



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

2.0 LAND USE PLAN

2.1 Introduction

This section describes the proposed development concept for Harvest Landing Specific Plan. The Harvest Landing Specific Plan outlines a thoughtfully integrated mix of land uses, fostering diverse commercial and business opportunities. It establishes a cohesive development framework characterized by a unified design, seamless connectivity, and enhanced landscaping. The Harvest Landing land use designations include Multiple Business Use (MBU), Commercial (C), and Water Quality Management Plan/Drainage Detention (WQMP). There is one MBU overlay area, which allows MBU land uses in addition to the existing land use.

The land use plan is shown on Figure 2.0-1, *Land Use Plan*, and the build-out potential is described in Table 2.0-1, *Land Use Statistical Data*, below.

The following are the proposed land use designations and acreages in this Specific Plan:

- Commercial: 46.24 acres
- Multiple Business Use (MBU): 262.33 acres
- Water Quality Management Plan/Drainage Detention: 12.91 acres

Total Harvest Landing Specific Plan Area: 358.28 acres (includes 36.8 acres of roadways)

Buildout Potential

Table 2.0-1, *Land Use Statistical Data*, provides a detailed breakdown of the build-out levels of Harvest Landing.

Table 2.0-1, Land Use Statistical Data

Land Use	Acres	Density/FAR	Building Sq. Ft.	Jobs ¹
Multiple Business Use	262.33	0.75	8,570,321	8,570
Commercial	46.24	0.75	1,510,661	3,021
WQMP Drainage/Detention	12.91	N/A	N/A	N/A
Subtotal	321.48	--	10,080,981	11,591
Roads	36.8	N/A	N/A	N/A
Grand Total	358.28	--	10,080,981	11,591

1. Job Assumption: 500 square feet per employee in Commercial and 1,000 square feet per employee in Multiple Business Use area. (Source: County of Riverside General Plan).
2. For the purposes of CEQA the accompanying EIR for the HLSP Amendment assumes a reasonably foreseeable buildout of 5,735,535 SF of MBU and 428,507 SF of Commercial.



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

Figure 2.0-1 Land Use Plan





HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

2.2 Multiple Business Use (MBU)

Multiple Business Use (MBU): This designation provides for a mix of professional office, industrial, research and development, business park, related storage and support service uses, and pedestrian linkages. The MBU land use allows for a mix of Business/Professional Office and Industrial land uses, which are described below, as well as single and multi-family residential uses at the existing densities and locations as depicted in Figure 2.1 in the original approved Harvest Landing Specific Plan. Please see Appendix A for reference.

Allowed Business/Professional Office Uses Under MBU Land Use: Allowed uses are those associated with business, professional, or administrative services located in areas of high visibility from major roadways. Manufacturing is also allowed in this designation.

Allowed Industrial Uses Under MBU Land Use: Industrial uses encompass a broad range of manufacturing and non-manufacturing activities. Within the MBU zoning designation, light industrial uses are permitted, including manufacturing, research and development, materials testing, fabrication, and assembly of non-hazardous products, as well as retail activities associated with manufacturing operations. High-Cube Parcel Hub facilities are also permitted within this zone.

Public facilities are allowed within the MBU Zoning with the approval of the Community Development Director.

MBU Overlay: This overlay allows for MBU land uses in addition to the underlying land use designations within the existing lot(s).

2.3 Commercial/Retail Use

Commercial (C): This land use designation allows retail, professional office, and service-oriented business activities which serve the entire City, as well as single and multi-family residential uses at the existing densities and locations as depicted in Figure 2.1 in the original approved Harvest Landing Specific Plan. Please see Appendix A for reference.

2.4 Water Quality Management Plan (WQMP) Uses

Water Quality Management Plan (WQMP): This designation provides for stormwater drainage and detention uses, including drainage swales and detention basins. This area will also serve as an outdoor amenity for employees of the Specific Plan area to utilize with features such as, but not limited to, walking paths, benches, and/or exercise equipment, but is not designated as Open Space or Park land use. Residential uses may be allowed per section 4.2.1 of this Specific Plan.



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

2.5 Permitted Uses

The allowable land uses and permit requirements are indicated in Table 2.0-2, *Allowed Land Uses*.

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

Administrative Development Plan Review/Development Plan Review (ADPR/DPR) would be required for any new development regardless of whether the use is permitted or permitted with an approved Conditional Use Permit.

Conditional Use Permit (CUP) is required, pursuant to Chapter 19.61 of the City of Perris Zoning Ordinance, for any use that may need to be conditioned in order to operate in a manner so as not to generate impacts on the community.

Prohibited Uses (PRO) are land uses that are not allowed in the specified land use designation.

For a full description of the approval process, refer to Section 7.0, *Implementation and Administration*.

Table 2.0-2, Allowed Land Uses

Land Use	MBU	C
Commercial Uses		
Administrative and Professional Offices/Services	P	P
Adult Entertainment	PRO	PRO
Alcohol Sales for Off-site Consumption / Liquor Stores	CUP	CUP
Alcohol Sales for On-site Consumption in Restaurant	P	P
Animal Boarding/Kennel (see Title 8 of the Municipal Code)	CUP	PRO
Auditoriums, Convention Halls, and Theaters	PRO	CUP
Auto Parts Sales	P	P
Auto/Marine Repair (e.g., bodywork, engine and drive train, painting, misc. work)	CUP	CUP
Bakeries (Commercial)	P	P
Barber/Beauty/Nail Shops	P	P
Cabinet and woodworking shops	P	PRO



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

Land Use	MBU	C
Cable Companies	P	PRO
Catering Establishments	P	CUP
Car, Sales	P	P
RV, Truck, and Marine Sales	P	PRO
Car Washes	CUP	CUP
Chemical Use	P	PRO
Bank	PRO	P
Cleaning/Janitorial	P	PRO
Clinics including dental, medical, and optical	P	P
Convenience Stores	P	P
Copy Centers/Postal Service Centers/Blueprinting	P	P
Dance Schools/Karate Studios	P	P
Deli/Sandwich Shops/Donut Shops (less than 12 fixed seats)	P	P
Distributors and showrooms	P	P
Drive-Thru Services	CUP	CUP
Drug Stores	P	P
Dry Cleaners	P	P
Equipment Rental/Sales/Service Yard	CUP	PRO
Flower/Gift Shops	P	P
Food products, manufacturing	P	PRO
Fueling stations and services	CUP	CUP
Funeral Homes	PRO	PRO
General Retail / General Merchandise (including supermarkets)	P	P
Grocery Store	P	P
Health/Athletic Clubs	P	P
Home Improvements with outdoor display of lumber, garden, and nursery items	P	P
Hotels and Motels	P	P
Kennels, veterinarians, and animal services	P	P
Laboratories (e.g., film, medical, dental, R&D, etc.)	P	P
Landscape Nurseries	P	P
Large Equipment Retail	P	PRO
Laundromats (self-serve)	P	P
Laundry and dry cleaning	CUP	P
Cleaning Plants	P	PRO
Massage Parlor	PRO	PRO



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

Land Use	MBU	C
Misc. Repair/Service, indoor only (exclusive of auto repair)	P	P
Nurseries/Garden Supplies	P	P
Night Clubs/Bars/Lounges	CUP	CUP
Offices	P	P
Office Equipment/Supplies	P	P
Outdoor storage and activities	P	PRO
Pawn Shops/Thrift Shops	PRO	PRO
Personal Services	P	P
Pest Control	CUP	CUP
Publishing/Printing Plants	P	PRO
Restaurants, No Drive Thru	P	P
Restaurants With Drive Thru	CUP	CUP
Restaurants With Alcohol Sales	P	P
Service Stations	CUP	CUP
Smoke Shops	PRO	P
Specialty Food Stores (no alcohol)	P	P
Storage (Ancillary Uses)	P	ADMIN
Storage (indoor/outdoor)	P	PRO
Swap Meets (Indoor)	PRO	PRO
Swap Meets (Outdoor)	PRO	PRO
Tattoo Parlors, Body-Piercing Studios	PRO	P
Vehicle Leasing/Rental	CUP	CUP
Vehicle-Related Outdoor Storage and Other Facilities	P	PRO
Vehicle-Related Routine Service and Maintenance (minor repair)	P	P
Video Arcades	CUP	CUP
Welding and Related Uses	P	PRO
Wholesale Facilities	CUP	P
Residential		
Residential (Multi-Family)	P	P
Residential (Single-Family)	P	P
Communication Towers (Additional FAA review may be required)		
Stealth Monopoles/Wireless Communication Facilities	CUP	CUP
Educational and Care Facilities		
Animal Services	P	CUP
Blood Banks	PRO	PRO
Child Care Center / Nursery School, Private	CUP	CUP



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

Land Use	MBU	C
Day Care for Employee Children Only	P	ADMIN
Health Clinics/Outpatient Surgery	CUP	CUP
Hospitals and Urgent Care Centers	CUP	CUP
Medical Care Clinics and Offices, (excluding urgent care facilities and hospitals and clinics requiring a state permit)	P	P
Medical Equipment and Supplies	P	P
Outpatient Treatment Programs	CUP	CUP
Senior/Congregate Care Facilities	P	CUP
Schools, Technical and Trade	CUP	PRO
Veterinary Services	P	P
Industrial Uses		
Schools, Technical and Trade	P	CUP
Light Industrial & Light Manufacturing	P	PRO
Recycling Facilities	CUP	PRO
Recycling Facilities, reverse vending only	ADMIN	ADMIN
Truck storage outdoor	ADMIN	PRO
High-Cube Parcel Hub	P	PRO
Manufacturing, Industrial: Indoor	P	PRO
Manufacturing, Industrial: Outdoor	ADMIN	PRO
Manufacturing: Pharmaceutical, Hazardous Materials, Chemicals	CUP	PRO
Recreation Uses		
Recreational Areas and Facilities (Outdoor)	CUP	CUP
Recreational Areas and Facilities (Indoor)	CUP	CUP
Storage Uses		
Mini-storage/Wholesale Facilities	P	PRO
Non-Profits		
Government Facilities	P	P
Public/Semi-Public Institutions	P	P
Public Infrastructure Facilities	P	PRO
Public or Semi-Public Education Facilities	CUP	CUP
Religious Institutions	CUP	CUP
Professional Office		
Business/Professional Office	P	P
Other Uses		
Drainage/Detention	P	P



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

Land Use	MBU	C
Funeral Parlors/Mortuaries	PRO	PRO
Libraries	CUP	P
Museums	CUP	P
Radio/TV Broadcasting	CUP	PRO
Private/Public Utility Facilities	P	CUP
Vocational/Trade Schools	CUP	CUP
Transportation/Distribution	P	PRO

LAND USE TABLE NOTES:

The interpretation or inclusion of any uses not specifically listed in this table shall be subject to the discretion of the Director of Development Services and/or Planning Commission upon appeal using this Specific Plan as a guide. See Section 6, Implementation, for the accommodation of minor amendments to this table.

2.6 Definitions

Specific uses that are not defined in the section please refer to the City of Perris' Municipal code, Chapter 19.08.

Adult Entertainment: Any establishment providing adult entertainment as defined by City of Perris Municipal Code, Title 5, Chapter 5.50 including, but not limited to, adult arcade, adult bookstore, adult novelty store, adult video store, adult motion picture theater, and exotic dance studio.

Alcohol Sales for Off-site Consumption: The act of selling any type of alcohol for off-site consumption such as convenience stores, service stations and liquor stores with alcohol related sales. Refer to City of Perris Zoning Ordinance, Chapter 19.65.

Alcohol Sales for On-site Consumption: The act of selling any type of alcohol for on-site consumption such as restaurants serving alcoholic beverages, bars and cocktail lounges. Refer to City of Perris Zoning Ordinance, Chapter 19.65.

Animal Services: As defined by Municipal Code Section 8.01.010 Definitions, *mean the city-funded program that provides staffing, facilities and resources to operate the city animal control and animal shelter operations.*

Business/Professional Office: A place of business where professional or clerical duties are performed such as business support services, legal services, collection agencies, development services office and property management services.

Child Care Center/Nursery School Private: Facilities for the temporary care of children on a regular, recurring basis for pay or other valuable consideration as outlined in City of Perris Zoning Ordinance, Chapter 19.83, such as childcare facilities, private daycare and private nursery schools.



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

Drive-Thru Services: A type of service provided by a business that allows customers to purchase products without leaving their cars such as banks, pharmacies, and restaurants.

Food and Food Service (no alcohol): Establishments that serve and prepare food as the primary function without the sale of alcoholic beverages including coffee shops, delicatessens, bakeries, candy, ice cream and yogurt shops.

Funeral Homes: A funeral home or parlor is a business that provides burial and funeral services and merchandise such as caskets for the deceased and their families.

General Retail: The sale of goods or merchandise from a fixed location, including, but not limited to, a department store, boutique or kiosk such as pet and pet supply, book stores, craft stores, department stores, discount stores, drug store/pharmacies, florists, grocery stores, jewelry stores, furniture sales, garden and farm supplies, office equipment sales, apparel stores, appliance stores, gift and card stores.

Government Facilities: Establishments owned by the system from which they are regulated over including, but not limited to, Municipal, County, State or Federal governmental administrative offices and facilities, libraries, courthouses, fire stations, and fleet or maintenance yards.

High-Cube Parcel Hub: A high-cube parcel hub typically serves as a regional and local freight-forwarder facility for time sensitive shipments via airfreight and ground carriers. A site can also include truck maintenance, washing, or fueling facilities. Some limited assembly and repackaging may occur within the facility.

Hospitals and Urgent Care Centers: Any building or portion thereof, used for the treatment or accommodation of injured or ill persons, includes convalescent and rest homes. It shall not include asylums, detention or similar buildings where human beings are housed or detained under legal restraint.

Hotels and Motels: Buildings designed for or occupied by the temporary lodging of individuals in which there are 6 or more guest rooms for which there is no provision for cooking in any individual room or suite. Said use may also contain such ancillary facilities as conference facilities, personal services or food preparation and dispensing.

Laboratories: Facilities used for scientific, technical, medical, dental, or research and development (R&D) purposes, including testing, analysis, and experimentation. This may include medical and dental labs, film processing labs, and R&D facilities supporting various industries. Laboratories may involve the use of specialized equipment, controlled environments, and chemical or biological materials, subject to applicable safety and regulatory standards.



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

Landscape Nurseries: Reproduction and growing of plants to usable size for retail or wholesale.

Large Equipment Retail: The sale of goods or merchandise from a fixed location including, but not limited to, carpet and furniture sales, printing and copying shops, home improvement centers, building material, hardware and paint stores, retail outlets, upholstering shops, sporting goods, automotive sales and automobile dealerships. Including tractor and industrial grade equipment.

Manufacturing/Industrial (Indoor): The fabrication or storage of goods and services for sale including, but not limited to, cabinet and woodworking shops, distributors and showrooms, food products, manufacturing, light manufacturing, industrial uses, research and development, research centers and wholesale (with on-site merchandise).

Manufacturing/Industrial (Outdoor): The fabrication or storage of goods and services for sale including, but not limited to, equipment rental, storage, heavy manufacturing, outdoor dismantling and salvage yards, outdoor storage and activities, recycling facilities, transportation, trucking yards, stations, and terminals, vehicle storage and towing yards.

Manufacturing: Pharmaceutical, Hazardous Materials, Chemicals: The fabrication or storage of goods and services for sale including, but not limited to, pharmaceuticals, hazardous materials, or chemicals as allowed in the above land use table.

Medical Care Clinics and Offices: A facility, office or clinic used for the provision of health, prevention of illness and treatment of illness or injury under the care of a physician including, but not limited to, chiropractic, dental, vision, acupuncture and orthodontic offices, excluding urgent care facilities, hospitals and clinics requiring a state permit.

Monopole/Wireless Communication Facilities: Radio antenna or structure situated on legal lot that is the local point of interface between a wireless phone device and a wireless network consisting of a support structure including, but not limited to, a tower, pole or stealth structure (monopine, monopalm, water tower, etc.) and accessory equipment such as antenna array, microwave dishes, GPS antenna, equipment shelter and cabinet that incorporates stealth design. (Refer to City of Perris Zoning Ordinance, Chapter 19.85)

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

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



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

Pest Control: Business or facilities that provide services to control the spread of pests including, but not limited to, termites, rodents and insects.

Public/Semi-Public Institutions: An institution that is the responsibility of a governmental unit or over which a governmental unit exercises administrative control including, but not limited to, city hall, government offices, community centers or a facility having some features of a public institution such a fraternal lodge or utility.

Public or Semi-Public Educational Facilities: An educational organization that public officials (elected, appointed, or both) operate and that public funds support including, but not limited to, schools and administrative offices.

Public Infrastructure Facilities: The basic facilities, services, and installations needed for the functioning of a community including, but not limited to, transportation and communications systems, public utilities, detention basin and drainage facilities. Infrastructure necessary for essential public services, including water, wastewater, electricity, gas, and telecommunications. This includes EMWD facilities such as water treatment facilities, water wells, pumping stations, storage tanks, and conveyance systems. These facilities may include associated buildings, pipelines, and equipment necessary for operation and service reliability.

Recreational Areas and Facilities (Indoor): Amusement or entertainment provided in an enclosed space designed to provide pleasure or relaxation including, but not limited to, billiard halls, amusement centers, social/fraternal organizations, indoor commercial recreation, restaurants with entertainment (exclusive of adult entertainment), bowling alleys, movie theaters, climbing walls, batting cages, go-cart racing, billiards, arcades and laser tag.

Recreational Areas and Facilities (Outdoor): Amusement or entertainment provided in any open space area designed to provide pleasure or relaxation including, but not limited to, outdoor commercial recreation, paintball facilities, public parks, trails and community centers.

Religious Institutions: An establishment, organization or association instituted to advance or promote religious purposes or beliefs including, but not limited to, churches, Sunday school, mosques, temples, synagogues including recreational facilities and residential quarters for incidental use. Does not include private schools or daycare.

Residential: Dwelling units for individuals or households, including single-family homes, multi-family apartments or condominiums, townhouses, duplexes, and other types of housing. This does not include transient lodging (e.g. hotels or motels), institutional housing, or hotels or other short-term housing. Please see Section 4.2.1 for permitted residential density.

Schools, Technical and Trade: An educational institution designed to allow and encourage students to learn under the supervision of teaching instructors including vocational facilities that



HARVEST LANDING SPECIFIC PLAN LAND USE PLAN

train students in a variety of skills needed to perform a certain job or career such as private, technical or trade schools.

Storage Uses (Ancillary): Facilities directly associated with and incidental to the primary use occupying less than 10% of the site or floor area used for the keeping of materials or products in an open, uncovered yard or in an unwallled building.

Vehicle - Related Outdoor Storage and Other Facilities: Facility used to store vehicles including, but not limited to, towing yards, vehicle auctions and establishments where major body repair and painting occurs, excluding outdoor dismantling and salvage yards.

Vehicle - Related Routine Service and Maintenance: Facilities that provide routine vehicle-related services and maintenance for minor vehicle repairs including, but not limited to, incidental body or fender work, painting, upholstery, oil changes, engine tune-up, adjusting lights or brakes, or supplying and installing replacement parts of or for passenger vehicles and trucks. Also includes any building or lot having pumps and storage tanks where fuels, oils, or accessories for motor vehicles are dispensed, sold, or offered for sale at retail only as well as car washing facilities.

Wholesale Facilities: An establishment where the sale of goods in large quantities, as for resale by a retailer, takes place. Refer to City of Perris Zoning Ordinance, Chapter 19.08, 19.44.090.A.