

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

FINAL CONDITIONS OF APPROVAL

General Plan Amendment (GPA) 24-05175

Specific Plan Amendment (SPA) 22-05250

Zone Change (ZC) 24-05176

Development Agreement Amendment(DA) 17-05136

Tentative Parcel Maps 22-05251 (TPM 38810) and 24-05198 (TPM 38811)

Conditional Use Permits (CUPs) 22-05005 and 23-05235

Development Plan Reviews (DPRs) 22-05239 and 23-00018

March 10, 2026

PROJECT: General Plan Amendment 24-05175, Specific Plan Amendment 22-05250, Zone Change 24-05176, Development Agreement Amendment 17-05136, Tentative Parcel Maps 22-05251 (TPM 38810) and 24-05198 (TPM 38811), Conditional Use Permits 22-05005 and 23-05235, Development Plan Reviews 22-05239, 22-05235, 22-00023, 22-00024, 22-00025, 23-00018, 24-00008, and 24-00009 - A proposal to consider a comprehensive update to the Harvest Landing Specific Plan that originally consisted of commercial, industrial, and parcel hub uses, which has been modified by Alternative 4 of the Environmental Impact Report (EIR), to eliminate industrial warehouse uses and provide for a two-phased development consisting of Phase 1, including a 391,725-square-foot parcel hub facility on approximately 70 acres, a commercial shopping center totaling 428,507 square feet on approximately 46.49 acres, a 12.91-acre water quality basin, and approximately 78.76 acres designated as Multiple Business Uses (MBU) for future development; and Phase 2, including approximately 51.08 acres designated as MBU for future development north of Orange Avenue, with the residentially designated areas and the Harvest Landing Sports Park north of Orange Avenue remaining unchanged. The following entitlements are required:

- 1) General Plan Amendment to change the land use designation of 16.20 acres north of Orange Avenue from Light Agricultural (A1) and Public (P) to Harvest Landing Specific Plan;
- 2) Specific Plan Amendment to comprehensively amend the Harvest Landing Specific Plan and expand the Specific Plan boundaries by 16.2 acres north of Orange Avenue;
- 3) Zone Change to rezone 5.64 acres in the northerly area of the Project site from Light Agricultural (A1) to Specific Plan (SP); and to apply the MBU Overlay to 10.66 acres currently developed with the Val Verde Elementary School;
- 4) Development Agreement Amendment for specific project improvements/community benefits;
- 5) Tentative Parcel Maps to create parcels for the commercial and MBU development and consolidate parcels for future MBU development;
- 6) Conditional Use Permits to allow two drive-thru restaurants and a vehicle fueling station; and
- 7) Development Plan Reviews for site plans/building elevations for the commercial shopping center and the parcel hub facility.

Applicant: HIP SoCal Properties, LLC

- **GENERAL CONDITIONS:**

1. **Mitigation Monitoring Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) for the Final Environmental Impact Report (SCH: 2024080337). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
2. **Approval Period for Tentative Parcel Maps 38810 and 38811.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the City Council approval, unless an automatic extension is granted by the State of California. The applicant may apply for a maximum of six (6) one-year extensions, to permit additional time to record the final map. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration of the map..
3. **Approval Period for Conditional Use Permits 22-05005 and 23-05235, Development Plan Reviews 22-05239, and 23-00018.** The Conditional Use Permits and Development Plan Reviews approval shall expire three (3) years from the date of City Council approval. Within three years, the applicant shall demonstrate the beginning of substantial construction as approved, which shall thereafter be diligently pursued to completion or substantial utilization. A maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and any subsequent extension) expiration of the Development Plan Reviews and Conditional Use Permits.
4. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless the City and any agency or instrumentality thereof and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **General Plan Amendment 24-05175, Specific Plan Amendment 22-05250, Zone Change 24-05176, Development Agreement Amendment 17-05136, Tentative Parcel Maps 22-05251 (TPM 38810) and 24-05198 (TPM 38811), Conditional Use Permits 22-05005 and 23-05235, Development Plan Reviews 22-05239, and 23-00018.** The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall cooperate fully in defense of the action.
5. **Notice of Determination.** Within five (5) days of City Council approval, the applicant shall file a Notice of Determination to the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5, (Title 14) of the California Code of Regulations.

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- **ENTITLEMENTS**

6. **Parcel Hub Facility.** If the parcel hub facility requires changes to the architecture, minor site layout modifications, or changes to colors or materials, the Applicant shall obtain approval of a Modification as determined by the Planning Division and as required in the Harvest Landing Specific Plan. A separate application and fee will be required.
7. **Parcel Hub Facility.** There shall be only one (1) parcel hub building allowed within the Harvest Landing Specific Plan site.
8. **Commercial/Retail Shopping Buildings.** If the Commercial/Retail Shopping buildings require changes to the architecture or minor site layout modifications, the Applicant shall obtain approval of a Modification as determined by the Planning Division and as required in the Harvest Landing Specific Plan. A separate application and fee will be required.

- **COMMUNITY CONTRIBUTIONS**

9. **Development Agreement.** The Applicant/Developer shall comply with the provisions of the Development Agreement including but not limited to 1) At least one top tier tenant is an entertainment use; 2) For a period of 10 years land would be set-aside for a hospital facility with reasonable good faith effort to pursue such use; 2) Prior to occupancy permit of the Parcel Hub at least occupancy of 194,000 square feet of the commercial retail shall be opened and operational; 3) Construction of the Sports Park in Phase 1 within occupancy permit of the Parcel Hub, which was previously in Phase 2.
10. **Public Art Installation.** In addition to paying the public art fee as required by Perris Municipal Code Chapter 5.60, the Owner will install at least five public art pieces (valued at approximately \$2,500,000) in publicly visible areas of the Project. The Owner must coordinate with the City and the City of Perris Historical Society on the artwork's specifics and locations, obtain subcommittee approval, and complete all installations before any certificate of occupancy is issued. Each piece's value must be submitted to the Director; if the total value is less than \$1,000,000, the Developer must pay the City the difference before any certificate of occupancy is granted.
11. **Park Features Around the Regional Water Quality Basin.** Prior to issuance of occupancy permits for any retail commercial buildings, the Developer/Owner shall in consultation with the City, construct park features around the Regional Water Quality Basins ("Park Features") as depicted in the approved concept plan submitted to and approved by the City Council. These features shall include outdoor open space gathering areas, trails, exercise equipment, water features, and public art with an estimated cost of up to \$9,000,000.
12. **Relocation Site for Val Verde.** Offer a relocation site for Val Verde Elementary School to the north of the Specific Plan, which they have started exclusive negotiations for the relocation;

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13. **Job Fair.** Developer/Owner shall coordinate with the Perris Chamber of Commerce to hold a job fair for local residents for the Project's Retail Commercial Center and Parcel Hub facilities.
 14. **Toy Drive.** Developer/Owner shall participate as a "Christmas Miracle" Lifetime Annual Partner for the Perris Trolley Toy Drive starting in 2026.
 15. **Sports Park.** Developer/Owner shall construct a 16.5-acre Sports Park in **Phase 1 2** of the Project.
 16. **EMWD Well Service.** Developer/Owner shall coordinate with Eastern Municipal Water District (EMWD) for the provision of potable water well service for up to 3,000 new residential units in the area surrounding the Project.
 17. **Project Labor Agreements.** Developer/Owner shall agree to enter into Project Labor Agreements with at least three (3) local union organizations for the construction of Project backbone infrastructure and other site improvements contemplated for the Project.
- **PLANNING DIVISION**
 18. **Municipal Code and Specific Plan Compliance.** The Project shall conform to the standards of Commercial, Multiple Business, Water Quality Management Plan, Residential, and Harvest Landing Sports Complex land use designations of the Harvest Landing Specific Plan (HLSP) and Title 19 (Zoning Code) of the Perris Municipal Code.
 19. **Expansion of Use.** The Project site or its uses may not be expanded without subsequent reviews and approvals by the Planning Division.
 20. **Conformance to Approved Plans.** Development of the Project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the Planning Commission on **December 17, 2025**, or as amended by final approval by the City Council. Any deviation shall require appropriate Planning Division consideration.
 21. **Advisory-Signs.** Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code and the Harvest Landing Specific Plan. Signs shall be subject to separate review and assessment. A separate application and fee will be required.
 22. **State, County, and City Ordinances.** All tenants shall comply with all State, County of Riverside, and City of Perris ordinances including, but not limited to, an annual fire inspection and maintenance of a City business license.
 23. **Temporary Uses.** Any outdoor use of the common space for special events that will require temporary structures or tents shall be required to apply for a Temporary Activities and Use Permit as described in Section 19.60.060 of the City of Perris Municipal Code and the Harvest Landing Specific Plan.

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24. **Rooftop Solar.** The Project does not propose rooftop solar panels at this time. However, if the Project were to propose solar rooftop panels in the future, the Applicant/Developer(s) shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
- ~~25. **Potential School Relocation.** If Val Verde Elementary School should relocate to a new facility, the new school facility must be completed first and operational prior to any development preparation of the existing school site.~~

Prior to Map Recordation:

26. **Mitigation Measures.** All applicable Mitigation Measures shall be satisfied
27. **Final Map(s) Recordation.** Prior to recording of the Final Parcel Maps, the Applicant/Developer(s) shall submit two separate applications and fees, one application to the Planning Division and a second application to the Engineering Department for review and approval for City Council action.
28. **Map(s) Recordation.** Prior to the recordation of the Final Map(s), the developer shall obtain the following clearances, approvals or actions:
- a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code, including minimum lot size, and minimum lot width and depth requirements for each parcel.
 - b. A shared parking and access agreement between Parcels 1, 2, 3 and 4 of Tentative Parcel Map (TPM) 38811-3 shall be recorded concurrently with the Parcel Map. The shared parking and access agreement is required to be reviewed by the City Attorney's Office and Planning Division.
 - c. A shared parking and access agreement between Parcels 5 through 10 of Tentative Parcel Map (TPM) 38811-3 shall be recorded concurrently with the Parcel Map. The shared parking and access agreement is required to be reviewed by the City Attorney's Office and Planning Division.
 - d. Any other required approval from an outside agency.

Prior to Grading Permit Issuance

29. **Recorded Maps.** Tentative Parcel Maps 38810 and 38811 shall be recorded.
30. **Mitigation Measures.** All applicable Mitigation Measures shall be satisfied.
31. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.

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32. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval by the City Engineer
33. **Southern California Edison (SCE).** The Developer(s)/Owner shall contact the Southern California Edison (SCE) area service planner (951.928.8323) to complete the required forms prior to commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
34. **Eastern Municipal Water District (EMWD).** After the City's approval, the Applicant shall submit landscape plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951.928.3777, ext. 4334.
35. **Engineering Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.
36. **Fees.** Prior to issuance of a grading permit, the Applicant/Developer(s) shall pay any outstanding development related processing fees owed to the City, including, but not necessarily limited to, Planning review fees, Engineering review fees, CEQA review fees, and City Attorney review fees.
37. **Department of Fish and Wildlife Requirement.** The project applicant shall obtain all necessary State and Federal permits, approvals, or other entitlements, including obtaining the necessary authorizations from the regulatory agencies for proposed impacts to jurisdictional waters. Authorizations may include a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife and a Section 401 Water Quality Certification/Waste Discharge Requirement from the Regional Water Quality Control Board. Prior to issuance of grading permits that would result in disturbance of either Drainage 1 or Drainage 2 onsite, the Developer shall provide proof of purchase of re-establishment and/or establishment mitigation credits at a ratio of at least 2:1 or rehabilitation mitigation credits at a ratio of at least 3:1. If credits are unavailable, the Developer shall mitigate impacts through the creation of a 0.5-acre riparian/riverine habitat onsite. If impacts are mitigated onsite, a conservation easement shall be recorded in favor of a qualified habitat maintenance organization listed on CDFW's online list of organizations qualified to hold a conservation easement and the Developer shall provide funding to the qualified habitat maintenance organization selected to carry out the maintenance of the conserved habitat in the onsite Mitigation Area.

Prior to Building Permit Issuance

38. **Mitigation Measures.** All applicable Mitigation Measures shall be satisfied.
39. **Outstanding Fees.** The Applicant/Developer(s) shall pay the following fees prior to the issuance of building permits.
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City;

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- e. Appropriate Road and Bridge Benefit District fees;
 - f. Residential Park Development fees;
 - g. City Development Impact fees; and
 - h. Appropriate City Development Impact Fees or any other Development Impact Fees from other departments in effect at the time of development.
40. **Warehouse and Distribution Use Restriction Covenant.** Prior to issuance of building permit for the Parcel Hub, the property owner shall record a covenant permanently restricting warehouse and distribution uses on the property as identified in TPM 38810 ~~Lot 1 & 2, and TPM 38810 Parcel 1 and TPM 38811~~, subject to review and approval by the City Attorney's Office and Planning Division. The covenant shall be binding on all current and future property owners and shall remain in effect unless otherwise modified or released by the City through a public approval process.
41. ~~**Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer shall plant one 24-inch box tree per 2,500 square feet of the parcel hub building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) to provide funding equivalent to such cost the discretion of the City prior to issuance of the building permit (Perris Good Neighbor Guidelines Goal1, Policy 20).~~
42. **Construction Drawings.** All Planning, Public Works, and Engineering Conditions of Approval and Mitigation Measures shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).
43. **School District.** The proposed Project shall adhere to the standard requirements and mitigation fees established by the Perris Elementary School District and Perris Union High School District, or any other school district with jurisdictional boundaries wherein the Project is located.
44. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070 of the Perris Municipal Code and Harvest Landing Specific Plan.
45. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. and Saturday between 8:00 a.m. to 5 p.m. Construction may not occur on Sundays or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Construction routes are limited to City of Perris designated truck routes.
 - c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent

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- dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- d. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such people shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
 - e. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.
46. **ADA Compliance.** The Project shall conform to all disable access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
47. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match building colors.
48. **Mechanical Equipment.** All ground mounted mechanical equipment, including air conditioning units, fuel station venting, etc., shall be screened from the public right-of-way by view approved obscuring fences, walls, landscaping, or any combination thereof to the satisfaction of the Planning Division.
49. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right-of-way. Interior downspouts are required for these elevations.
50. **Utilities.** If applicable, all utilities such as cable TV and electrical distribution lines (including those that provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
51. **Roof Parapets.** The roof parapets shall be the same height or higher than any roof-mounted equipment for adequate screening. All vent pipes and similar devices shall be architecturally integrated to match the respective building.
52. **On-Site and Off-Site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed.

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These facilities shall also be screened from the public right-of-way by landscaping and or walls to the satisfaction of the Planning Division.

53. **Trash Enclosures.** In accordance with the ~~Perris Valley Commerce Center~~ Harvest Landing Specific Plan, all development shall contain trash enclosures for the collection of trash and recyclable materials, subject to water quality and best management practices, and include the following:
- a. The sides of the trash enclosure shall be screened with landscaping (vines and shrubs) and provide a decorative solid trellis cover and a metal mesh between the trellis cover and the trash enclosure stucco wall.
 - b. Trash enclosure locations shall have an ADA path of travel from each one of the buildings to the trash enclosure it is meant to serve.
54. **Site Plan Requirements.** The following shall be depicted on the building plan check set for Planning staff review and approval:
- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
 - b. **Charging Stations.** The Applicant/Developer(s) shall install the EV parking spaces as depicted on the plans. Electric Vehicle charging stations for light-duty vehicles, and the station locations and specifications shall be included on the building plans.
 - c. **Phase 1 Driveway Access.** Prior to issuance of a building permit for any structure within Phase 1, all driveways from North Perris Boulevard and Orange Avenue shall be constructed to full width in compliance with Engineering Department Conditions of Approval.
 - d. **Pedestrian Connectivity.** The project applicant/developer shall provide safe pedestrian connectivity, including controlled sidewalk and traffic signalization between the Phase 1 commercial area and the Phase 2 development.
55. **Parcel Hub Facility Amenities.** The parcel hub facility shall provide a half-court basketball court and two pickleball courts inside the building.
56. **Building Elevations Requirements.** The following shall be depicted on the building plan check set for Planning staff review and approval:
- a. Highly reflective glass shall not be used on architectural elevations
 - b. All drive-through restaurants shall include the following:
 - i. Incorporation of architectural design features with respect to basic form articulation, building materials, roofing materials, and cohesive color scheme.

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- ii. Corporate colors will be allowed as accent colors only.
 - iii. Incorporation of a porte cochere at the pick-up window, as depicted on the plans. The porte-cocheres shall be architecturally integrated and include substantial support legs clad with an accent material no less than 3-feet tall and painted to match the remaining structure.
 - iv. All future drive-thru restaurant shall provide stacking of a minimum of eight (8) cars before the first drive-thru window.
 - v. All drive-thrus are required to install a three-foot-high pony wall and a minimum 36-inch-shrub border using a staggered double-row of 5-gallon shrubs at 3 ½ feet on center along the drive-through lane to screen the service lane.
- c. All other Commercial and Multiple Business Use buildings shall be required to incorporate architectural design features with respect to basic form articulation, building materials, roofing materials, and cohesive color scheme.
 - d. All Commercial and Multiple Business buildings shall be consistent with Development Standards and Design Guidelines of the Harvest Landing Specific Plan.
 - e. **Phase 1 Big Box Retail Building.** The Project Applicant/Developer shall work with staff to provide design enhancements to the Big Box Retail building elevations.
57. **Landscape and Irrigation Plans.** The Applicant/Developer(s) shall submit three (3) copies of the landscape and irrigation plans to the Planning Division for review and approval. Design modifications may be required as deemed necessary. A separate application and applicable fee are required. Landscape plans shall comply substantially with the conceptual plans approved by the City Council. The plans shall be prepared by a California-registered Landscape Architect and shall conform to requirements of Chapter 19.70-Landscaping of the Perris Municipal Code. The following shall be included:
- a. **North Perris Boulevard, Orange Avenue, Frontage Road.** As depicted on the conceptual landscape plans for Phase 1 development, 36-inch and 48-inch box trees shall be installed within the landscaped setback along North Perris Boulevard, Orange Avenue, and Frontage Road. In addition, the Applicant/Developer(s) shall install up-lighting on accent trees within the landscaped setback area.
 - b. **Accent Landscaping.** Large trees (36-inch box) shall be included in the landscape design of all driveway entrances.
 - c. **Passenger Vehicle Parking Areas.** In passenger vehicle parking areas, drive aisles, and street frontage, a minimum of 30% of trees shall be 36-inch boxes or larger. Also, a minimum of one 34-inch box tree per six (6) parking stalls shall be provided.
 - d. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for driveway entrances to the Commercial portion of Phase 1, and the parcel hub facility.

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- e. **BMPs for Water Quality.** All BMPs shall be indicated on the Phase 1 landscape plans for Planning review and approval.
 - f. **Shade Tree.** The Project shall provide a shade tree for every six (6) parking stalls throughout all parking lots.
 - g. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with City Zoning Code Chapter 19.70 for mandated water conservation.
 - h. **Maintenance.** All landscaping shall be maintained in a viable growth condition in perpetuity.
 - i. **Interim Landscaping.** Prior to issuance of an occupancy permit for the Phase 1 parcel hub facility or for any building in the Commercial portion of the Specific Plan, interim landscaping shall be provided across the remaining undeveloped portion of Phase 1. Said landscaping shall include a minimum of ground cover plant materials, or any combination of ground cover, wildflowers, decorative rock, decomposed granite, and similar landscape treatments. This interim condition shall also require that these undeveloped properties be kept in good condition free of weeds and other debris in perpetuity until such time that a project has been approved for the undeveloped sites, and a grading permit has been issued.
 - j. **Parcel Hub Additional Landscape Screening.** The applicant/developer shall increase and enhance the landscaped area at the southeast corner of Frontage Road and Private Drive A, and the northeast corner of Frontage Road and Barrett Avenue, subject to review and approval by Planning staff.
58. **Fence and Wall Plans.** Plans and details for the screen walls for the Phase 1 parcel hub property and the relevant Commercial portion of the Specific Plan site shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The proposed wall and fence plan shall generally conform to the appropriate Design Guidelines in the Harvest Landing Specific Plan. The following shall apply:
- a. **Commercial Shopping Center Walls and Fences.** The Commercial shopping center walls and fences shall consist of a 3-foot-high decorative wall to screen all drive-through lanes from the street view (North Perris Boulevard). Said walls shall be constructed at the same time as the building on each drive-through pad and completed prior to issuance of an occupancy permit.
 - b. **Parcel Hub Screen Walls/Fencing.** The project shall construct all walls, screen walls, and fences per the approved plans and shall consist of:
 - i. **Wrought iron Gates.** All tubular steel gates in public view shall be a minimum of eight (8) feet in height and be screened by a high-quality view-obscuring material, subject to Planning staff review and approval.

- ii. **Screen Wall.** Decorative screen walls shall be 14 feet in height with pilasters at every 150 linear feet and include a decorative cap, subject to the review and approval of the Planning Division. The 14-foot-high wall along the public way shall provide a landscape berm to screen the visible height of the wall to be no taller than eight (8) feet in height. The decorative screen wall at the entrance to the parcel hub facility, found at the end of the cul-de-sac private driveway, must extend 50 feet to the east on both sides.
 - c. **Water Quality Detention Basin(s) (Parcel 11 of TPM 38811).** If required, a four (4) to six (6) foot-high wrought iron fence (painted black) and decorative pilasters every 100 feet shall be installed around the perimeter of the Water Quality Detention Basin located on Parcel 11 of TPM 38811 as determined by the Planning and Building and Safety Division staff.
 - d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat, also refer to conditions of approval no. 58 70.
 - e. **Knox Boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Department.
 - f. **Signs.** No wall, fence, or monument sign shall be allowed in the right-of-way area, unless allowed by the Harvest Landing Specific Plan.
59. **Photometric Plan (Site Lighting Plan).** The Applicant/Developer(s) shall submit a Photometric Plan to the Planning Division for review and approval. The Lighting Plan shall include photometric, fixture details, and a standard light elevation to meet 2700 KV illumination or less (to provide adequate illumination) for all Project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixtures. At least one foot-candle of light shall be provided in all parking lots and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right-of-way

During Construction

- 60. **Mitigation Measures.** All applicable Mitigation Measures shall be satisfied.
- 61. **Waste Hauling and Disposal.** The Project shall use only the City-approved waste hauler for all construction and other waste disposal.
- 62. **Temporary Construction Fencing.** A six-foot high temporary chain link fence (with view obscuring mesh) is required along the perimeter of each phase during construction. The fence shall limit public access to each construction site.
- 63. **Dust Monitor.** A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also,

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a dust control sign shall be placed adjacent to each phase to allow the public to call for any dust issues.

Prior to Issuance of Occupancy Permits

- 64. Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1
 - b. Flood Control Maintenance District No. 1
 - c. Maintenance District No. 84-1
 - d. North Perris Community Facilities Assessment District; and
 - e. Any other applicable City Assessment and Community Facilities Districts
- 65. On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation systems is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
- 66. Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all the required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.
- 67. Dam Inundation Disclosure.** The Property Owner/Developer(s) shall disclose to all future tenants indicating the Project is adjacent to a dam inundation area making the Project site subject to flooding in the event of a dam failure.
- 68. March Air Reserve Base Disclosure.** All prospective purchasers of the property and tenants of all buildings shall be given notice regarding proximity to the March Air Reserve Base (i.e., to be provided by March Air Reserve Base).
- 69. Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors, and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to Planning sign-off.

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Operational Conditions

70. **Property Maintenance.** The project shall comply with the provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance in perpetuity for the life of the development. In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Conditions of Approval No. 4 December 8, 2025.
71. **Retail Security Guards and Surveillance.** The Project Developer shall maintain 24-hour security surveillance monitoring for the retail commercial portion of the project. Surveillance footage shall be retained for a minimum of 30 days prior to deletion.
72. **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Graffiti located on site shall be removed within 48 hours. Graffiti shall be painted over in panels and not patches. In addition, it will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on the walls.
73. **Future Obligation of Buyers and Lessees.** All future property owners and lessees shall be informed of their obligation to comply with these Conditions of Approval. The Applicant/Developer(s) shall provide a copy of the Conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.

- **ENGINEERING DEPARTMENT**

74. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **December 17, 2025 and February 10, 2026**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

- **PUBLIC WORKS DEPARTMENT**

75. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **December 17, 2025 and February 10, 2026**.

- **COMMUNITY SERVICES DEPARTMENT**

76. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **December 11, 2025**.

- **BUILDING & SAFETY DIVISION**

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77. The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **December 11, 2025**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

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

- **FIRE**

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

80. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.

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

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

83. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.

84. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction. NOTE: Fire hydrants must be at least 40 feet from buildings.

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

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

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87. Fire Department Connections (FDCs) shall be located within 100 feet of a public fire hydrant on the same side of the street. A vehicle access roadway/approach shall not be placed between an FDC and the closest hydrant to it.
88. Fire department access doors shall be provided for the Parcel Hub (Building 1) such that the lineal distance between adjacent fire department access doors does not exceed 125 feet, measured center to center.
89. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
90. The permanent building addresses shall be provided and either internally or externally illuminated during hours of darkness. The addresses shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
91. All buildings shall be sprinklered in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
92. Prior to building finals, each building shall be provided with a Knox key box located no more than seven feet above the finished floor surface and near the main entrance door.
93. Prior to the issuance of a Certificate of Occupancy, the large warehouse (Building 1) shall be provided with emergency responder communication coverage. The emergency responder communication coverage system shall meet the requirements of CFC § 510 and all applicable subsections. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist licensed by the FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining whether the building meets the emergency communications coverage without an enhancement system.

- **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

94. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
95. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in

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a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.

- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport to the extent as to result in a potential for temporary after-image greater than the low (“green”) level.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - e. Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.
 - f. Hazards to Flight.
96. The notices below shall be provided to all prospective purchasers of the property and tenants of the building and shall be recorded as a deed notice.

Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm and remain totally dry between rainfalls. Vegetation in and around the stormwater basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

97. Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.
98. A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater

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basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

99. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
100. The project has been evaluated to construct 22 retail/restaurant buildings totaling 428,436 square feet and 7 manufacturing buildings totaling 1,727,579 square feet. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
101. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

END OF CONDITIONS