
APPENDIX A – TRAFFIC STUDY SCOPING AGREEMENT

SCOPING AGREEMENT FOR TRAFFIC IMPACT STUDY

This letter acknowledges the City of Perris requirements for traffic impact analysis of the following project.

Case No. SPA22-05250

Related Cases -

SP No.

EIR No.

GPA No.

CZ No.

Project Name: Harvest Landing Specific Plan
 Project Address: East of I-215 Between Placentia Ave and Nuevo Rd
 Project Description: Please see project description in Attachment A, overall site plan in Figure 1, and detailed site plan in Attachment B.

Consultant

Developer

Name: EPD Solutions
 Address: 3333 Michelson Drive, #Suite 500 Irvine, CA 92612
 Telephone: 949-794-1180
 Fax:

Howard Industrial Partners
 1944 North Tustin Street, Ste. 122
 Orange, CA 92865

A. Trip Generation Source: Trip rates from the Institute of Transportation Engineers, Trip Generation manual, 11th Edition, 2021. Please see attached Trip Generation in Table 1.

Current GP Land Use: Harvest Landing SP
 Current Zoning: Harvest Landing SP (Amended)

Proposed Land Use: Harvest Landing SP
 Proposed Zoning: Harvest Landing SP (Amended)

Passenger vehicles

Non-PCE Proposed Trip Generation

	In	Out	Total
AM			
PM	1,772	790	2,562
	1,079	1,824	2,903

Daily Total:

37,369

Trucks

	In	Out	Total
AM	161	48	210
PM	53	141	194

Daily Total:

2,825

Passenger Car Equivalents(PCE)

PCE Proposed Trip Generation

	In	Out	Total
AM	2,174	911	3,085
PM	1,211	2,176	3,386

Daily Total:

44,415

Internal Trip & Pass-By Trip Allowance Yes No

Please see Table 1 for % trip discount.

Please see Attachment C for NCHRP Report 684 internal capture worksheets .

B. Trip Geographic Distribution

Project truck and automobile trip distributions are shown in Figures 4 to 9. Industrial auto and commercial auto trip distribution is based on RIVCOM model forecast with minor adjustments based on engineering judgment as shown in Figures 10, 11 and 12. Truck trip distribution is based on the city of Perris truck routes with engineering judgment.

C. Background Traffic

Project buildout Year: Annual Ambient Growth Rate: 3%

Phase 1: 2026

Phase 1 + Phase 2: 2030

Study Scenarios (7 scenarios to be analyzed):

- Existing Traffic Conditions(Existing 2023 Counts + Ambient Growth)
- Opening Year I 2026 Without Project (Existing + Ambient Growth + Cumulative Projects) Traffic Conditions
- (Phase 1) Opening Year I 2026 with Project Traffic Conditions
- Opening Year II 2030 Without Project (Existing + Ambient Growth + Cumulative Projects) Traffic Conditions
- (Phase 1 + Phase 2) Opening Year II 2030 with Project Traffic Conditions
- General Plan 2045 Without Project
- General Plan 2045 With Project

Other area projects to be analyzed: Please find the list of cumulative projects provided to EPD by the city of Perris on 06/25/2024 in Attachment D. Model forecast methodology: RIVCOM

D. Study Intersections: Note: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies.

Please see Table 3 for study intersections and Figure 2 - Project Study Area , Figure 3 - Project Study Driveways
Please see Figure 13 for PCE trip assignment at each study intersection based on the peak hour with the highest trip generation.

E. Study Roadway Segments: Note: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies.

Please see Table 4 for study roadway segments and Figure 2 - Project Study Area

F. Other Jurisdictional Impacts

Is the project within a City's sphere of influence or one-mile radius of City boundaries? Yes No

If so, name of City or Jurisdiction County of Riverside

G. Site Plan Please see Figure 1 - Site Plan.

H. Specific Issues to be addressed in the Study (in addition of the standard analysis described in the Guidelines) - To be filled out by transportation department. Note: If the traffic study states that a "traffic signal is warranted" or "a traffic signal appears to be warranted" , or similar statement, at an existing unsignalized intersection, under existing conditions, 8-hour approach traffic volume information must be submitted in addition to the peak hourly turning movement counts for that intersection. Please see Table 2 below.

Table 2. Specific Issues to be Addressed in the Study	
1	Truck turning templates at all truck driveways.
2	Queuing analysis along Piacentia Avenue & Nuevo Road at the I-215 Freeway ramp intersections.
3	Traffic signal warrants at unsignalized intersections where deficiencies are determined.
4	Driveway access spacing based upon Riverside County Standard Plan No. 114.
5	Driveway access spacing of the easternmost driveway serving Building 2 along Orange Avenue (with respect to its location to Indian Avenue).
6	Driveway access spacing of the easternmost driveway serving Building 1 along Orange Avenue (with respect to its location to Barrett Avenue).
7	Text and/or exhibits that explain the proposed access (full or restricted) for each project driveway, and whether each driveway is designated for truck or passenger car traffic.
8	Justify the deletion of Indian Avenue south of Orange Avenue in buildout analysis of the project's study area.
9	On-site queuing for all proposed drive-through gas station pods.

I. Existing Conditions

Traffic count data must be new or recent. Provide traffic count dates if using other than new counts.
In 2023, while schools were in session, new counts were collected at the study intersections and roadway segments which include truck classifications.
2023 Counts would be escalated by a 3% Annual Ambient Growth Rate for Existing 2024 conditions.

Note: Traffic Study Submittal Form and appropriate fee must be submitted with, or prior to submittal of this form. Transportation Department staff will not process the Scoping Agreement prior to the fee.

Recommended by:

Meghan Macias, TE 4/4/2024
Consultant's Representative Date

Approved by:

Transportation Department Date

Scoping agreement submitted on: 4/4/2024

Scoping agreement revised on: 7/25/2024

Figure 1: Project Site Plan



LAND USE AREAS

MBU (MULTIPLE BUSINESS USE)	=	252.73 AC
COMM (COMMERCIAL)	=	46.72 AC
WATER QUALITY BASIN	=	13.08 AC
ROADS	=	35.09 AC
TOTAL SPA	=	347.62 AC
OVERLAY	=	10.66 AC
TOTAL WITH OVERLAY	=	358.28 AC



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

PERRIS, CA

CONCEPTUAL MASTER PLAN

AO Architecture.
Design.
Relationships.

A1

Scale 1" = 200'
Job No. 2020-392
Date 2024-06-10

Table 1. Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour					
			In	Out	Total	In	Out	Total			
<u>Trip Rates</u>											
High-Cube Fulfillment Center ¹	TSF	1,744	0.070	0.017	0.087	0.047	0.073	0.120			
High-Cube Parcel Hub ²	TSF	4.63	0.35	0.35	0.70	0.44	0.20	0.64			
General Light Industrial ³	TSF	4.87	0.65	0.09	0.74	0.09	0.56	0.65			
Free-Standing Discount Superstore ⁴	TSF	50.52	1.04	0.82	1.86	2.12	2.21	4.33			
Gasoline/Service Station ⁵	VFP	172.01	5.14	5.14	10.28	6.96	6.96	13.91			
Shopping Center ⁶	TSF	37.01	0.52	0.32	0.84	1.63	1.77	3.40			
Fast Food Restaurant with Drive Through ⁷	TSF	467.48	22.75	21.86	44.61	7.23	6.68	13.91			
High Turnover (Sit-Down) Restaurant ⁸	TSF	107.20	5.26	4.31	9.57	5.52	3.53	9.05			
Industrial Park ⁹	TSF	3.37	0.28	0.06	0.34	0.07	0.27	0.34			
Medical Office Building ¹⁰	TSF	36.00	2.45	0.65	3.10	1.18	2.75	3.93			
Supermarket ¹¹	TSF	93.84	1.69	1.17	2.86	4.48	4.48	8.95			
Coffee/Donut Shop with Drive-Through Window ¹²	TSF	533.57	43.80	42.08	85.88	19.50	19.50	38.99			
Fast Casual Restaurant ¹³	TSF	97.14	0.72	0.72	1.43	6.90	5.65	12.55			
<u>PHASE 1 Total Vehicle Trip Generation</u>											
<u>PHASE 1 Industrial</u>											
TUMF High Cube		1,207,000	TSF	2,105	85	20	105	56	88	145	
Vehicle Mix¹⁴			Percent								
			AM	PM	Daily						
Passenger Vehicles		86.70%	93.70%	87.30%	1,838	74	17	91	53	83	136
2-Axle Trucks		2.91%	1.38%	2.78%	59	2	1	3	1	1	2
3-Axle Trucks		2.35%	1.12%	2.25%	47	2	0	2	1	1	2
4+-Axle Trucks		8.02%	3.80%	7.66%	161	7	2	8	2	3	6
		100%	100%	100%	2,105	85	20	105	56	88	145
<u>PCE Trip Generation¹⁵</u>											
				PCE Factor							
Passenger Vehicles				1.0	1,838	74	17	91	53	83	136
2-Axle Trucks				1.5	88	4	1	5	1	2	3
3-Axle Trucks				2.0	95	4	1	5	1	2	3
4+-Axle Trucks				3.0	484	20	5	25	6	10	17
Total High Cube PCE Trip Generation					2,504	102	24	126	62	97	158
Parcel Hub		322,079	TSF	1,491	113	113	225	140	66	206	
Vehicle Mix¹⁴			Percent								
			AM	PM	Daily						
Passenger Vehicles		87.10%	90.60%	87.50%	1,305	98	98	196	127	60	187
2-Axle Trucks		2.83%	2.06%	2.74%	41	3	3	6	3	1	4
3-Axle Trucks		2.28%	1.66%	2.21%	33	3	3	5	2	1	3
4+-Axle Trucks		7.78%	5.67%	7.54%	112	9	9	18	8	4	12
		100%	100%	100%	1,491	113	113	225	140	66	206
<u>PCE Trip Generation¹⁵</u>											
				PCE Factor							
Passenger Vehicles				1.0	1,305	98	98	196	127	60	187
2-Axle Trucks				1.5	61	5	5	10	4	2	6
3-Axle Trucks				2.0	66	5	5	10	5	2	7
4+-Axle Trucks				3.0	337	26	26	53	24	11	35
Total Parcel Hub PCE Trip Generation					1,769	134	134	269	160	75	235
General Light Industrial		198,500	TSF	967	129	18	147	18	111	129	
Vehicle Mix¹⁴			Percent¹⁸								
			AM	PM	Daily						
Passenger Vehicles		95.60%	95.90%	90.50%	875	124	17	140	17	106	124
2-Axle Trucks		0.96%	0.90%	2.08%	20	1	0	1	0	1	1
3-Axle Trucks		0.78%	0.73%	1.68%	16	1	0	1	0	1	1
4+-Axle Trucks		2.65%	2.47%	5.73%	55	3	0	4	0	3	3
		100%	100%	100%	967	129	18	147	18	111	129
<u>PCE Trip Generation¹⁵</u>											
				PCE Factor							
Passenger Vehicles				1.0	875	124	17	140	17	106	124
2-Axle Trucks				1.5	30	2	0	2	0	1	2
3-Axle Trucks				2.0	33	2	0	2	0	2	2
4+-Axle Trucks				3.0	166	10	1	12	1	8	10
Total Industrial PCE Trip Generation					1,104	138	19	157	19	118	137

Table 1. Trip Generation

PHASE 1 Commercial

Medical Office Building									
Total Medical Office Trip Generation	5.500	TSF	198	13	4	17	6	15	21
Large Format Retail Anchor									
Large Format Retail Anchor	167.050	TSF	8,439	174	137	311	354	369	723
Internal Capture ¹⁶ (OP 1 Retail)			-1,182	-38	-26	-64	-92	-66	-159
Retail Trip Generation with internal capture			7,258	136	111	246	262	302	565
Pass By ¹⁷ (0% Daily, 0% AM, 29% PM)			0	0	0	0	-76	-88	-164
Total Retail Trip Generation			7,258	136	111	246	186	215	401
Shopping Center >150k									
Shopping Center >150k	189.845	TSF	7,026	99	61	159	310	336	645
Pass By ¹⁷ (0% Daily, 0% AM, 29% PM)			0	0	0	0	-90	-97	-187
Total Retail Trip Generation			7,026	99	61	159	220	238	458
Supermarket									
Supermarket	23.256	TSF	2,182	39	27	67	104	104	208
Internal Capture ¹⁶ (OP 1 Retail)			-306	-9	-5	-14	-27	-19	-46
Retail Trip Generation with internal capture			1,877	31	22	53	77	85	162
Pass By ¹⁷ (0% Daily, 0% AM, 24% PM)			0	0	0	0	-18	-20	-39
Total Retail Trip Generation			1,877	31	22	53	59	65	123
Fast Casual Restaurant									
Fast Casual Restaurant	8.934	TSF	868	6	6	13	62	50	112
Internal Capture ¹⁶ (OP 1 Restaurant)			-148	-2	-1	-3	-19	-22	-41
Restaurant Trip Generation with internal capture			720	5	5	10	43	28	71
Total Restaurant Trip Generation			720	5	5	10	43	28	71
High Turnover (Sit-Down) Restaurant									
High Turnover (Sit-Down) Restaurant	21.122	TSF	2,264	111	91	202	117	75	191
Internal Capture ¹⁶ (OP 1 Restaurant)			-385	-29	-14	-43	-36	-33	-69
Restaurant Trip Generation with internal capture			1,879	82	77	160	80	42	122
Pass By ¹⁷ (0% Daily, 0% AM, 43% PM)			0	0	0	0	-35	-18	-53
Total Restaurant Trip Generation			1,879	82	77	160	46	24	70
Fast Food Restaurant with Drive Through									
Fast Food Restaurant with Drive Through	11.000	TSF	5,142	250	240	491	80	73	153
Internal Capture ¹⁶ (OP 1 Restaurant)			-874	-65	-36	-101	-25	-32	-57
Restaurant Trip Generation with internal capture			4,268	185	204	390	55	41	96
Pass By ¹⁷ (50% Daily, 50% AM, 55% PM)			-2,134	-93	-102	-195	-30	-23	-53
Total Restaurant Trip Generation			2,134	93	102	195	25	19	43
Coffee/Donut Shop with Drive-Through Window									
Coffee/Donut Shop with Drive-Through Window	1.800	TSF	960	79	76	155	35	35	70
Internal Capture ¹⁶ (OP 1 Restaurant)			-163	-20	-11	-32	-11	-15	-26
Restaurant Trip Generation with internal capture			797	58	64	123	24	20	44
Pass By (50% Daily, 50% AM, 55% PM)			-399	-29	-32	-61	-13	-11	-24
Total Restaurant Trip Generation			399	29	32	61	11	9	20
Gasoline/Service Station									
Gasoline/Service Station	10	VFP	1,720	51	51	103	70	70	139
Internal Capture ¹⁶ (OP 1 Retail)			-241	-11	-10	-21	-18	-13	-31
Retail Trip Generation with internal capture			1,479	40	42	82	51	57	108
Pass By (57% Daily, 63% AM, 57% PM)			-843	-25	-26	-51	-29	-33	-62
Total Retail Trip Generation			636	15	15	30	22	25	47
Phase 1 Total Project Passenger Car Trip Generation			26,145	798	562	1,360	815	886	1,700
Phase 1 Total Project Truck Trip Generation (Non PCE)			545	32	18	49	17	16	34
Phase 1 Total Project Trip Generation (Non PCE)			26,690	829	580	1,409	832	902	1,734
Phase 1 Total Project Trip Generation (PCE)			27,504	876	607	1,483	858	927	1,784

Table 1. Trip Generation

PHASE 2 Total Vehicle Trip Generation										
Industrial Park	3,659.693		TSF	12,333	1,008	236	1,244	274	971	1,244
Vehicle Mix ¹⁴		Percent								
	AM	PM	Daily							
Passenger Vehicles	88.24%	88.24%	83.10%	10,249	889	209	1,098	242	856	1,098
2-Axle Trucks	2.58%	2.58%	3.70%	456	26	6	32	7	25	32
3-Axle Trucks	2.08%	2.08%	2.99%	369	21	5	26	6	20	26
4+-Axle Trucks	7.09%	7.09%	10.19%	1,257	72	17	88	19	69	88
	100%	100%	100%	12,331	1,008	236	1,244	274	970	1,244
PCE Trip Generation ¹⁵			PCE Factor							
Passenger Vehicles			1.0	10,249	889	209	1,098	242	856	1,098
2-Axle Trucks			1.5	685	39	9	48	11	38	48
3-Axle Trucks			2.0	738	42	10	52	11	40	52
4+-Axle Trucks			3.0	3,771	215	50	265	58	207	265
Total Industrial PCE Trip Generation				15,442	1,185	278	1,463	322	1,141	1,463
Industrial Park (Overlay)	348.262		TSF	1,174	96	22	118	26	92	118
Vehicle Mix ¹⁴		Percent								
	AM	PM	Daily							
Passenger Vehicles	88.24%	88.24%	83.10%	975	85	20	104	23	81	104
2-Axle Trucks	2.58%	2.58%	3.70%	43	2	1	3	1	2	3
3-Axle Trucks	2.08%	2.08%	2.99%	35	2	0	2	1	2	2
4+-Axle Trucks	7.09%	7.09%	10.19%	120	7	2	8	2	7	8
	100%	100%	100%	1,173	96	22	118	26	92	118
PCE Trip Generation ¹⁵			PCE Factor							
Passenger Vehicles			1.0	975	85	20	104	23	81	104
2-Axle Trucks			1.5	65	4	1	5	1	4	5
3-Axle Trucks			2.0	70	4	1	5	1	4	5
4+-Axle Trucks			3.0	359	20	5	25	6	20	25
Total Industrial PCE Trip Generation				1,469	113	26	139	31	109	139
Phase 2 Total Project Passenger Car Trip Generation				11,224	974	228	1,202	265	938	1,202
Phase 2 Total Project Truck Trip Generation (Non PCE)				2,280	130	30	160	35	125	160
Phase 2 Total Project Trip Generation (Non PCE)				13,505	1,104	259	1,363	300	1,063	1,363
Phase 2 Total Project Trip Generation (PCE)				16,911	1,297	304	1,602	352	1,249	1,602
Total Project Passenger Car Trip Generation				37,369	1,772	790	2,562	1,079	1,824	2,902
Total Project Truck Trip Generation (Non PCE)				2,825	161	48	210	53	141	194
Total Project Trip Generation (Non PCE)				40,194	1,933	839	2,772	1,132	1,965	3,096
Total Project Trip Generation (PCE)				44,415	2,174	911	3,085	1,211	2,176	3,386

Table 1 Footnotes. Trip Generation

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

VFP = Vehicle Fueling Positions

¹ Trip rates from TUMF High-Cube Warehouse Trip Generation Study Update, Fehr & Peers, November 13, 2023. In/Out splits from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 155 - High-Cube Fulfillment Center Warehouse.

² Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 156 - High-Cube Parcel hub Warehouse.

³ Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 110 - General Light Industrial.

⁴ Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 813 - Free-Standing Discount Superstore.

⁵ Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 944 - Gasoline/Service Station.

⁶ Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 820 - Shopping Center >150K.

⁷ Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 934 - Fast Food Restaurant with Drive Through.

⁸ Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 932 - High Turnover (Sit-Down) Restaurant.

⁹ Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 130 - Industrial Park.

¹⁰ Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 720 - Medical-Dental Office Building

¹¹ Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 850 - Supermarket.

¹² Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 937 - Coffee/Donut Shop with Drive-Through Window.

¹³ Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 930 - Fast Casual Restaurant

¹⁴ Truck% from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Truck axle split from the SCAQMD Warehouse Truck Trip Study Data Results and Usage, July 17, 2014.

¹⁵ Passenger Car Equivalent (PCE) factors from County of Riverside TA guidelines , 2020.

¹⁶ Internal capture rates from NCHRP Report 684.

¹⁷ Pass-by rates from the Institute of Transportation Engineers, Trip Generation Handbook, 3rd Edition, 2017.

¹⁸ Manufacturing truck% used from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021.

Figure 2: Project Study Area

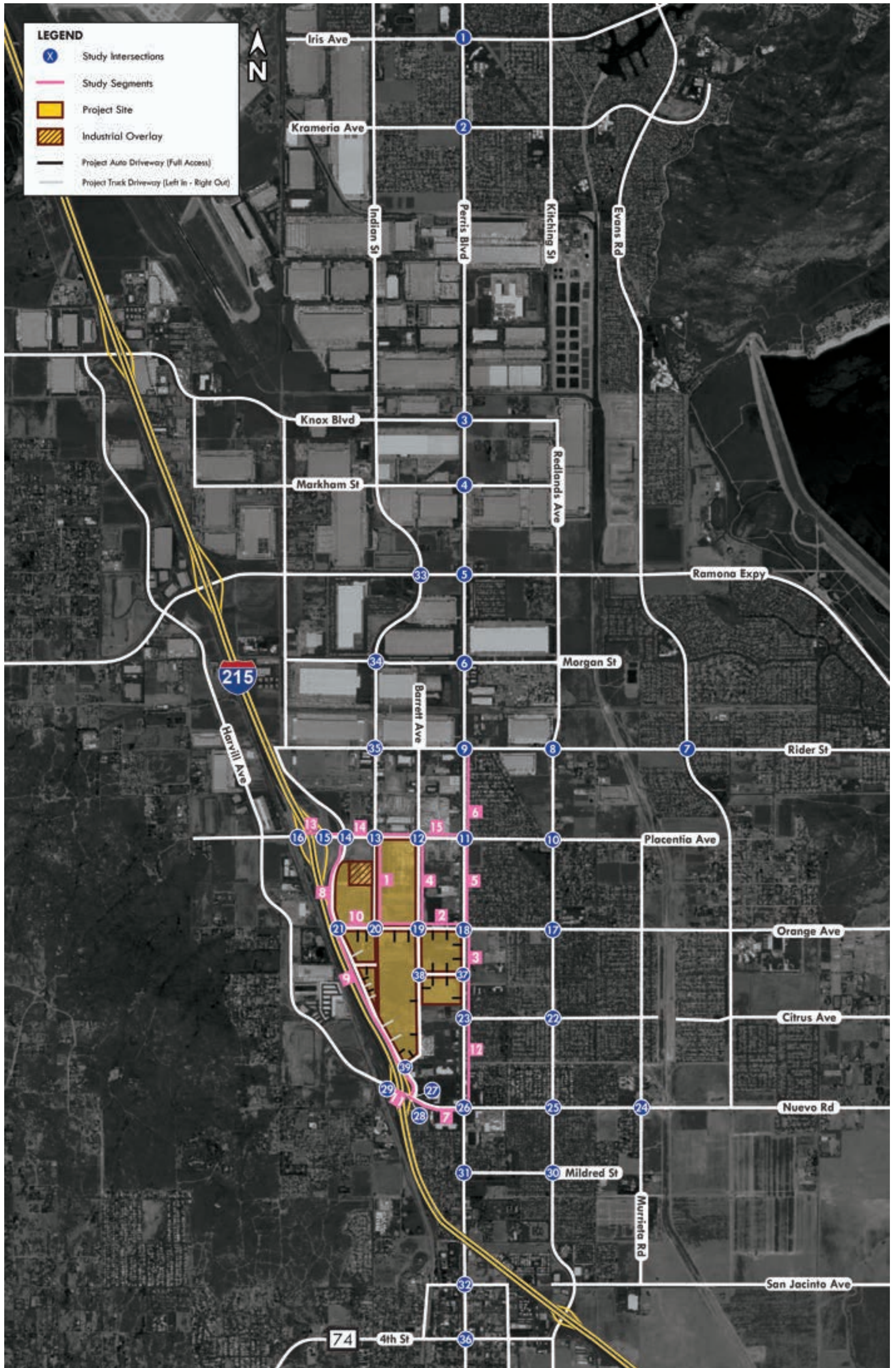


Figure 3: Project Study Driveways

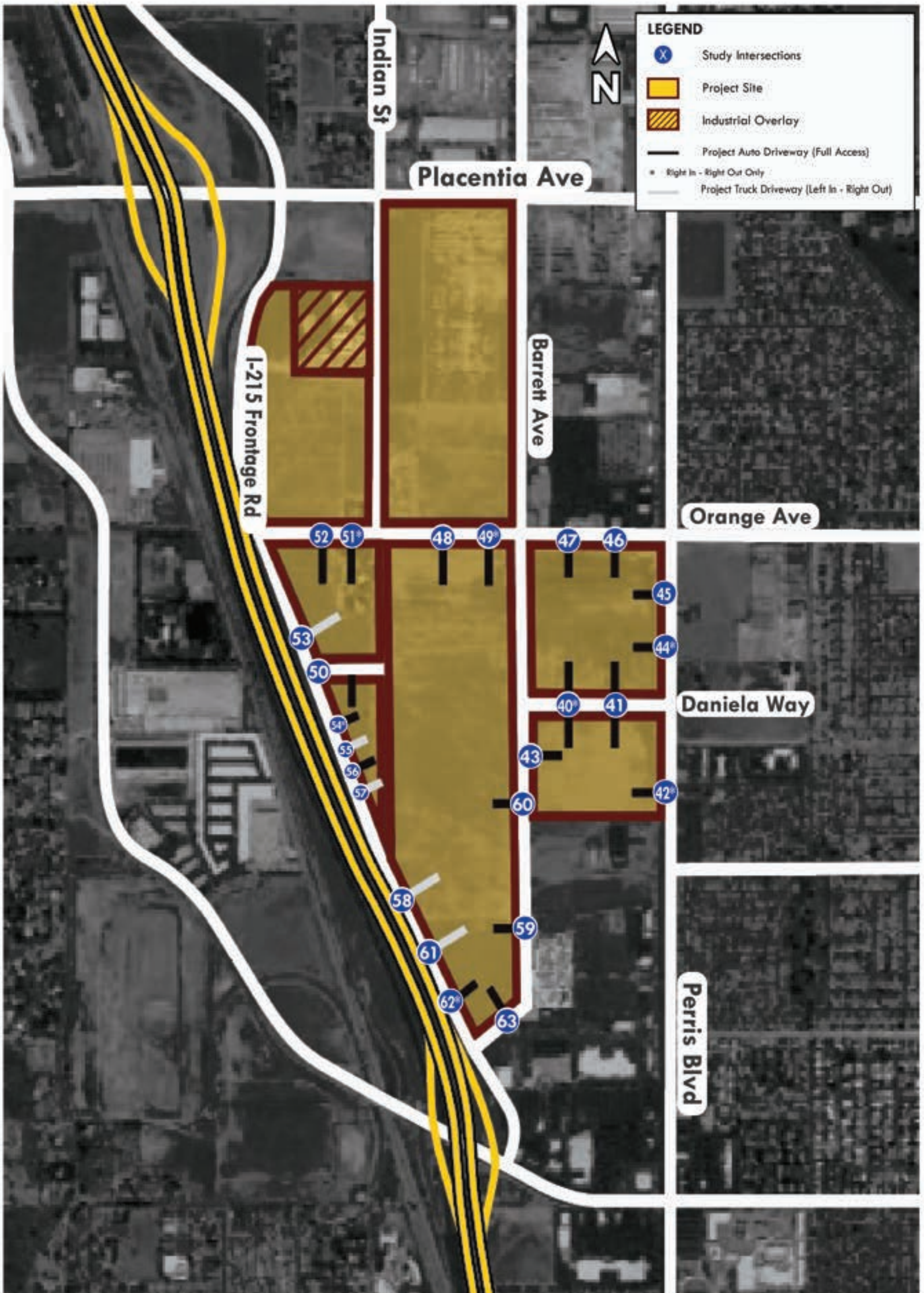


Figure 4: Truck Trip Distribution Phase 1

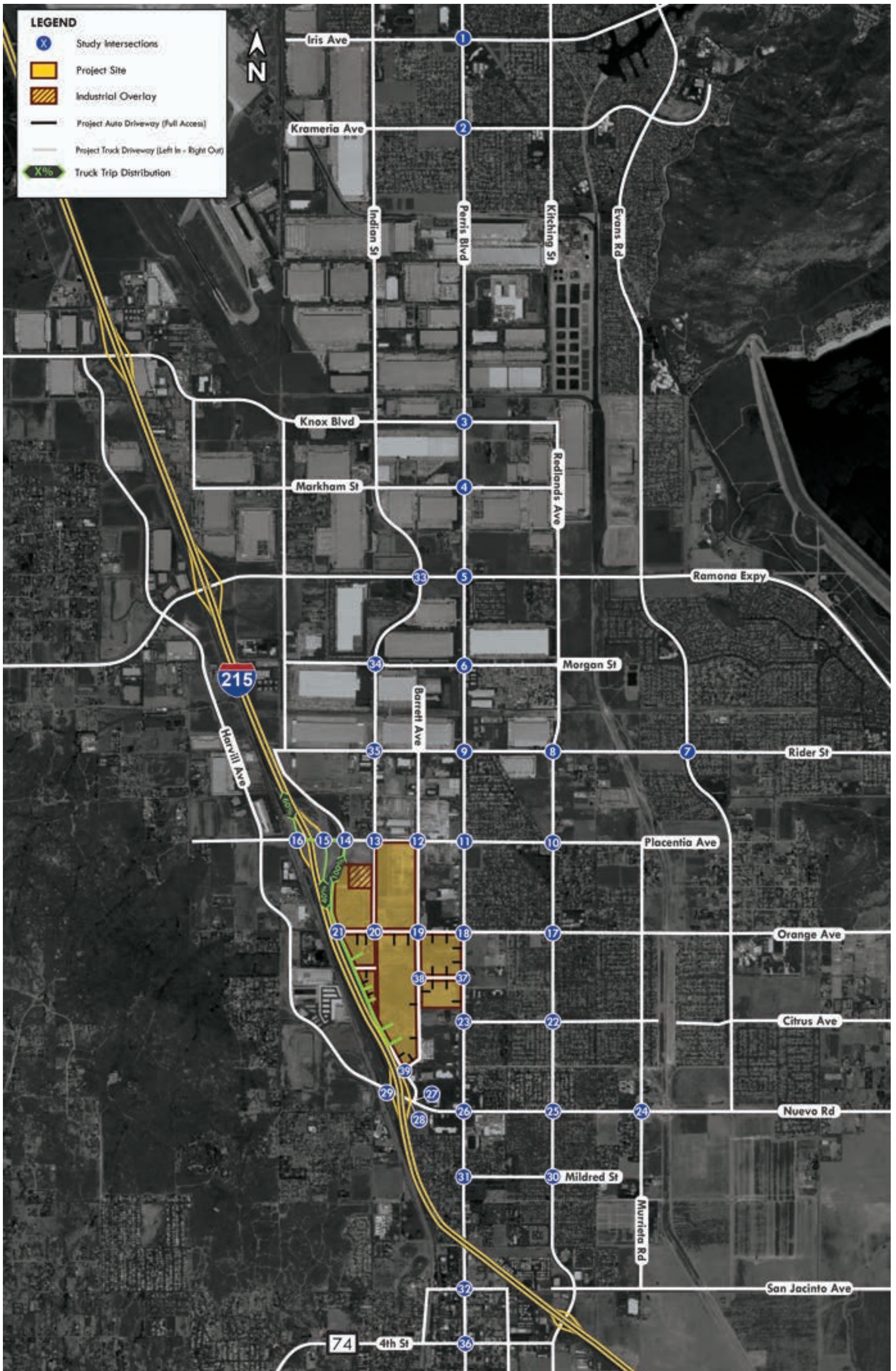


Figure 5: Truck Trip Distribution Phase 1 + Phase 2

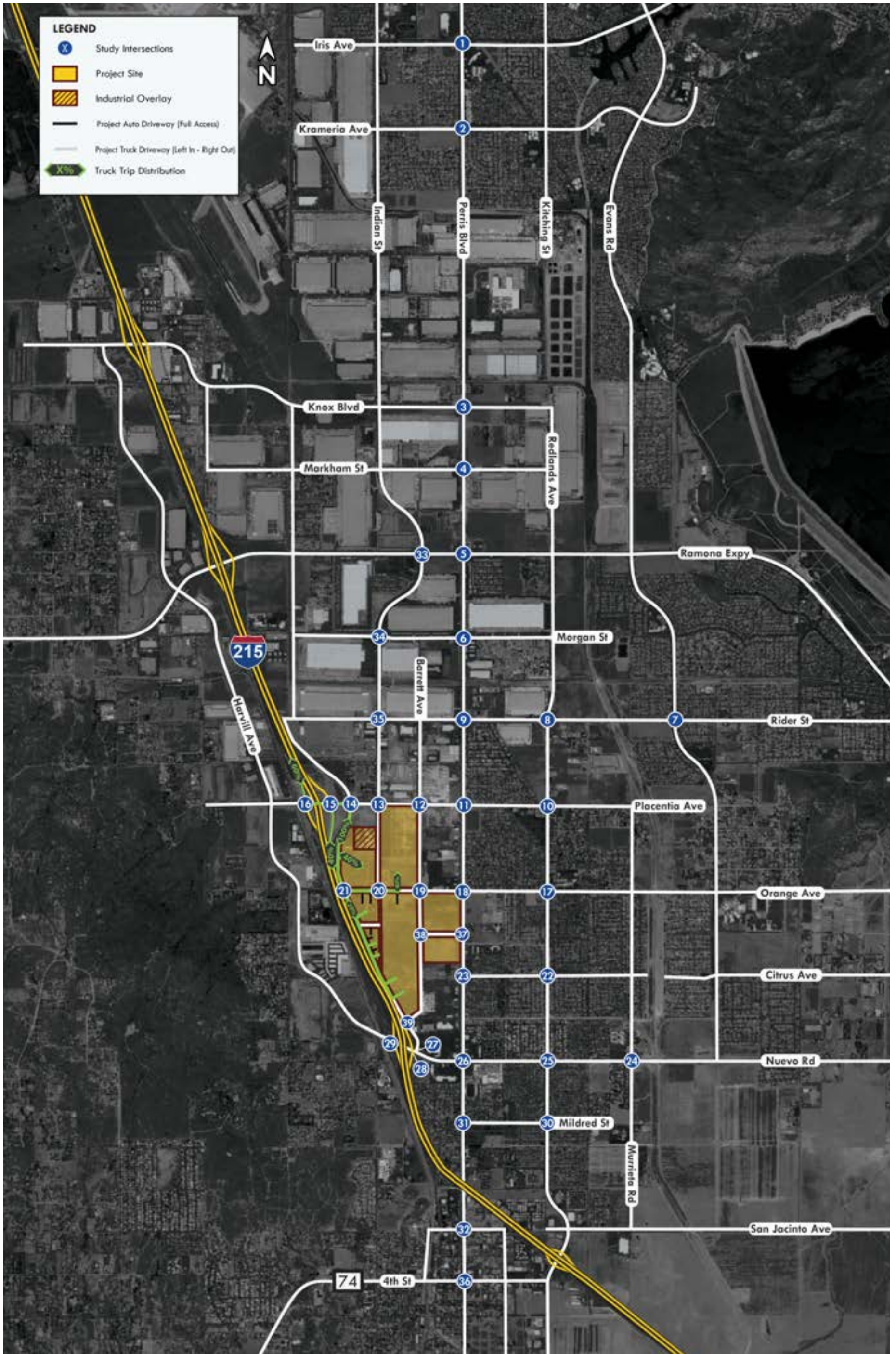


Figure 6: Industrial Automobile Inbound Trip Distribution

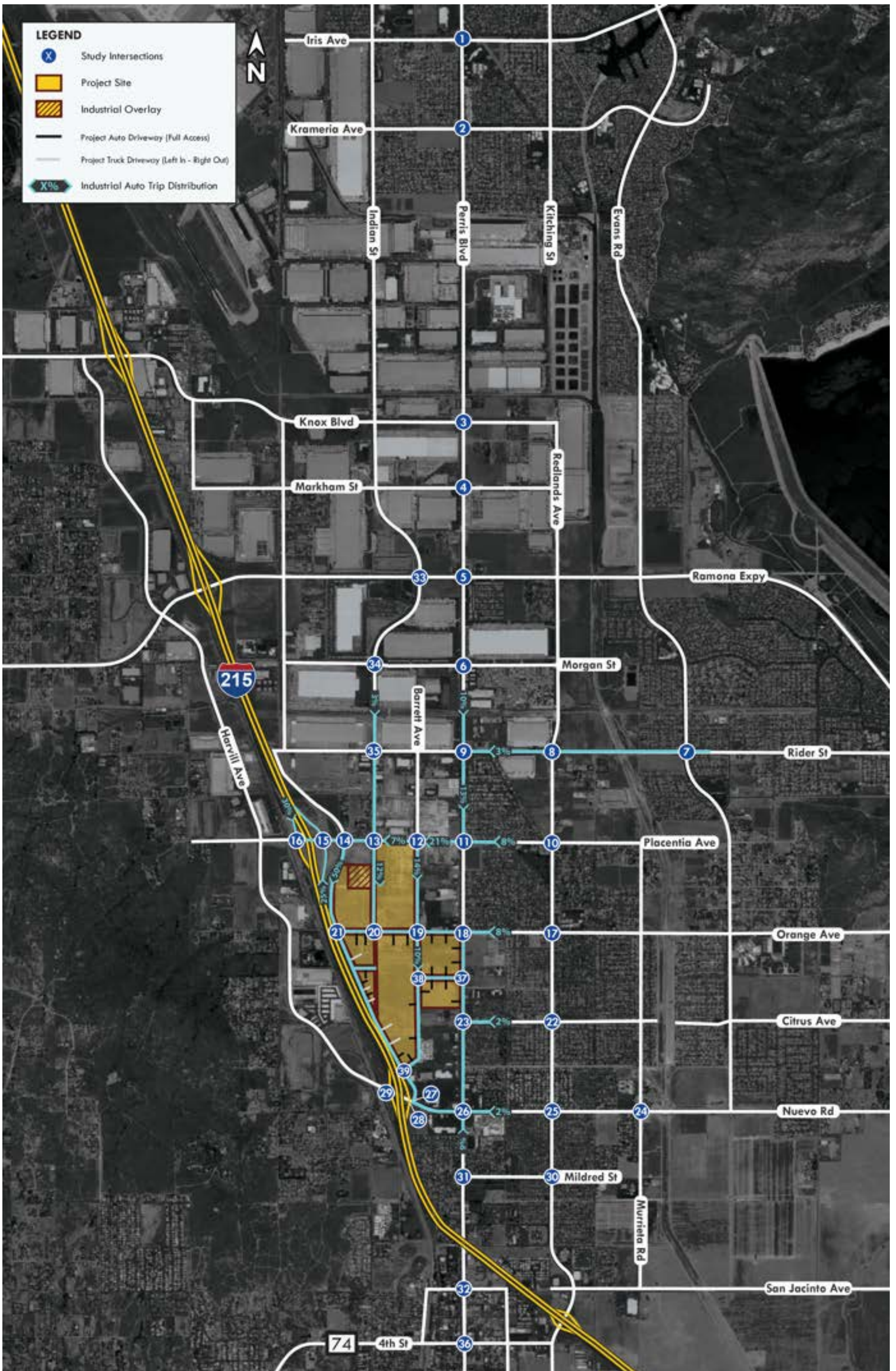


Figure 7: Industrial Automobile Outbound Trip Distribution



Figure 8: Commercial Automobile Inbound Trip Distribution



Figure 9: Commercial Automobile Outbound Trip Distribution



Figure 11: Model Industrial Auto Trip Distribution

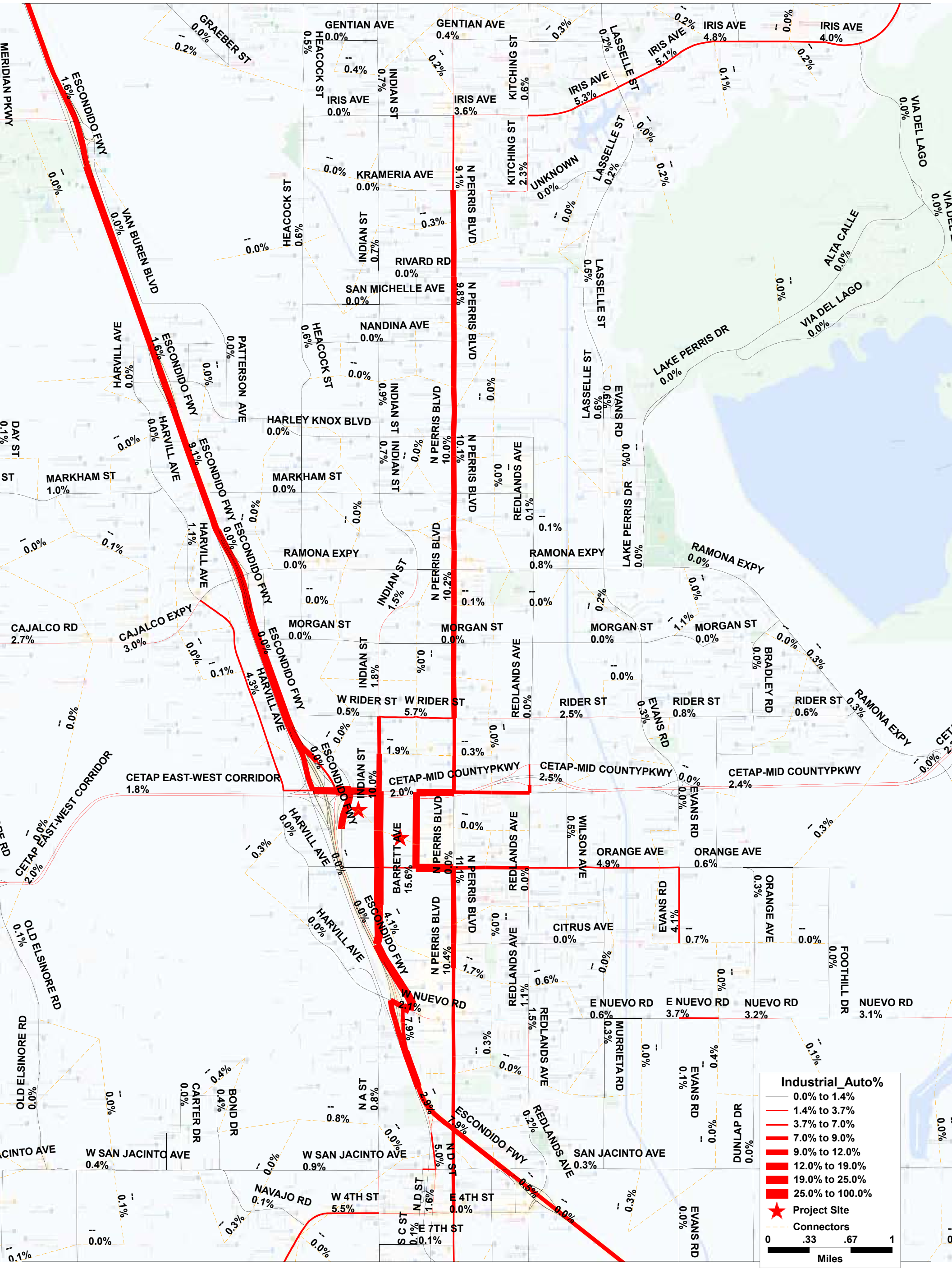


Figure 13: PM Peak Hour Project PCE Trip Assignment

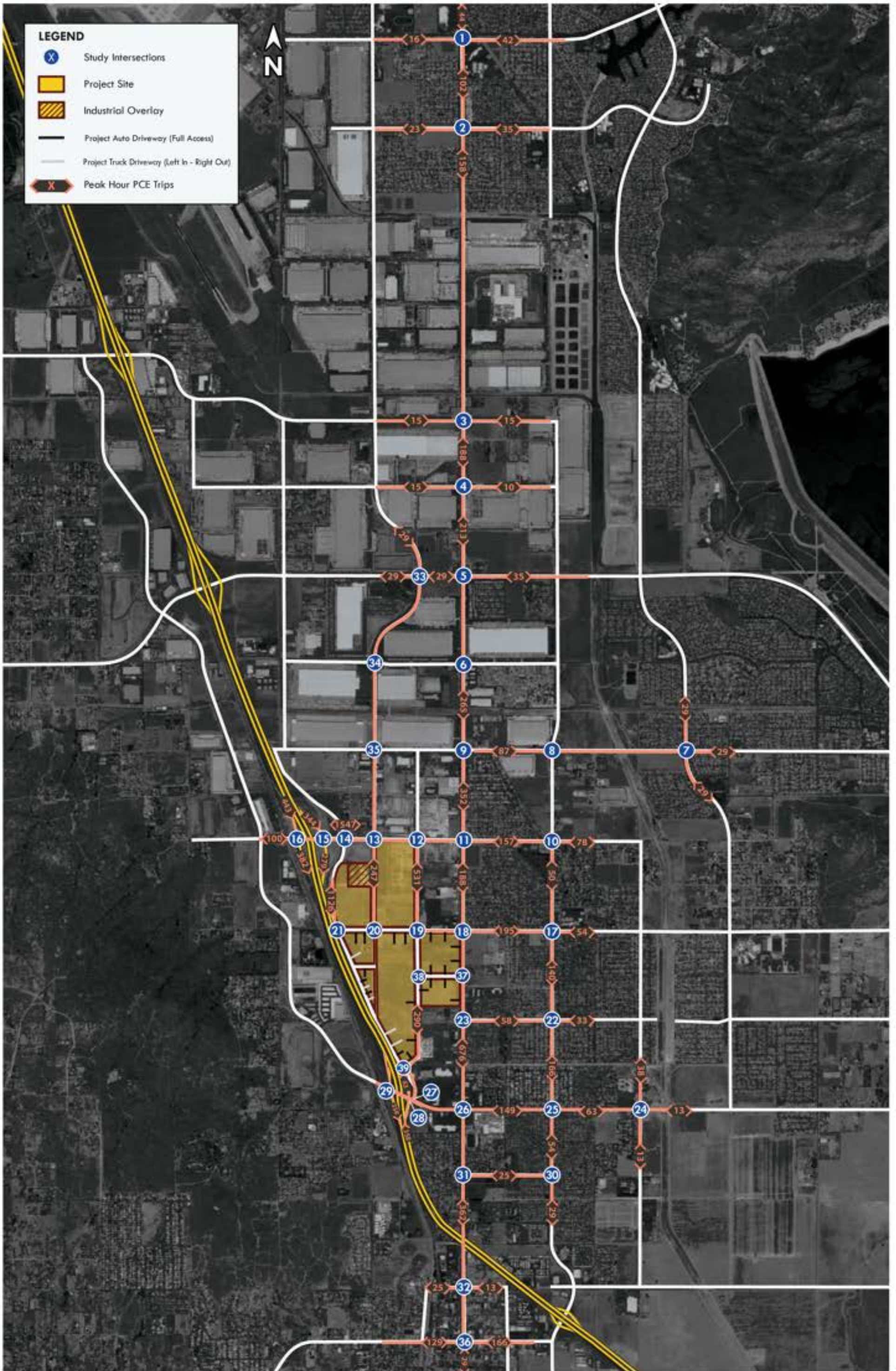


Table 3. Study Intersections

1	Perris Blvd/Iris Ave
2	Perris Blvd/Krameria Ave
3	N Perris Blvd/Harley Knox Blvd
4	N Perris Blvd/W Markham St
5	N Perris Blvd/Ramona Expy
6	N Perris Blvd/Morgan St
7	Evans Rd/E Rider St
8	Redlands Ave/E Rider St
9	N Perris Blvd/E Rider St
10	Redlands Ave/Placentia Ave
11	N Perris Blvd/Placentia Ave
12	Barrett Ave/W Placentia Ave
13	Indian Ave/W Placentia Ave
14	I-215 Frontage Rd/W Placentia Ave
15	I-215 NB Ramps/Placentia Ave
16	I-215 SB Ramps/Placentia Ave
17	Redlands Ave/Orange Ave
18	N Perris Blvd/Orange Ave
19	Barrett Ave/Orange Ave
20	Indian Ave/Orange Ave
21	I-215 Frontage Rd/Orange Ave
22	Redlands Ave/Citrus Ave
23	N Perris Blvd/Citrus Ave
24	Murrieta Rd/E Nuevo Rd
25	Redlands Ave/E Nuevo Rd
26	N Perris Blvd/W Nuevo Rd
27	I-215 Frontage Rd/W Nuevo Rd
28	I-215 NB Ramps/W Nuevo Rd
29	I-215 SB Ramps/W Nuevo Rd
30	Redlands Ave/Midred St
31	N Perris Blvd/Mildred St
32	N Perris Blvd/E San Jacinto Ave
33	Indian St/Ramona Expy
34	Indian St/Morgan St
35	Indian St/Rider St
36	Perris Blvd/4 th St
37	Perris Blvd/Daniela Way
38	Barrett Ave/Daniela Way
39	Barrett Ave/I-215 Frontage Road
40	Commercial Driveway 1, 2 and Daniela Way
41	Commercial Driveway 3, 4 and Daniela Way
42	Commercial Driveway 5 and N. Perris Blvd
43	Commercial Driveway 6 and Barrett Ave
44	Commercial Driveway 7 and N. Perris Blvd
45	Commercial Driveway 8/Existing Carwash Driveway and N. Perris Blvd
46	Commercial Driveway 9/Existing Plaza Driveway and Orange Ave
47	Commercial Driveway 10/Existing Plaza Driveway and Orange Ave
48	Building 1 Auto Driveway 1 and Orange Ave

Table 3. Study Intersections (Cont.)	
49	Building 1 Auto Driveway 2 and Orange Ave
50	Building 1 Truck Driveway and I-215 Frontage Rd
51	Building 2 Auto Driveway 1 and Orange Ave
52	Building 2 Auto Driveway 2 and Orange Ave
53	Building 2 Truck Driveway and I-215 Frontage Rd
54	Building 3 Auto Driveway and I-215 Frontage Rd
55	Building 3/4 Truck Driveway and I-215 Frontage Rd
56	Building 4/5 Auto Driveway and I-215 Frontage Rd
57	Building 5 Truck Driveway and I-215 Frontage Rd
58	Building 6 Truck Driveway and I-215 Frontage Rd
59	Building 6 Auto Driveway 1/Walmart Supercenter Driveway and Barrett Ave
60	Building 6 Auto Driveway 2 and Barrett Ave
61	Building 7 Truck Driveway and I-215 Frontage Rd
62	Building 7 Auto Driveway 1 and I-215 Frontage Rd
63	Building 7 Auto Driveway 2 and Barrett Ave

Table 4. Study Roadway Segments	
1	Indian Ave between Placentia Ave and Orange Ave
2	Orange Ave between Indian Ave and Perris Blvd
3	Perris Blvd between Orange Ave and Citrus Ave
4	Barrett Ave between Placentia Ave and Orange Ave
5	Perris Blvd between Placentia Ave and Orange Ave
6	Perris Blvd between Rider St and Placentia Ave
7	Nuevo Rd between Perris Blvd & I-215 NB Ramps
8	I-215 Frontage Rd between Placentia Ave and Orange Ave
9	I-215 Frontage Rd between Orange Ave and Nuevo Rd
10	Orange Ave between I-215 Frontage Rd and Indian Ave
11	Nuevo Rd between I-215 NB Ramps & I-215 SB Ramps
12	Perris Blvd between Citrus Ave and Nuevo Rd
13	Placentia Ave between I-215 NB Ramps & I-215 SB Ramps
14	Placentia Ave between I-215 NB Ramps & Indian Ave
15	Placentia Ave between Indian Ave & Perris Blvd

Attachment A

Project Description

Project Description:

The Harvest Landing Retail Center and Business Park Project is a proposed retail and business park development for the City of Perris's Harvest Landing Specific Plan. The project includes a General Plan Amendment, Specific Plan Amendment, and development reviews of the proposed project's Phase 1. The Project consists of two Phases, Phase 1 and Phase 2.

Phase 1 consists of lots south of Orange Avenue. Phase 1 is consistent with a development application for a mix of multiple business uses, a retail center and a water quality retention basin. Phase 1 includes: 1,207,000 SF TUMF High Cube, 322,079 SF Parcel Hub, 198,500 SF General Light Industrial, 423,000 SF Commercial uses, 5,500 SF medical office building, and a gasoline/service station with 10 vehicle fueling positions.

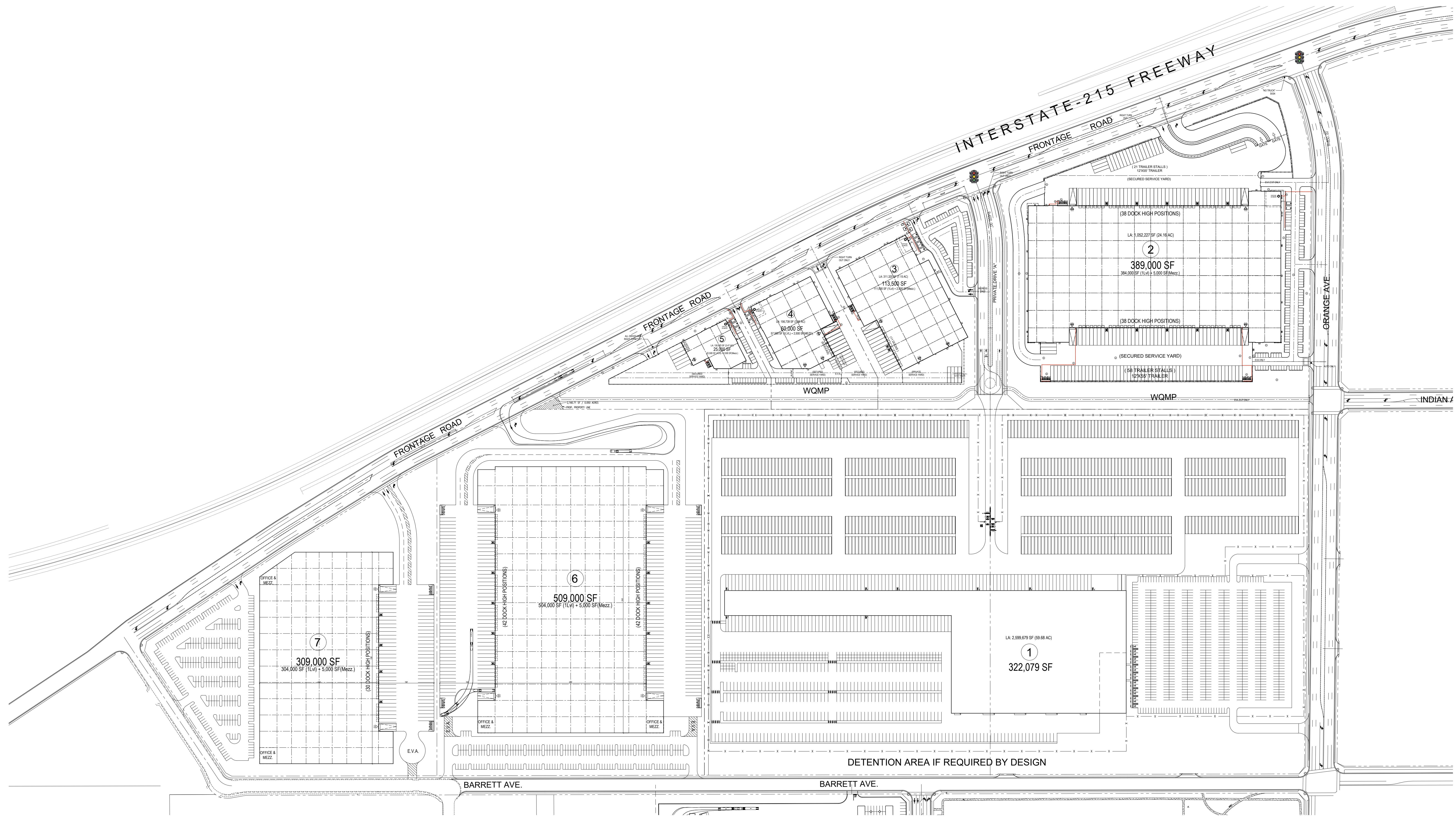
Phase 2 consists of lots north of Orange Avenue. Phase 2 is analyzed for future multiple business uses. No detailed site plan is available for Phase 2. Phase 2 includes: 3,659,693 SF industrial park and 348,262 industrial park overlay.

The proposed Project acreage totals 358.28 acres and consists of the following acreages and SF across the three proposed zones. 252.73 acres of the project will be zoned Multiple Business Use (MBU) and will consist of an anticipated SF of 5,735,534 across the Project's two Phases. A MBU overlay is included within the project that analyzes 10.66 acres to the projects north and would potentially include 348,262 SF of MBU uses. 46.72 acres of the project will be zoned Commercial (COMM) and will be developed during Phase 1 with an anticipated maximum SF of 428,507 of commercial and retail use including 5,500 SF medical office building and a gasoline/service station with 10 vehicle fueling positions. The remaining areas of 48.17 acres within the proposed project are dedicated to a water quality retention basin and roadways.

Attachment B
Phase 1
Detailed Site Plan

DISCLAIMER:
ALL INFORMATION CONTAINED HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY TO THE ARCHITECT.

drawing file name: p:\2022-392 harvest landing\design\table design\2022-392 site plan concept.dwg
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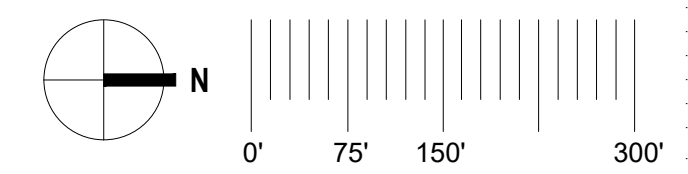
SITE DATA TABLE																	
BUILDING	LAND AREA AC	LAND AREA SF	COV %	FAR	BLDG FOOT PRINT	BLDG MEZZ.	TOTAL BLDG SF	OFFICE SF	WAREHOUSE SF	PRKG REQ 0-20K	PRKG REQ 20K+	PRKG REQ 20-40K	PRKG REQ 40K+	PRKG REQ.	PRKG PROV.	TRAILER PRKG	OTHER PARKING
1	±59.68	±2,599,679	12.4%	0.12	322,079	0	322,079	13,500	308,579	20	-	10	56	86	789	674	569
2	±24.16	±1,052,313	36.5%	0.37	384,000	5,000	389,000	10,000	379,000	20	-	10	70	100	118	93	
3	±7.19	±313,318	35.4%	0.36	111,000	2,500	113,500	5,000	108,500	20	47	-	-	67	67	11	
4	±3.60	±156,816	36.7%	0.38	57,500	2,500	60,000	5,000	55,000	20	20	-	-	40	43	6	
5	±3.46	±150,717	14.9%	0.17	22,500	2,500	25,000	5,000	20,000	20	3	-	-	23	29	2	
6	±25.94	±1,130,138	44.6%	0.45	504,000	5,000	509,000	10,000	499,000	20	-	10	94	124	232	102	
7	±16.71	±727,912	41.8%	0.42	304,000	5,000	309,000	10,000	299,000	20	-	10	54	84	275	36	
TOTAL	±140.75	±6,130,893	27.8%	0.28	1,705,079	22,500	1,727,579	58,500	1,669,079	140	69	40	274	523	1,553	924	569
										(1/1000)	(1/2000)	(1/2000)	(1/5000)		(0.90/1000)		



HARVEST LANDING RETAIL CENTER AND BUSINESS PARK

Perris, CA

CONCEPTUAL SITE DESIGN
Master Plan



Copyright © AO, LLP 2024

A1

Scale 1" = 150'-0"
Job No. 2020-392
Date 2024-06-10



PLANT PALETTE					
Symbol	Botanical Name	Common Name	WUCOLS REGION 4	Size	Qty.
TREES					
	<i>Chilopsis linearis</i> 'Bubba'	Desert Willow	Low	36" Box Std.	77
	<i>Cercis c.</i> Forest Pansy	Forest Pansy Redbud	Low	24" Box Std.	19
	<i>Geijera parviflora</i>	Australian Willow	Mod	15 Gallon Std.	107
	<i>Lagerstroemia hybrid</i> Tuscarora	Hybrid Crape Myrtle	Low	24" Box Std.	15
	<i>Lagerstroemia l.</i> Natchez	Natchez Crape Myrtle	Mod	24" Box Std.	18
	<i>Olea europaea</i> Wilsonii	Fruitless Olive	Low	48" Box Multi.	13
	<i>Pinus eidaheica</i>	Mondell Pine	Low	24" Box Std.	105
	<i>Platanus x acerifolia</i>	London Plane Tree	Mod	24" Box Std.	40
	<i>Platanus racemosa</i>	California Sycamore	Low	48" Box Multi.	5
	<i>Pyrus calleryana</i> 'Chanticleer'	Callery Pear	Mod	24" Box Std.	79
	<i>Quercus l.</i> Fastigiata	English Oak	Mod	36" Box Std.	59
	<i>Tistaria conferta</i>	Brisbane Box	Mod	24" Box Std.	77
	<i>Ulmus parvifolia</i> 'Drake'	Drake Evergreen Chinese Elm	Low	15 Gallon Std.	59
	<i>Zelkova serata</i> 'City Spire'	City Spire Zelkova	Mod	36" Box Std.	105

SHRUBS/ GROUNDCOVERS			
Symbol	Botanical Name	Common Name	WUCOLS REGION 4
	<i>Agave d.</i> 'Variegata'	Variegated Smooth Agave	Low
	<i>Aloe Blue Elf</i>	Blue Elf Aloe	Low
	<i>Anigozanthos flavidus</i>	Kangaroo Paw	Low
	<i>Baccharis p.</i> 'Twin Peaks'	Coyote Bush	Low
	<i>Caesalpinia gilliesii</i>	Mexican Bird of Paradise	Low
	<i>Callistemon v.</i> 'Little John'	Dwarf Bottlebrush	Low
	<i>Callitriche purpurascens</i>	Orchid Rock Rose	Low
	<i>Daylily Whitebell</i>	Desert Spoon	Low
	<i>Eremophila g.</i> 'Mingaw Gold'	Gold Emu Bush	Low
	<i>Furcraea f.</i> 'Mediopacta'	Mauitius Hemp	Low
	<i>Grevillea lanigera</i> 'Coastal Gem'	Coastal Gem Grevillea	Low
	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	Low
	<i>Lantana 'New Gold'</i>	New Gold Lantana	Low
	<i>Leucosiphium f.</i> 'Compacta'	Texas Ranger	Low
	<i>Lomandra 'Reeze'</i>	Dwarf Mat Rush	Low
	<i>Leucosiphium f.</i> 'Compacta'	Platinum Beauty Lomandra	Low
	<i>Penstemon n.</i> 'Margarita BOP'	Margarita BOP Blue Beeder	Mod
	<i>Rosa Flower Carpet</i>	Groundcover Rose	Low
	<i>Rosmarinus o.</i> 'Huntington Carpet'	Creeping Rosemary	Low
	<i>Russelia equisetiformis</i>	Coral Fountain	Mod
	<i>Salvia greggii</i> 'Flame'	Furnace Red Autumn Sage	Low
	<i>Salvia leucantha</i>	Mexican Bush Sage	Low
	<i>Westingia f.</i> 'Mundi'	Mundi Coast Rosemary	Low
	<i>Zauschneria californica</i>	California Fuchsia	Low

ACCENT SHRUBS			
Symbol	Botanical Name	Common Name	WUCOLS REGION 4
	<i>Agave 'Blue Glow'</i>	Blue Glow Agave	Low
	<i>Aloe Blue Elf</i>	Blue Elf Aloe	Low
	<i>Bougainvillea 'Raspberry Ice'</i>	Bougainvillea	Low
	<i>Bubine futescens</i> 'Halmak'	Staked Bubine	Low
	<i>Lavandula 'Meeito'</i>	Meeito English Lavender	Low

SCREEN SHRUBS			
Symbol	Botanical Name	Common Name	WUCOLS REGION 4
	<i>Rhamnus californica</i> 'Eve Case'	Dwarf Coffeeberry	Low
	<i>Westingia Blue Gem</i>	Blue Gem Coast Rosemary	Low

- NOTES:
- PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
 - ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
 - ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
 - ALL LANDSCAPE INSTALLATIONS SHALL BE PERMANENTLY MAINTAINED.

OFFSITE PLANTING NOTE:
REFER TO MASTER DEVELOPER LANDSCAPE PLANS FOR OFFSITE IMPROVEMENTS

LANDSCAPE TABULATIONS	
SHOPPING CENTER	
PARKING LOT STALLS	1,121
PARKING LOT TREES REQUIRED	186 (1 TREE PER 6 STALLS)
PARKING LOT TREES PROVIDED	320
PARKING LOT TREES 36" BOX	112 (30% REQUIRED)
TOTAL SITE AREA	970,805 S.F.
TOTAL LANDSCAPE AREA REQUIRED	97,080 (10% OF TOTAL SITE AREA)
TOTAL LANDSCAPE AREA PROVIDED	117,224 S.F. (12% OF TOTAL SITE AREA)
COMMERCIAL RETAIL	
PARKING LOT STALLS	877
PARKING LOT TREES REQUIRED	146 (1 TREE PER 6 STALLS)
PARKING LOT TREES PROVIDED	210
PARKING LOT TREES 36" BOX	85 (30% REQUIRED)
TOTAL SITE AREA	893,404 S.F.
TOTAL LANDSCAPE AREA REQUIRED	89,340 (10% OF TOTAL SITE AREA)
TOTAL LANDSCAPE AREA PROVIDED	170,447 S.F. (19% OF TOTAL SITE AREA)



CONCEPTUAL LANDSCAPE PLAN
HARVEST LANDING RETAIL CENTER & BUSINESS PARK
S.W.C. OF PERRIS BLVD AND ORANGE AVE
PERRIS, CA 92571



SCALE: 1" = 80'
CDPC PROJECT NO. 23072
MARCH 22, 2024

conceptual design & planning company
Corporate Office
2195 C. Airport Loop Drive
Burlingame, CA 94010
T. 949.399.0870
www.cdpc.com



Attachment C
NCHRP Report 684
Internal Capture
Worksheets

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				4,216	2,108	2,108
Retail				12,342	6,171	6,171
Restaurant				9,234	4,617	4,617
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				25,792	12,896	12,896

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		590	1062	0	0	0
Retail	84		802	0	0	0
Restaurant	295	494		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	25,792	12,896	12,896
Internal Capture Percentage	26%	26%	26%
External Vehicle-Trips ⁵	19,138	9,569	9,569
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	18%	78%
Retail	18%	14%
Restaurant	40%	17%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				445	309	136
Retail				480	265	215
Restaurant				861	447	414
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				1,786	1,021	765

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		38	86	0	0	0
Retail	12		28	0	0	0
Restaurant	43	21		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,786	1,021	765
Internal Capture Percentage	26%	22%	30%
External Vehicle-Trips ⁵	1,330	793	537
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	18%	91%
Retail	22%	19%
Restaurant	26%	15%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				468	204	264
Retail				1,071	528	543
Restaurant				527	293	234
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				2,066	1,025	1,041

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		42	6	0	0	0
Retail	11		85	0	0	0
Restaurant	7	96		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	2,066	1,025	1,041
Internal Capture Percentage	24%	24%	24%
External Vehicle-Trips ⁵	1,572	778	794
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	9%	18%
Retail	26%	18%
Restaurant	31%	44%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Attachment D
List of Cumulative
Projects

PROJECTS THAT HAVE STARTED CONSTRUCTION

Commercial	Sq. Ft.	Acreage	APN	Location	Entitlement Status	Status	Case Number(s)	Planner
<i>NORTH AREA OF THE CITY</i>								
3 March Plaza (7-Eleven 3k SF)	47,253	8		NW corner of Perris Blvd & Harley Knox	Entitled 2017.3.15	Vertical Construction	CUP 16-05165	DS
Ramona Gateway Retail	37,215	6.95		SE corner of Ramona & Nevada	Submitted 2021.9.29	Grading	CUP 21-05216	MB
Beyond Market; drive-thru wash	9,000	2.42		SE Nuevo & Murrieta	Entitled 2020.3.4	Vertical Construction	CUP 18-05248	KP/LP
Beyond Market Gas Station	7,250	4.56		NE Perris & Harley Knox	Entitled 2021.7.27	Plan check	CUP 20-05101	AG
Walmart Fueling	440	1		SW corner of Perris & Citrus	Entitled 2022.3.16	Vertical Construction	ADPR 21-05260	RG/NP
<i>SOUTH AREA OF THE CITY</i>								
O'Reilly				465 E. 4th St		Grading	DPR 21-00255	RG/NP
Total SF	101,158	23						

Uses undetermined

LD 24-05036

PROJECTS IN PLAN CHECK

Commercial	Sq. Ft.	Acreage	APN	Location	Entitlement Status	Status	Case Number(s)	Planner
<i>NORTH AREA OF THE CITY</i>								
<i>SOUTH AREA OF THE CITY</i>								
Total SF	0	0						

ENTITLED PROJECTS

Commercial	Sq. Ft.	Acreage	APN	Location	Entitlement Status	Status	Case Number(s)	Planner
<i>NORTH AREA OF THE CITY</i>								
Target	151,000	6.32	305-240-012	1688 N. Perris Blvd	Entitled 2023.4.17		ADPR 22-05286	NP
Tommy's carwash & QSR	8,500	4.5		E. side of Perris Blvd; south of Orange	Entitled 2022.7.20	In process	CUP 20-05217	RG
Habit & QSRs	8,000	1.16		NW of Perris & Orange	Entitled 2023.8.10		CUP 23-05025	NP
7-Eleven Auto carwash	4,100	2		SW Perris and Rider	Entitled 2027.7.27	In process	CUP 19-05281	NP
Raising Canes	3,831	1.42	311-050-002	SE corner of Nuevo & Old Nuevo	Entitled 2023.3.15		CUP22-05100	NP
Taco Bell - Ramona Gateway	2,150	0.8	317-120-021	Ramona btw Nevada			ADPR 23-05243	VR
<i>SOUTH AREA OF THE CITY</i>								
Motte Town Center (MTC)	484,300	59		SE corner of Ethanac and Trumble	Entitled 2008.5.13	Dormant	DPR 06-0337	DS
Pharmacy	15,000	1.3		S. side of 4th St west of Park St	Entitled 2022.4.6	In process	DPR 20-00022	AG
Gas Station & Carwash	7,000	1.8		4th St and Navajo Rd	Entitled 2021.12.1	In process	CUP 19-05295	AG
Total SF	683,881							

APN: 305-080-082; PR 22-05320

SPA 19-05282 & VAR 20-05162

LSCP 23-05188; LSCP 23-05189

DPR 21-00013; SPA 21-05218; LSCP 24-05056; LSCP 23-05132; LSCP 23-05115

Example Rpt DPR 13-10-0020

Submitted 2019.11.13

PROJECTS IN PROCESS

Commercial	Sq. Ft.	Acreage	APN	Location	Entitlement Status	Status	Case Number(s)	Planner
<i>NORTH AREA OF THE CITY</i>								
Gas Station, carwash & Hotel	22,000	3.83		NW Perris and Placentia	Submitted 2022.3.8	In process	DPR 22-00007	AG
Mosque	12,000	0.52		NE of Barrett and Orange	Submitted 2021.5.12	In process	CUP 21-05102	RG
Hotel and Two Sit Down Restau	25,000	17.64		South of Ramona Expressway, 1,260 feet eas	Submitted 2022.12.16	In process	DPR 22-00038	NP
Panera	3,586	0.5		Perris De Plaza	Submitted 2022.5.31	In process	ADPR 22-05157	LG
Jack-in-the-box/ gas station/car	3,202	3.71		SW Perris and Harley Knox	Submitted 2022.3.15	In process	CUP22-05083	NP
Gas Station Expansion (Chevron)		0.94	302-260-053	Ramona Express Way and Webster Avenue	Submitted 2023.21.23	In process	MAJMOD23-05073	NP
Commercial Shopping Center	92632	10.45	300-260-001	SW Corner of Placentia and Perris	Submitted 2023.10.17	In process	CUP 23-05264	AG
Pollo Campero (Fast Food)	2600	0.87	305150065	Northwest corner of Perris Blvd. and Citrus A	Submitted 2024.4.17	In process	CUP24-05095	
Self-Storage/Gas Station/FF	126,342	20	31-4170-020, 314-170-023, and 314	Northwest corner of Ramona Expwy and We	Submitted 2024.4.17	In process	SPA 22-00529, GPA 22- ME	
Sonic Drive-in Ramona Gateway	1,227	1.06	317-120-021	Ramona btw Nevada and Webster		In process	ADPR 24-05014	ME
Panda Express Ramona Gateway	2,700	0.97	317-120-021	Ramona btw Nevada and Webster	2024.06.04	In process	ADPR 24-05143	ME
Commercial Shopping Center	45,000	4.34	330-130-002, 006, 018, 021, 022, 02	East of Ramona Expwy bet. Perris Blvd and R	2024.05.02	In process	DPR 24-00002	ME

12,000 SF Hotel and 10,000 Commercial

SPA 21-05218; TPM 38252, DPR 21-00013; CUP 21-052169; DA 22-05297

SPA 21-05218; TPM 38252, DPR 21-00013; CUP 21-052169; DA 22-05297

SPA 24-05078, TPM 24-05076 and 24-05077, CUP 24-05075 DPR 24-00002 and 24-00003

SOUTH AREA OF THE CITY

			310-100-057, 016, 015, 059, 058, 310-110-027, 054, 013, 014, 015, 017, 018, 019, 020, 021, 022, 023, 028, 037, 038, 039, 040, 041, 042,						
20	Lewis Indus @ San Jacinto	122,027	50 044, 049, 051	SW corner of San Jacinto and Redlands	Not entitled (3/8/2023)	In process	DPR 23-00005	NP	DPR 23-00006, CUP 23-05032, TPM 23-05036/TPM 35700, GPS 23-05033, & ZC 23-05034
	Vida Church Expansion	25,000	3.7	251 N. Perris Blvd - DTSP	Submitted 2022.10	In process	CUP 22-05284	AG; RG	PR 22-05051
	Pilot J 14K & QSRs 8.2K	22,200	14.4	NW of Ethanac & Trumble		In process	CUPs 22-05002 & 22-0	LG	Var Freeway 24-05022
	Beyond Market, Gas Station & C	6,900	0.78	NE corner Ethanac & Trumble	Submitted 2022.10	In process	CUP 22-05292	AG	
	Carwash	5,005	0.61	S. of 4th St btw G and Redlands	Submitted 2022.11	In process	CUP 22-0533	AG	APN: 310-082-021
	Farmer Boys	3,300	1.43	SE corner of Ethanac & Encanto	Submitted 2021.11	In process	ADPR 21-05188	AG	
	Jack in the Box	2,378	0.7	500 E. 4th NE 4th and Wilkerson	Submitted 2024.2		CUP 24-05034		Var 24-05035
	Home Depot Equipment Rent	0		3150 Case Road	Submitted 2022.3.31	In process	ADPR 22-05103	RG	
	Better Buzz Coffee Shop	1,741	1.21	311-050-053 Old Nuevo Road and Nuevo Road	Submitted 2024.6.17	In process	CUP24-05152	RAF	
	Self Storage/Gas Station	107,601	10.7	310-160-070, 310-150-012 Goetz Road at Case Road and Ellis Ave	2024.03.27	In process	DPR 24-00001	ME	CUP 24-05060 and TPM 24-05061
	Total SF	632,441							

Preliminary Review

Commercial	Sq. Ft.	Acreage	Location	Entitlement Status	Status	Case Number(s)	Planner
NORTH AREA OF THE CITY							
Habit & QSRs	8,000	1.16	NW of Perris & Orange	Submitted 2022.11		PR 22-05320	NP
SOUTH AREA OF THE CITY							
Lewis (Commercial and Indus)	122,074	16	SE San Jacinto and Redlands	Submitted 2022.11		PR 22-05337	NP
Mixed Use 2k C + 1K Res	2,000	0	SW G and 3rd - DTSP	Submitted 2022.3.29	In process	PR 22-05098	RG

Total SF 132,074

PROJECTS IN PLAN CHECK

Industrial Projects	Sq. Ft.	Acreeage	Rezone	Location	APN	Application Submittal Date	Project Status	Approval Status	Case Number(s)	Planner	
North Area of City (PVCC SP)											
1 Ramona Gateway DECA (35K Com)	950,000	50	BPO & C to LI	S Ramona btw Nevada and Webster	317-120-021, 317-130-017, -021, -025 & -048		Grading	Entitled 2023.3.14	DPR 21-00013	DF, ME	SPA 21-05218, CUP 21-05216, TPM 21-05219/38292 & PR 21-05094; need health risk assessment and water supply assessment
2 Duke @ Patterson and Nance	769,000	36		2100 Patterson Avenue - NE corner of Patterson and Nance	314-153-015 - 040; 314-153-042, 044, 046, 048, & 314-160-012 - 033	2021.5.5	In process	Entitled 2023.11.28	DPR 21-00005	DF, RS	SPA (for Circulation) 21-05267; TPM 21-05086
3 McKay Indus	232,000	13	C to LI	NE of Ramona and Indian	302-060-041		Plan Check	Entitled 2023.1.31	DPR 21-00011	DF (NP, MR)	SPA 21-05193, PLN22-05308
4 First Industrial - Wilson	192,623	9.52		W. Side Wilson S of Rider	300-210-014, 015, 023 and 024	2022.6.3	In process	Entitled 2022.10.4	DPR 22-00017	LG	
5 Nance Indus	156,000	6.4		25264 E Nance Street (S. side of Harley Knox Nance Street, E of	302-100-020, 030, 031	2021.6.18	Plan Check	Entitled 2022.7.20	DPR 21-00006	ME (RS)	MMOD 22-05255
6 Kwastur Indu	138,000	9		SE corner of Indian and Harley Knox	302-090-062, 063		Plan check approved	Entitled 2022.3.2	DPR 20-00019	AG	EOT 24-05017
7 Chartwell Ind	132,485	6	N/A	SW corner of Redlands and Rider	300-250-007, 008		Grading	Entitled 2022.10.19	DPR 21-00003	AG	
Industrial Projects											
SOUTH AREA OF THE CITY											
Total	851,108	44									

ENTITLED INDUSTRIAL PROJECTS

Industrial Projects	Sq. Ft.	Acreeage	Rezone	Location	APN	Application Submittal Date	Project Status	Approval Status	Case Number(s)	Planner	
North Area of City (PVCC SP)											
1 Expressway Industrial (Burger)	304,572	16	C to LI	SW corner of Ramona and Perris	303-060-020		In process	Entitled 2023.9.12	DPR 19-00012	CP/AG	SPA 19-05287
2 Lakecreek West	300,000	20	N/A	W. Side of Redlands S. of Rider St	300-250-010, 011, 012, 013, 015 & 016	2021.1.7	In process	Entitled 2023.10.10	DPR 20-00020	CP	SPA 22-05052; TPM 22-05029 (TPM 38385); LD Off 24-05134
3 Integra - Expansion (IT-E)	273,000	10	N/A	NE corner of Markham and Webster	302-030-005		Dormant	Entitled 2019.4.17	MMOD 17-05075	DS	
4 Lakecreek East	256,000	11	N/A	E. Side of Redlands S. of Rider St	300-210-006, -007, -008, -026, -027 and -028	2021.1.7	In process	Entitled 2023.6.13	DPR 20-00021	CP	SPA 22-05053; TPM 22-05028 (TPM 38385); LD Off 24-00021 (RWUE); LD Off 24-05009
5 Oakmont Indus	201,800	10	N/A	S. Side of Nance 800' W. Redlands	302-110-002	2022.5.31	In process	Entitled 2023.8.16	DPR 22-00015	LG	PR 22-05040
6 Proficiency Capital LLC (Matt Engilhard)	143,913		N/A	25264 E. Nance Street	302-100-020, 302-100-030, and 031		In Review for Modification	Entitled 2022.2.20 by PC	MMOD22-05255	DF	DPR 21-00006
7 Lakecreek at Harley Knox	143,000	6.93	N/A	150 Harley Knox Blvd, NW corner of Harley Knox and Las Palmas	300-100-002		In process	Entitled 2023.1.18	DPR 21-00008	ME, DF	LD On 24-05000
8 Redlands Indus	113,000	6.21	N/A	4862 Placentia Ave (NE corner of Redlands & Placentia)	300-210-010 & 022		In process	Entitled 2023.7.8	DPR 22-00008	LG	LD 23-05286, LD Off 23-05285
9 Westport Industrial	99,000	4.5	N/A	NE of Ramona & Brennan	302-260-078, 079, 080 & 081		In process	Entitled 2023.8.2	DPR 22-00021	NP	
10 Markham Industrial/ Dedeau Properties	89,000	4	N/A	1010 W Markham St	314-170-009, 010	2022.6.20	In process	Entitled 2023.6.21	DPR 22-00020	LG	Community Benefit: Trees -PR 22-05099
11 Wilson Industrial	83,000	4.75	N/A	W. of Wilson & North of Placentia	300-210-017-300-0210-025	2022.4.12	Approved	Entitled 2023.8.16	DPR 22-00012	AG	
12 Park Ind	31,000	2	N/A	SE Patterson and Markham	314-161-011 and 314-160-004		Dormant	Entitled 2020.2.5	DPR 19-00002	NP	
13 Harley Knox 25k	25,000	1	N/A	S of Harley Knox btw Patterson & Nevada	314-153-081		In process	Entitled 2021.4.21	DPR 19-00005	NP	
14 Oleander Cultivation	12,985	1	N/A	1261 Oleander Ave	314-100-015		Approved	Entitled 2021.3.3	DPR 18-00012	AG	
15 Garcias trucking repair shop	8,396	0.69	N/A	1379 Jet Way Perris CA, 92570	294-190-064		Approved	Entitled 2022.2.20 by PC	DPR 20-00007	AG	Onsite landscape 24-05041 and offsite landscape 24-05042
16 Holistic Inc. - Cultivation	5,000		N/A	872 Washington Ave	314-160-028			Entitled 2019.6.19	DPR 18-00009	CP	
17 Serrao Ind	3,500	0.17	N/A	N. Side of Nance Street 660' E. of Webster	320-020-020		In process	Entitled 2021.10.6	DPR 20-00010	RG	
18 Marijuana Manufacturing (MM)	1,000	0.5	N/A	4510 Webster Ave, NW corner of Webster & Washington	314-160-023		In process	Entitled 2019.4.4	ADPR 19-05051; DPR 1	MD	50% Public Art Fee
19 Markham Truck Terminal 2	400	8.3	C to LI	NE corner of Perris & Markham	302-110-021 - 024	2022.6.6	In process	Entitled 2023.6.7	CUP 22-05172	NP	SPA 22-05173; P Merger 24-05032
20 Truck Storage Yard	400	6.78	N/A	NWC Markham and Webster	314-160-001	2022.9.7		Entitled 2024.2.7	ADPR 23-05295	MA	Previously CUP 22-05261 (associated w/ DPR 14-01-0015)
21 Lowe's truck parking expansion	400	11.83	N/A	NW Morgan and Indian Avenue	303-070-007	2022.3.31	Approved		ADPR 22-00011	AG	Changed from DPR to ADPR; PR 20-05176; DPR 99-0167
Industrial Projects											
SOUTH AREA OF THE CITY											
22 [DI] Site 2 - Bld 2 of 3 (Total 3,192,567)	1,396,020	195	N/A	SW corner of Mapes and Goetz	330-120-003			Entitled 2024.1.30	MMOD 22-05265	DF	50% Public Art Fee PR 22-05017; DPR 08-04-0006 (2010.7.13 entitled 3,448,734 SF)
23 [DI] Site 2 - Bld 1 of 3 (Total 3,192,567)	1,385,090	195	N/A	SW corner of Mapes and Goetz	330-120-002		In process	Entitled 2024.1.30	MMOD 22-05265	DF	50% Public Art Fee PR 22-05017; DPR 08-04-0006 (2010.7.13 entitled 3,448,734 SF)
24 [DI] Site 3 - Bld 2 of 3 (Total 2,797,522 SF)	1,000,000	55	R & C to LI	NE corner of Redlands & Ellis	310-170-006, 007, 008, 310-220-050 and 330-090-027		Completed 2023.11.20	Entitled 2010.7.13	DPR 08-01-0007	NP	Major Mod 20-05166, Major Mod 22-05265
25 [DI] Site 3 - Bld 3 of 3 (Total 2,797,522 SF)	1,000,000	55	R & C to LI	NE corner of Redlands & Ellis	310-170-006, 007, 008, 310-220-050 and 330-090-027		Completed 2023.11.20	Entitled 2010.7.13	DPR 08-01-0007	NP	Major Mod 20-05166, Major Mod 22-05266
26 [DI] - Site 1	784,000	36	N/A	SW corner of Mountain and Goetz	330-070-015		Dormant	Entitled 2010.7.13	DPR 07-0130	DS	50% Public Art Fee Minor MOD 22-05122
27 [DI] Site 2 - Bld 3 of 3 (Total 3,192,567)	535,207	195	N/A	SW corner of Mapes and Goetz	330-120-015			Entitled 2024.1.30	MMOD 22-05265	DF	50% Public Art Fee PR 22-05017; DPR 08-04-0006 (2010.7.13 entitled 3,448,734 SF)
28 Marijuana Manufacturing	61,050	2	N/A	N. side of Malbert St & W. of Goetz Rd	330-040-054, -055, -056 and -057		In process	Entitled 2020.11.4	DPR 18-00005	MB	50% Public Art Fee
29 Malbert Cultivation	33,000	3	N/A	N. side of Malbert St & W. of Goetz Rd	330-040-062		In process	Entitled 2021.3.17	DPR 17-00008	CP	50% Public Art Fee
30 CSLM Construction - Modular Storage	6,115	5.97	N/A	N. of Mapes & W of Goetz	330-080-006		In process	Entitled 2023.5.17	CUP 21-05080	AG	
Total	10,766,064	990									

PROJECTS IN PROCESS

Industrial Projects	Sq. Ft.	Acreeage	Rezone	Location	APN	Application Submittal Date	Project Status	Hearing Status	Case Number(s)	Planner	
North Area of City (PVCC SP)											
1 Harvest Landing MBU	1,031,500	235.51	R & MBU to LI	Btw Frontage Rd & Barrett Ave, & Placentia & Nuevo	305-060-036, 037, 042, 305-070-004, 305-090-015 - 019, 026, 028, 030, 032, 055 - 059, 305-100-008, 009, 028, 305-110-001 - 007, 015, 016, 021 - 027, 032 - 035, 305-120-004 - 008, 020 - 026, 305-130 - 006, 009, 305-140-024 - 027, 031 - 034, 040, 041, 049, 050, 052 - 061, 305-160-001 - 003, 022 - 030, 305-190-014, 019, 020, 028 - 031, 033, 305-220-011, 020, 021, 059 - 062	2022.1.13	CEQA EIR; no CEQA submittal to date	N/A	CUP 22-05005	ME	SPA 22-05250, CUP 22-05005 (Drive-Thru), CUP ___ (Gas Station), CUP 22-05239 Bld 1, CUP 22-05235 Bld 2, DPR 22-00023 Bld 3, DPR 22-00024 Bld 4, DPR 22-00025 Bld 5,
2 OLC 3	879,000	40	C to LI	SW Perris and Markham	302-130-002, 008, 018, 302-130-021 - 024, and 302-130-027, 305-240-027	2024.3.20	CEQA EIR; no CEQA submittal to date	N/A	DPR 24-00002	ME	DPR 24-00003; SPA 24-05078; TPM 24-05076; CUP 24-05075 (Previously DPR 22-00006, TPM 22-05048, SPA 22-05047)
3 Prologis Indus - DC 11	551,922	30	N/A	SE Ramona and Webster	303-130-020, 029, 303-202-042, 055, 057, 302-020-013, 302-020-028, 302-020-038, 302-020-040, 302-020-041, 302-020-043 and 302-020-048	2023.1.3	CEQA EIR; Scoping Mt 2023.10.18; CEQA preparation	N/A	DPR 22-00035	ME	TPM 22-05363
4 First Industrial - Harley Knox II	549,796	25.13	N/A	NW Harley Knox and Indian	302-020-013, 302-020-028, 302-020-038, 302-020-040, 302-020-041, 302-020-043 and 302-020-048	2022.6.2	CEQA EIR; no Scoping Mt yet; no CEQA submittal to date	N/A	DPR 22-00016	ME	
5 Lakecreek Placentia - Cubes	508,776	25	N/A	NE of Placentia and Wilson	302-020-048, 043, 038, 028, and 013	2021.11.1	CEQA EIR; Scoping Mt 2023.12.20; CEQA preparation	N/A	DPR 21-00015	ME	SPA ___ & TPM ___
6 First Sinclair	423,224	19.7	N/A	100 W. Sinclair	303-080-012, -013, and -015	2022.9.19	CEQA MND; CEQA public review closed 2024.3.18;	PC Anticipated 2nd Qt 2024	DPR22-00027	MA	PM23-05174
7 First March Logistics	544,372	25.8	N/A	W. Side of Natwar 300' N. of Nandina	294-180-013, 294-180-028 through -030, 294-180-032, 295-300-005, and 295-300-007	2020.3.17	CEQA EIR; Scoping Mt. 2022.1.19;	PC anticipated 2nd Qt 2024	DPR 20-00004	NP	TPM37965 (PLN20-05117)
8 Michael Goodwin Indst. Realy Trust	345,316	26.52	N/A	657 Harley Knox Blvd.	302-020-013, 028, 038, 040, 041, 043 and 048	2022.10.22	CEQA MND; no CEQA submittal to date	N/A	DPR 22-00026	ME	
9 Perris-Harley Commerce Center	361,216	18.37	C to LI	SE corner of Perris & Harley Knox	302-100-010, 011 (portion of Johnson Street)	2021.4.29	CEQA MND; no CEQA submittal to date	N/A	DPR 21-00004	NP	SPA 21-05078, DPR21-00004
10 Alabassi Indus	291,000	12.55	C to LI	S. Side of Ramona btw Perris & Redlands	303-100-012 and -014	2022.12.16	CEQA EIR; Scoping Mt 2023.12.20; CEQA public review closed 2023.12.18;	PC Anticipated 2nd Qt 2024	DPR 22-00037	NP	SPA 22-05380, TPM 22-05379, DPR 22-00038 (Commercial)
11 Simington Ind	190,960	9	BPO to LI	NW of Rider & Webster	317-170-016	2023.9.21	CEQA MND; no CEQA submittal to date	N/A	DPR 23-00016	LG	SPA 23-05232, TPM 23-05233
12 Patterson Business Center	94,453	4.84	N/A	W. Side of Patterson; north of Harley Knox	294-190-047, and 048	2022.4.14	CEQA MND; CEQA public review ends 2024.4.29;	PC Anticipated 3rd Qt 2024	DPR 22-00013	MA	
13 March Plaza PDO	66,686	4.37	C to PDO	NW corner of Perris & Harley Knox	302-090-052 - 061	2022.11.1	CEQA MND; IS/ND, no CEQA submittal to date	N/A	DPR 22-00031	NP	PDO23-05029, TPM23-05028
14 Brew Indus	62,000	4	C to LI	S. side of Harley Knox west of Perris Blvd	302-090-021	2023.3.29	CEQA MND; CEQA public review period closed 3-20-24	PC Anticipated 2nd Qt 2024	DPR 22-00036	AG	SPA 22-05375, PR 22-05092
15 Rider Self Storage	69,825	2.12		Lakeview Drive and Business Park Drive	303-275-044, 045, 046 and 037	2023.10.20	In Review	N/A	DPR23-00020	AG	
16 Orbis Indus Truck Yard	45,000	25.6	BPO to LI	N. Placentia btw I-215 & Indian	305-050-051 and 055	2023.12.22	CEQA MND; no CEQA submittal date	N/A	DPR 23-00022	AG	SPA 23-05321, TTM 23-05332
17 Nance Street Truck Terminal	400	4.8	BPO to LI	E. Perris Blvd and S. side of Nance St	302-110-029 and 030	2023.1.05	CEQA MND; no CEQA submittal to date	N/A	CUP 23-00001	NP	SPA23-05002, CUP23-00001
18 Nance 11k	11,700	1.82		Nance and Webster	314,153,082	2023.5.09	In Review	n/a	DPR23-00009		

Industrial Projects	Sq. Ft.	Acreage	Rezone	Location	APN	Application Submittal Date	Project Status	Hearing Status	Case Number(s)	Planner	
SOUTH AREA OF THE CITY											
17 Hillwood San Jacinto	4,297,410	221.35	New Perris SP to LI	SW San Jacinto and Murrieta	310-200-05 and 014, 310-220-003, 022, 029, 047, 048, and 056.	2023.2.13	CEQA EIR; no Scoping Mt yet; no CEQA submittal to date	N/A	DPR 23-00011	ME	SPA 23-05115, GPS 23-05153, TTM 23-05154, PR 23-05042
18 Lewis Indus @ San Jacinto	848,000	50	C to LI	SW Corner of San Jacinto & Redlands	310-100-057, 016, 015, 059, 058, 310-110-027, 054, 013, 014, 015, 017, 018, 019, 020, 021, 022, 023, 028, 037, 038, 039, 040, 041, 042, 044, 049, 051	2023.3.8	CEQA EIR; Scoping Mt 2024.3.6; no CEQA submittal to date	N/A	DPR 23-00005	NP	DPR 23-00006, CUP 23-05032, TPM 23-05036/TPM 35700, GPS 23-05033, & ZC 23-05034
19 Perris Airport Logistics	742,000	77	N/A	S. side of Ellis btw Goetz and Case	330-100-031, 330-090-031, 033, 034, 036, 038, 040	2022.2.16	CEQA EIR; Scoping Mt 2023.11.1; no CEQA submittal to date	N/A	DPR 22-00005	NP	TPM 22-05046; PR 21-05008; LDSCP Off 22-05198 RWUE
20 NewCastle Indus	670,000	35	N/A	S. Side of Ellis and 750' E. of Redlands	330-090-006, 007	2022.6.6	CEQA EIR; Scoping Mt 2023.5.3; not CEQA submittal to date	N/A	DPR 22-00018	AG	PR 21-05293
21 Airport / Mapes Commerce Ind	648,630	37.5	N/A	NE Goetz and Mapes	330-100-025,028, 029 and 030	2022.10.02	CEQA EIR; scoping Mt. 2022.9.7; No CEQA submittal to date	N/A	DPR 22-00002	AG	PR 21-05076
22 Richland Ind	500,000	20	N/A	SW of Watson & Case	327-220-012, -044	2023.2.15	CEQA addendum EIR; Scoping Mt 2023.10.18	PC anticipated 2nd Qt 2024	CUP 23-05047	NP	Vesting Tentative Parcel Map 35700 (VTPM23-05059), CUP23-05047, DPR 23-00013, DPR 23-00014, CUP 23-05208, CUP23-05210
23 Ethana Logistics Center (Hillwood)	412,000	20.1	C to LI	NE Ethana and Trumble	329-240-016 - 020, 023 - 027	2022.12.06	CEQA EIR; Scoping Mt 2023.10.18, PC hearing anticipated 2nd Qt 2024	PC Anticipated 2nd Qt 2024	DPR22-00030	NP	GPA 22-05326, ZC 22-05327, TPM 38600 (22-05328) PR 22-05139; LD Off RWUE 24-05031
24 Blue Indus	329,500	19	N/A	SW corner Trumble and Mapes	329-020-033, -034, -044, and -046	2022.01.27	CEQA MND; MND being updated	CC Anticipated 2nd Qt 2024	CUP 22-05023	LG	
25 Waypoint Commerce (Bid 1)	204,269	9	N/A	S. Side of Mountain & 1,300 W of Goetz	330-040-040, 041, 044 - 047; & 049	2022.12.28	CEQA EIR; Scoping Mt. 2023.12.6; CEQA public review closed 2023.12.18	PC anticipated 2nd Qt 2024	DPR 22-00039	MA	TPM 22-05389 / 38588
26 Waypoint Commerce (Bid 2)	155,583	7.17	N/A	S. Side of Mountain & 1,300 W of Goetz	330-040-040, 041, 044, 047; & 049	2023.6.14	CEQA EIR; Scoping Mt. 2023.12.6; CEQA public review closed 2023.12.18	PC hearing anticipated 2nd Qt 2024	DPR 22-00039	MA	TPM 22-05389 / 38588
27 CH Truck Terminal	400	25.16	N/A	SW corner of Case and Ellis	330-090-034	2022.2.16	CEQA EIR; Scoping Mt 2023.11.1; no CEQA submittal to date	N/A	CUP 23-05107	NP	
Total	14,834,938	1036.41									

PROJECT STATUS	SQUARE FOOTAGE	NUMBER OF PROJECTS
Projects Completed		27,575,894
Projects Under Construction		36,220,563
Projects in Plan Check		851,108
Projects Approved / Entitled		10,766,064
Projects in Process		14,834,938

Projects with Zone Change (Highlighted in RED)

<https://www.officespace.com/ca/perris/filter/zoom=13.427028438901818 lng=-117.21070288737769 lat=33.82477225776694>

Preliminary Review

Industrial Projects	Sq. Ft.	Acreage	Location	Status	Assigned Date	Case Number(s)	Planner
Michael Ramirez (Rezone BP to LI)	442,841	19	SE Ramona & Redlands	303-140-026 & 027	6/7/2023 (SRC)	PR 23-05117	AG
Elias Alfata	2,500	1.13	N. Side of California btw Wade & Patterson	314-100-071	6/7/2023 (SRC)	PR 23-05113	MC
Perris Trailer	7,800	5.61	NW Webster & Nance		5/3/2022	PR 22-05121	MA
GAA Industrial	130,000	10	E. side of Goetz Rd, south of Mountain		4/28/2022	PR 22-05127	AG
Self Storage	149,000	10	E. side of Goetz Rd, south of Mountain		3/11/2022	PR 22-05066	AG
Walker Indu	13,000	1	N. of Walker btw G and Redlands		3/11/2022	PR 22-05066	RG
Scannell Indu	319,000	15	S. side of Mountain west of Goetz Road		3/11/2022	PR 22-05067	NP
Dedeaux Markham	88,000	4.06	S. Side of Markham; 800-ft E of Patterson		3/29/2022	PR 22-05099	LG
Ramin Indus	94,000	2	NE Perris and Markham		5/9/2022 (4/19/2022)	PR 22-05125	AG
Hillwood Indus	410,650	20	NE Ethana and Trumble		5/9/2022	PR 22-05139	NP
Sinclair Indu	436,000	19.75	W. side of Perris and Sinclair		7/19/2022 (6/22/2022)	PR 22-05188	NP
Classic Expansion	132,000	9.36	SW Illinois & Trumble - 9k Retail + 123K Ind		7/19/2022 (6/28/2022)	PR 22-05190	NP
New industrial	54,720	2.42	SWC Malbert & Goetz		9/8/2022 (8/31/2022)	PR 22-05254	LG
Lewis (Commercial and Indus)	843,000	66.2	SE San Jacinto and Redlands		Submitted 2022.11	PR 22-05337	NP
LPC west industrial	157,000	9	NW Redlands and Placentia			22-Oct PR 22-05319	NP
Downtown Perris Industrial at 7th	257,000	14	SE corner of G street and 7th			9-Jan PR22-05382	NP
Total	3,536,511	207.71					

PROJECTS THAT HAVE STARTED CONSTRUCTION

NORTH AREA OF THE CITY

TRACT	DEVELOPER	PROJECT	LOCATION	DU	COM SF	TYPE	ACRE	Approval Date	Status
31226	Pacific Communities	Pacific Heritage 1	SW Nuevo & McKimball	82	N/A	SFD	20.18	10/15/2003	Vertical construction in process
31157	Mission Pacific - Recorded Map	Parkwest SP	S of Nuevo Road & E. PVSD	529	N/A	SFD	110.2	1/3/2018	Grading
31650	Sunwest Enterprises		SW Van Wy & De Lines	61	N/A	SFD	15.6	7/13/2004	FTM approved 6-13-2006 - Architecture review MDP 20-05143
31651	DR Horton - Recorded Map		SW Nuevo and Wislon	52	N/A	SFD	12.55	7/27/2004	Grading Started 4th Quarter 2022; FTM approved 4/10/2007
33338	DR Horton - Recorded Map		NWC Nuevo & Evans	75	N/A	SFD	19	4/11/2006	Grading Started 4t Quarter 2023; FTM approved 4/24/2007 No Construction Started
31659	DR Horton - Recorded Map		NEC Citrus & Evans	161	N/A	SFD	55.07	7/27/2004	Grading Started 4th Quarter 2022 FTM approved 2/28/2006; Pmerger 22-05162; LLA 22-05159
32041	DR Horton - Recorded Map		NWC Citrus & Dunlap	122	N/A	SFD	40.03	4/24/2007	Grading Started 4th Quarter 2022 FTM approved 5/24/2007 Pmerger 22-05161 Right below School located at 1400 Orange Ave.
32406	Sunwest Enterprises		SE Bowen & Windflower	15	N/A	SFD	3.5	1/5/2005	FTM approved 11-28-2006 - Architecture review MDP 20-05143
32497	Pacific Communities	Pacific Ave	SW Orange & Medical	131	N/A	PDO	12.15	10/31/2006	Vertical construction started 2021
36648	John Abel	Stratford Ranch	W of Evans Road @ northern City Limits	270	N/A	SFD	65.8	8/29/2017	Vertical construction in process starting 4th quarter 2021
37014	Laterra	Barrett Apt	Btw Barrett & Perris Blvd	228	N/A	APT	15.15	10/25/2016	Vertical Construction 2023, Grading started 3rd quarter 2022 - Major Mod 18-05211; DPR 15-00014; LD On 19-05181; LD Off 19-05182

SOUTH AREA OF THE CITY

TRACT	DEVELOPER	PROJECT	LOCATION	DU	COM SF	TYPE	ACRE	Approval Date	Status
32769	CBM Consulting & Dev, Inc.	Faith Circle	West side of "B" Street, south of 11th St	20	N/A	SFD	4.31	4/20/2006	Final Home Sales First Quarter 2023
36988	Richmond	GVSP	N of Ethanac Rd & W of Murrieta Rd	169	N/A	SFD	37.65	8/29/2017	30 Plus remaining homes
37722	Richmond	GVSP	NW Green Valley Pkwy & Murrieta Rd	116	N/A	SFD	19.4	2/9/2021	Grading started 4th Qtr 2021 - Approve - Park Fee Agreement & TUMF Credit; LDSP Off 22-05136; LDSCP On 22-05137
37816	TriPointe	GVSP	730' E of the NW of Goetz & Ethanac	97	N/A	PDO	10.97	2/9/2021	Anticipate Precise Grading 1st Qtr 2023 - Approve - Park Fee Agreement; ADPR 21-05295; St Name 21-05296; FM 22-05059

Total Units 2128

PROJECTS IN PLAN CHECK

NORTH AREA OF THE CITY

TRACT	DEVELOPER	PROJECT	LOCATION	DU	COM SF	TYPE	ACRE	Approval Date	Status
31912	TKC		7th & Clayton vacant land	8	N/A	SFD	2.3		FTM approved 4/24/2007 Plan Check; LLA 24-05003
35062	Sterling Villa	Senior Housing	SE corner of Nuevo and Murrieta	429	N/A	APT	18.54	2/13/2006	In Plan check; Expires 8/4/2022 with AB 1561 (aka DPR 06-0378, Minor Mod 14-00101, ADPR 21-05166; EOT 17-05162, EOT 18-05334)
36647	John Abel	Stratford Ranch	W of Evans Road and N of Ramona Exp	90	N/A	SFD	24.1	9/29/2020	Approve; EA 18-05287;
37803	UCI Prop		SWC Metz & A St	145	N/A	SFD	53.15	8/31/2021	Submitted 2019.8
21-00014	May Ranch	Kaidence Apt	SW Rider and Evans	300	N/A	MFR	16	11/14/2023	Submitted 2021.11.12: DPR21-00014, SPA 21-05249; PR 20-05034
21-00012	Nova Homes	Mayfield	SW Medical Center & Orange	6	N/A	MFR	6	5/18/2022	DPR 21-00012
20-00008		Prarie View Apt	W of Murrieta, E of Wilson Avenue, at Dale S	287	N/A	SFD	13.36	5/17/2023	DPR 20-00008

SOUTH AREA OF THE CITY

32666	Richland - Recorded Map	Riverwood SP	Mapes & Ethanac	663	N/A	SFD	226.9	12/14/2004	Plan Check - Final Map recorded with option in increase to 750 lots; Ex)TTM 33042
33549	Perris Invest - Recorded Map	Village Walk	NE Perris & Commercial	129	N/A	SFD	24	1/30/2007	Initiate Plan Check 2nd Quarter 2021 FTM approved 7/27/2011

Total Units 2202

FINAL MAP RECORDED OR DA WITH NO FURTHER NEED FOR EXTENSION

TRACT	DEVELOPER	PROJECT	LOCATION	DU	COM SF	TYPE	ACRE	Approval Date	Status

Total Units 0

ENTITLED RESIDENTIAL DEVELOPMENTS

NORTH AREA OF THE CITY

TRACT	DEVELOPER	PROJECT	LOCATION	DU	COM SF	TYPE	ACRE	Approval Date	Status
34260	Tristone/David Jeffers		Flame Avenue	22	N/A	SFD	3.06	10/28/2014	Has received various 1 year extensions. Valid until 10/28/2019. EOT18-05252
35103	Howard Industries	Harvest Landing	N. of Nuevo; S of Placentia; W. of Perris Blvd	1,287	N/A	SFD/MFR	169.5	3/10/2011	345 units LDR; 372 units MDR; 250 units MDR; & 889 units HDR
36797	Nova Homes		NEC Wilson & Water	76	N/A	PDO	19.9	10/28/2014	AB 1651 Ext until 4/10/2022; Has received various 1 year extensions. Valid until 10/25/2019. EOT18-05254; EOT 22-05044
37038	Kile Investment Trust	Citrus Court	SW Orange & Dunlap	111	N/A	PDO	14.5	2/28/2017	EOT 19-05325
37181	Metz and A LLC	Villa Verona Apt	NE A & Metz	360	N/A	APT	16.9	8/29/2017	Dormant - DPR 16-00002
38071	Stratford Ranch		NE Ramona and Evans	192	N/A	SFD	48.6	5/10/2022	Submitted 2021.3.1; LLA 22-05177; Pmerger 22-05175 & 22-05176

Total Units 2048

SOUTH AREA OF THE CITY

TRACT	DEVELOPER	PROJECT	LOCATION	DU	COM SF	TYPE	ACRE	Approval Date	Status
33900	Richland		SE Ethanac & McPherson	198	N/A	SFD	116	4/29/2008	Has received various 1 year extensions. Valid until 5/8/2020. EOT19-05029
33973	County Lands PIP IV		W McPherson & S Ethanac	384	N/A	SFD	153.7	5/27/2008	Has received various 1 year extensions. Valid until 5/27/2019. New EOT 19-05071 submitted for 5/27/2020
17-00005	Lansing Properties	Senior Housing	NW of A & Ellis	141	N/A	APT	4.21	3/26/2019	Dormant - DPR 17-00005; ZC 17-05148; EOT 22-05045
37223	Raintree Investments GVSP	GVSP	Watson & Murrieta	235	N/A	SFD	37.37	2/9/2021	Approve - Park Fee Agreement & TUMF Credit
37262	Raintree Investments GVSP	GVSP	Ethanac & Goetz	191	N/A	SFD	37.36	2/9/2021	Approve - Park Fee Agreement & TUMF Credit
37817	Raintree Investments GVSP	GVSP	NEC of GV Pky & Ethanac 1,500' N of Etha	228	N/A	PDO	25.3	2/9/2021	Approve - Park Fee Agreement
37818	Raintree Investments GVSP	GVSP	NWC of GV Pky and Ethanac	138	N/A	PDO	14.7	2/9/2021	Approve - Park Fee Agreement; DPR 20-00006; LD OFF RWUE 24-05018
37818 - APT	Raintree Investments GVSP	GVSP	NWC of GV Pky and Ethanac	236	N/A	APT	14.1	2/9/2021	Approve - Park Fee Agreement

Total Units 1751

IN PROCESS RESIDENTIAL DEVELOPMENTS

NORTH AREA OF THE CITY

TRACT	DEVELOPER	PROJECT	LOCATION	DU	COM SF	TYPE	ACRE	Approval Date	Status

Total Units

SOUTH AREA OF THE CITY

TRACT	DEVELOPER	PROJECT	LOCATION	DU	COM SF	TYPE	ACRE	Approval Date	Status
37441	Julio Arias	Graham PUD	W of Graham St btw Metz & Weston	32	N/A	PDO	4.16	In process	Entitlement Phase
37904	Pacific Communities	Active Senior	NE McPherson and Mountain	201	N/A	PDO	40.4	In process	Submitted 2021.3 TM 21-05037, DPR 21-0002 & PDO 21-05038
38308	DTSP UV		G St and 2nd St	39	N/A	MFR	1.8	In process	Submitted 2021.11.12: TPM 21-05271; DPR 21-00018
20-00008		Prairie view	NE Wilson and Dale	287	N/A	MFR	13.36	In process	DPR 20-00008
37907	Pacific Communities	Lanata	NW A St and Metz	91	N/A	MFR	12.8	In process	Submitted 2022.5.17 DPR 22-00014, PDO 22-05152 & TTM 22-05153
38775	DR Horton	Acacia Pointe	162-001 thru 311-162-022	145	N/A	SFD	11.62	9/29/2023	
24-00004	DPR	Multifamily Senior Ho	311-170-022, 023 and 024	236	n/a	MRF	6.5	In process	Comment Letter sent out 5.28.24

Total Units 1031

IN PROCESS PRELIMINARY REVIEW

NORTH AREA OF THE CITY

TRACT	DEVELOPER	PROJECT	LOCATION	DU	COM SF	TYPE	ACRE	Approval Date	Status

Total Units 0

SOUTH AREA OF THE CITY

TRACT	DEVELOPER	PROJECT	LOCATION	DU	COM SF	TYPE	ACRE	Approval Date	Status
22-05200			NW 7th and G Street	102	N/A	Townhome	6	In process	Submitted 2022.7.21
22-05200			NW 7th and G Street	188	N/A	MFR	5	In process	Submitted 2022.7.21
22-05252			South side of Jarvis, east of Perris Blvd	128	N/A	Townhome	5.57	In process	Submitted 2022.8.29

Total Units 418

TRACT	Status
29425	Complete
30380	Complete
30380	Complete
30490	Complete
30773	Complete
30780	Complete
30850	Active
30973	Expired
31114	Complete
31157	Expired
31178	Complete
31225	Active
31226	Active
31240	Expired
31241	Complete
31304	Active
31367	Expired
31371	Expired
31407	Active
31416	Complete
31416	Complete
31650	Active
31651	Active
31659	Active
31660	Complete
31678	Complete
31683	Complete
31809	Expired
31912	Active
32032	Active
32032	Expired
32041	Active
32249	Complete
32262	Complete
32406	Active
32497	Active
32525	Expired
32666	Active
32666	Expired
32707	Complete
32708	Complete
32793	Complete
33066	Expired

33193	Expired
33199	Active
33227	<i>Complete</i>
33274	Expired
33338	Active
33549	Active
33608	Expired
33720	<i>Complete</i>
33900	Active
33973	Active
34078	Expired
34267	Active
34287	Expired
34852	Expired
35062	Active
36648	Active
36648-1	Active
36988	Active
36989	Active
37014	Active
37181	Active
37181	Expired
37223	Active
37262	Active