARCEL ONE: (APN: 327–220–012)

LOT 40 OF TRACT NO. 24648, AS SHOWN BY MAP ON FILE IN BOOK 226 PAGES 88 THROUGH 100, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
EXCEPTING 1/2 INTEREST IN ALL OIL, GAS AND/OR MINERALS AS RESERVED IN THE DEED FROM THE FIRST NATIONAL BANK IN CORONA RECORDED NOVEMBER 28, 1941 AS INSTRUMENT NO. 1756 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL TWO: (APN: 327–220–044)

PARCEL A:

PARCEL 4, AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT 05–0254 RECORDED OCTOBER 11, 2005 AS INSTRUMENT NO. 2005–0837658 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION LOTS 41, 43 AND 44 OF TRACT NO. 24648, AS SHOWN BY MAP ON FILE IN BOOK 226 PAGES 88 THROUGH 100, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 41; THENCE ALONG THE EASTERLY LINE OF SAID LOT 41 SOUTH 00°13'08" WEST, 144.18 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 89 DEGREES 47' 40" WEST, 265.44 FEET; THENCE SOUTH 00 DEGREES 00' 37" WEST, 14.00 FEET; THENCE NORTH 89 DEGREES 47' 40" WEST, 687.58 FEET; THENCE SOUTH 00°15'12" WEST, 622.34 FEET; THENCE NORTH 89 DEGREES 45' 49" WEST, 112.27 FEET; THENCE SOUTH 00°16'13" WEST, 1133.96 FEET TO THE SOUTHERLY LINE OF SAID LOT 44; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOTS 44 AND 41 THE FOLLOWING COURSES; 1. NORTH 89°40'28" WEST, 414.16 FEET; 2. NORTH 39°13'39" WEST, 29.83 FEET; 3. NORTH 00°19'32" EAST, 779.79 FEET; TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1055.00 FEET; 4. NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 689.76 FEET THROUGH A CENTRAL ANGLE OF 37°27'37"; 5. ON A NON–TANGENT BEARING, NORTH 52°51'55" EAST, 486.08 FEET; 6. NORTH 00°08'22" WEST, 174.23 FEET TO THE NORTHERLY LINE OF SAID LOT 41; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 46' 29" EAST, 1329.37 FEET TO THE POINT OF BEGINNING.

EXCEPTING 1/2 INTEREST IN ALL OIL, GAS AND/OR MINERALS AS RESERVED IN THE DEED FROM THE FIRST NATIONAL BANK IN CORONA RECORDED NOVEMBER 28, 1941 AS INSTRUMENT NO. 1756 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:

NON–EXCLUSIVE EASEMENTS FOR PARKING, PEDESTRIAN AND VEHICULAR TRAVEL, INGRESS AND EGRESS AND COMMON AREA USE, AS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "OPERATION AND RECIPROCAL EASEMENT AGREEMENT", DATED DECEMBER 9, 2005 EXECUTED BY CAHAN PERRIS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, PHYLISS M. RODEFFER, TRUSTEE OF THE PHYLISS M. RODEFFER FAMILY TRUST U/D/T OCTOBER 16, 2003 AND PERRIS PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 9, 2005 AS INSTRUMENT NO. 2005–1018435 AND AMENDED BY DOCUMENT RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 2006–28023 BOTH OF OFFICIAL RECORDS.

PARCEL C:

NON–EXCLUSIVE EASEMENTS FOR DRAINAGE PURPOSES, AS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "RETENTION BASIN AND RECIPROCAL EASEMENT AGREEMENT", DATED DECEMBER 9, 2005 EXECUTED BY CAHAN PERRIS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, PHYLISS M. RODEFFER, TRUSTEE OF THE PHYLISS M. RODEFFER FAMILY TRUST U/D/T OCTOBER 16, 2003 AND PERRIS PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 9, 2005 AS INSTRUMENT NO. 2005–1018436 AND AMENDED BY DOCUMENT RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 2006–28024 BOTH OF OFFICIAL RECORDS.

PARCEL AREA TABLE

PARCEL NO.	AREA (SQFT)	AREA (AC)
1	40,618.549	0.932
2	38,950.371	0.894
3	122,367.237	2.809
4	197,836.150	4.524
5	195,649.471	4.491
6	191,836.130	4.404
7	*1,035,538.225	*23.773
LOT "A" **	7,032.551	0.161
LOT "B" **	13,336.507	0.306
LOT "C"	37,388.899	0.858
LOT "D"	34,965.402	0.803
LOT "E"	61,470.822	1.411
TOTAL (GROSS)	1,976,990.314	45.385
TOTAL (NET)	1,956,621.256	44.918

* INCLUDES CASE ROAD R/W ABANDONMENT AREA OF 19,184.293 SF 0.440 AC

** LOTS TO BE DEDICATED TO THE CITY OF PERRIS FOR STREET AND PUBLIC UTILITY PURPOSES

DATE	BY	MARK	REVISIONS	MARK	DATE

ENGINEER | CITY

CITY OF PERRIS
APPROVED BY:
CONTRACT CITY ENGINEER DATE:

ERIC K. OSTERODE No. 9371 — PROFESSIONAL LAND SURVEYOR — STATE OF CALIFORNIA

SB&O INC.
PLANNING ENGINEERING SURVEYING
41689 Enterprise Circle North, Suite 126
Temecula, Ca. 92590
951-695-8900
951-695-8901 Fax
PREPARED UNDER THE SUPERVISION OF:
ERIC K. OSTERODE PLS 9371 DATE:

BASIS OF BEARING:
NORTH 89°29'56" WEST ALONG THE CENTERLINE OF ETHANAC ROAD AS SHOWN ON TRACT MAP NO. 36889, FILED IN BOOK 464, PAGES 59–64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SCALE: PER PLAN
DATE: 10/3/23

BENCHMARK:
CITY OF SUN CITY BM Z 10989.
FD. 2 ½ IN. BRASS DISK FLUSH STAMPED "CAL DOT 9/10/16/15 REPL. OR. STONE FD. 1950" ON ETHANAC AC BRIDGE DECK OVER I–215 FREEWAY
ELEVATION = 1450.319 (NAVD88)

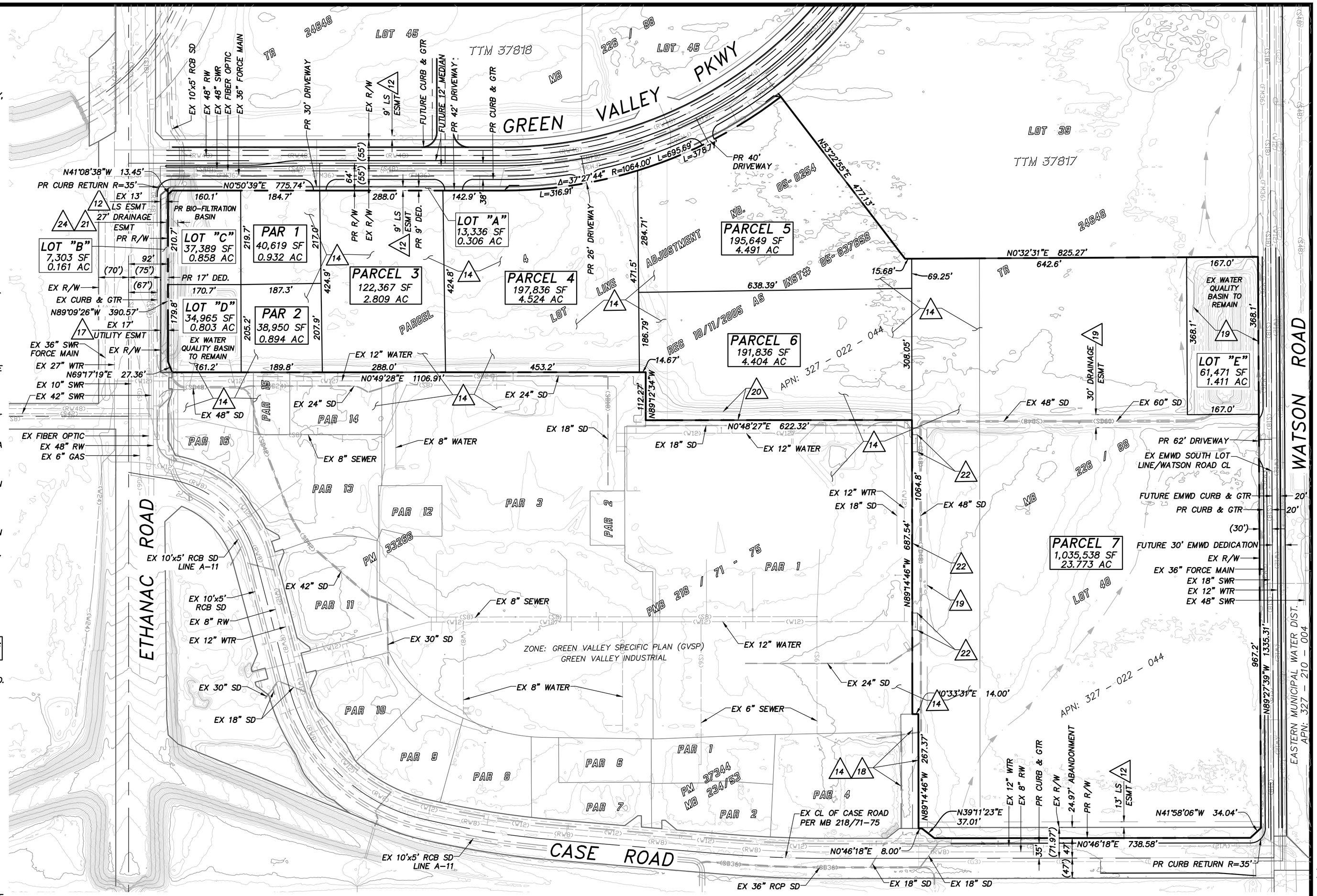
CITY OF PERRIS
GREEN VALLEY INDUSTRIAL & HOTEL
VESTING TENTATIVE PARCEL MAP 38814

SHEET NO. 1
1 OF 2
DWG NO.

I:\77652 GREEN VALLEY INDUSTRIAL & HOTEL\DWG\C–77652–TPM.DWG 10/3/2023 9:47:24 AM PLOTTED BY:BLAKE HATCH

EXISTING EASEMENTS:

1. AN EASEMENT FOR IRRIGATING PIPE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1956 AS BOOK 2010 PAGE 443 AND JANUARY 24, 1957 IN BOOK 2029 PAGE 171, BOTH OF OFFICIAL RECORDS.
   IN FAVOR OF: M. J. YODER ET AL
   AFFECTS: AS DESCRIBED THEREIN
   SAID EASEMENT HAS SINCE BEEN CONVEYED TO RODEFFER INVESTMENTS BY QUITCLAIM DEED RECORDED MAY 11, 1988 AS INSTRUMENT NO. 125361 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1959 AS INSTRUMENT NO. 21828 OF OFFICIAL RECORDS.
   IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
   AFFECTS: LOTS 52 AND 53 OF PARCEL ONE
3. AN EASEMENT FOR PIPELINES, LEVEES AND CHANNELS AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1963 AS INSTRUMENT NOS. 83463 AND 83464, BOTH OF OFFICIAL RECORDS.
   IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
   AFFECTS: LOTS 52 AND 53 OF PARCEL ONE
   THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED APRIL 29, 2008 AS INSTRUMENT NO. 2008-0216365,DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM THE EASEMENT RECORDED AS INSTRUMENT NO. 83466 OF OFFICIAL RECORDS.
4. AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1963 AS INSTRUMENT NO. 83466 OF OFFICIAL RECORDS.
   IN FAVOR OF: TEMESCAL WATER COMPANY
   AFFECTS: LOTS 52 AND 53 OF PARCEL ONE
5. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 1979 AS INSTRUMENT NO. 55180 OF OFFICIAL RECORDS.
   IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA
   AFFECTS: LOTS 52 AND 53 OF PARCEL ONE
6. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE PERRIS REDEVELOPMENT PROJECT AREA-1987, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 16, 1987 AS INSTRUMENT NO. 204394 OF OFFICIAL RECORDS.
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF CABLE TELEVISION WIRING AGREEMENT" RECORDED DECEMBER 27, 1989 AS INSTRUMENT NO. 452419 OF OFFICIAL RECORDS.
8. AN EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1990 AS INSTRUMENT NO. 43146 OF OFFICIAL RECORDS.
   IN FAVOR OF: BENNIE E. CONATSER AND PATRICIA D. CONATSER, AS TRUSTEES OF THE BENNIE AND PATRICIA CONATSER FAMILY TRUST, ESTABLISHED MAY 5, 1982
   AFFECTS: LOT 2 OF PARCEL ONE
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED OCTOBER 24, 1990 AS INSTRUMENT NO. 389855 OF OFFICIAL RECORDS.
10. AN EASEMENT FOR AVIGATION AND RIGHT-OF-WAY APPURTENANT TO THE PERRIS VALLEY AIRPORT AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 1, 1990 AS INSTRUMENT NO. 401672 OF OFFICIAL RECORDS.
   IN FAVOR OF: BENNIE E. AND PATRICIA D. CONASTER, AS TRUSTEES OF BENNIE AND PATRICIA CONASTER FAMILY TRUST, ESTABLISHED MAY 5, 1982
   AFFECTS: AS DESCRIBED THEREIN
   THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
11. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: A RESERVATION FOR FUTURE DEVELOPMENT.
   (AFFECTS LOTS 2, 4, 5, 7, 8 AND 9 OF PARCEL ONE)
12. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION
   FOR: LANDSCAPE AND INCIDENTAL PURPOSES.
13. THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION:
   A. THIS PROPERTY IS LOCATED WITHIN THE LAKE PERRIS DAM INUNDATION AREA
   B. AN ENVIRONMENTAL IMPACT REPORT S.C.H. #89032707 WAS PREPARED FOR THIS PROPERTY AND IS ON FILE AT THE CITY OF PERRIS PLANNING DEPARTMENT
14. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED DECEMBER 9, 2005 AS DOCUMENT NO. 2005-1018435 OF OFFICIAL RECORDS.
   DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 12, 2006 AS DOCUMENT NO. 2006-0028023, SEPTEMBER 14, 2006 AS DOCUMENT NO. 2006-0680173, AND APRIL 4, 2007 AS DOCUMENT NO. 2007-0281825 OF OFFICIAL RECORDS.
   THIS EASEMENT IS BLANKET IN NATURE ACROSS THE "RODEFFER PARCEL", "DEVELOPER PARCEL" & THE "PERRIS PARTNERS" PARCEL, COLLECTIVELY REFEREED TO AS "THE SHOPPING CENTER SITE".
15. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RETENTION BASIN AND RECIPROCAL EASEMENT AGREEMENT" RECORDED DECEMBER 9, 2005 AS INSTRUMENT NO. 2005-1018436 OF OFFICIAL RECORDS.
   THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
   DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 2006-0028024 AND SEPTEMBER 14, 2006 INSTRUMENT NO. 2006-0680173 BOTH OF OFFICIAL RECORDS.
16. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT FOR PUBLIC YARD PERRIS CROSSING CENTER, PERRIS, CALIFORNIA" RECORDED OCTOBER 24, 2006 AS INSTRUMENT NO. 2006-0781879 OF OFFICIAL RECORDS.
   THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
   AFFECTS: PARCEL TWO
17. AN OFFER OF DEDICATION FOR CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 2006 AS INSTRUMENT NO. 2006-0790344 OF OFFICIAL RECORDS.
   TO: CITY OF PERRIS, A MUNICIPAL CORPORATION
   AFFECTS: PARCEL TWO
18. AN EASEMENT FOR RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, CONSISTING OF WIRES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 2006 AS INSTRUMENT NO. 2006-0915437 OF OFFICIAL RECORDS.
   IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
   AFFECTS: PARCEL TWO
19. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE AND CONSTRUCTION EASEMENT" RECORDED APRIL 26, 2007 AS INSTRUMENT NO. 2007-0281826 OF OFFICIAL RECORDS.
20. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "SLOPE AND CONSTRUCTION EASEMENT" RECORDED APRIL 26, 2007 AS INSTRUMENT NO. 2007-0281827 OF OFFICIAL RECORDS.
   AFFECTS: PARCEL TWO
21. AN OFFER OF DEDICATION FOR PUBLIC DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 03, 2007 AS INSTRUMENT NO. 2007-0300005 OF OFFICIAL RECORDS.
   TO: CITY OF PERRIS, A MUNICIPAL CORPORATION
   AFFECTS: PARCEL TWO
22. AN EASEMENT FOR SEWER, WATER AND RECYCLED WATER AND INCIDENTAL PURPOSES, RECORDED OCTOBER 09, 2007 AS INSTRUMENT NO. 2007-0625734 OF OFFICIAL RECORDS.
   IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS
   AFFECTS: PARCEL TWO
23. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER DETENTION BASIN COVENANT AGREEMENT" RECORDED MAY 27, 2008 AS INSTRUMENT NO. 2008-0285716 OF OFFICIAL RECORDS.
24. AN IRREVOCABLE OFFER OF DEDICATION FOR A FLOOD CONTROL EASEMENT AND INCIDENTAL PURPOSES, RECORDED JUNE 08, 2021 AS INSTRUMENT NO. 2021-0346114 OF OFFICIAL RECORDS.
   TO: THE PUBLIC, ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
   AFFECTS: PARCEL TWO
25. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 12, 1962 AS INSTRUMENT NO. 114919 OF OFFICIAL RECORDS.
   IN FAVOR OF: EASTERN MUNICIPAL WATER DISTRICT
   AFFECTS: AS DESCRIBED THEREIN +
26. AN OPTION IN FAVOR OF RICHLAND REAL ESTATE FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED MARCH 2, 2023 AS INSTRUMENT NO. 2023-0060689 OF OFFICIAL RECORDS.



SCALE: 1" = 120'
GRAPHIC SCALE
120' 0 120' 240' 360'

DATE	BY	MARK	REVISIONS	MARK	DATE

ENGINEER | CITY

CITY OF PERRIS
APPROVED BY:
CONTRACT CITY ENGINEER DATE:

PROFESSIONAL LAND SURVEYOR — ERIC K. OSTERODE — No. 9371 — STATE OF CALIFORNIA

SB&O INC.
PLANNING ENGINEERING SURVEYING
41889 Enterprise Circle North, Suite 126
Temecula, Ca. 92590
951-695-8900
951-695-8901 Fax
PREPARED UNDER THE SUPERVISION OF:
ERIC K. OSTERODE PLS 9371 DATE:

BASIS OF BEARING:
NORTH 89°29'56" WEST ALONG THE CENTERLINE OF ETHANAC ROAD AS SHOWN ON TRACT MAP NO. 36889, FILED IN BOOK 464, PAGES 59-64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SCALE: PER PLAN
DATE: 10/4/23

BENCHMARK:
CITY OF SUN CITY BM Z 10989.
FD. 2 ½ IN. BRASS DISK FLUSH STAMPED "CAL DOT 9/10/16/15 REPL. OR. STONE FD. 1950" ON ETHANAC AC BRIDGE DECK OVER I-215 FREEWAY
ELEVATION = 1450.319 (NAVD88)

CITY OF PERRIS
GREEN VALLEY INDUSTRIAL & HOTEL
VESTING TENTATIVE PARCEL MAP 38814

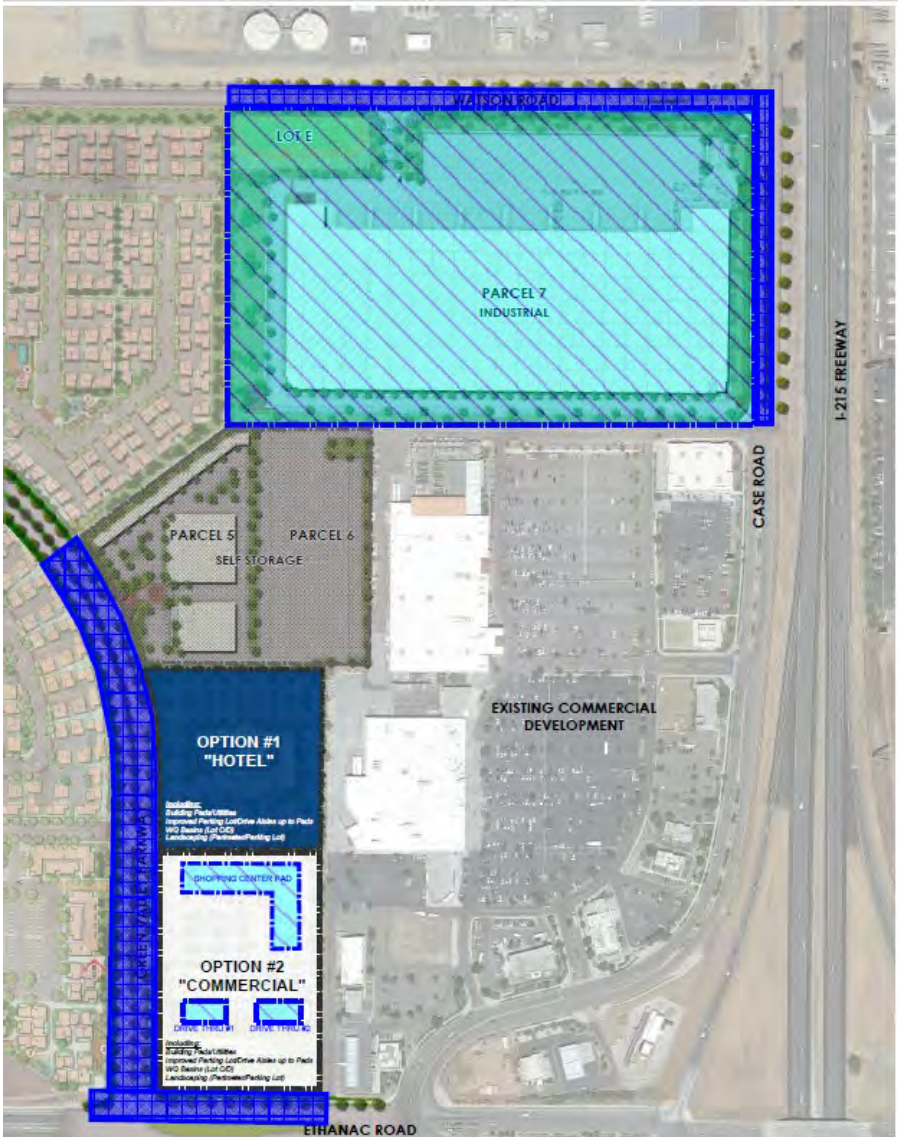
SHEET NO. 2
2 OF 2
DWG NO.

I:\77652 GREEN VALLEY INDUSTRIAL & HOTEL\DWG\C-77652-TPM.DWG 10/4/2023 3:50:18 PM PLOTTED BY:BLAKE HATCH

Exhibit G

Case Road Mixed-Use Phasing Plan

Developer Commitment for the Industrial Development



PARCEL	USE	PAD DELIVERY	UTILITIES	IMPROVEMENTS	BP	TI
1	DRIVE-THRU 1	X	X	X	X	X
2	DRIVE-THRU 2	X	X	X		
3	SHOPPING/RESTAURANTS	X	X	X		
4	HOTEL	X	X			
5/6	SELF-STORAGE	X	X			
7	INDUSTRIAL	X	X	X	X	X
STREETS						
ETHANAC			X	X		
GREEN VALLEY			X	X		
WATSON			X	X		
CASE			X	X		

POTENTIAL TENANTS:

LifeStorage
RecNation RV & BOAT STORAGE
RIGHTSPACE STORAGE
spark by Hilton
HYATT studios
BEACH PIT BBQ
Panera BREAD
URBAN PLATES
DUTCH BROS Coffee
POTBELLY SANDWICH SHOP
BLACK ROCK COFFEE BAR
SHAKE SHACK
the HUMAN BEAN
SALAD AND GO
RICHLAND COMMUNITIES

N
0 150' 300'

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA FOR ILLUSTRATIVE PURPOSES; SUBJECT TO CHANGE

Exhibit H

Green Valley Specific Plan, Fourth Addendum EIR with Associated Studies – Due to the size of the document files, the documents are on File with the Planning Department and available online at: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-436#docan1206_1313_479