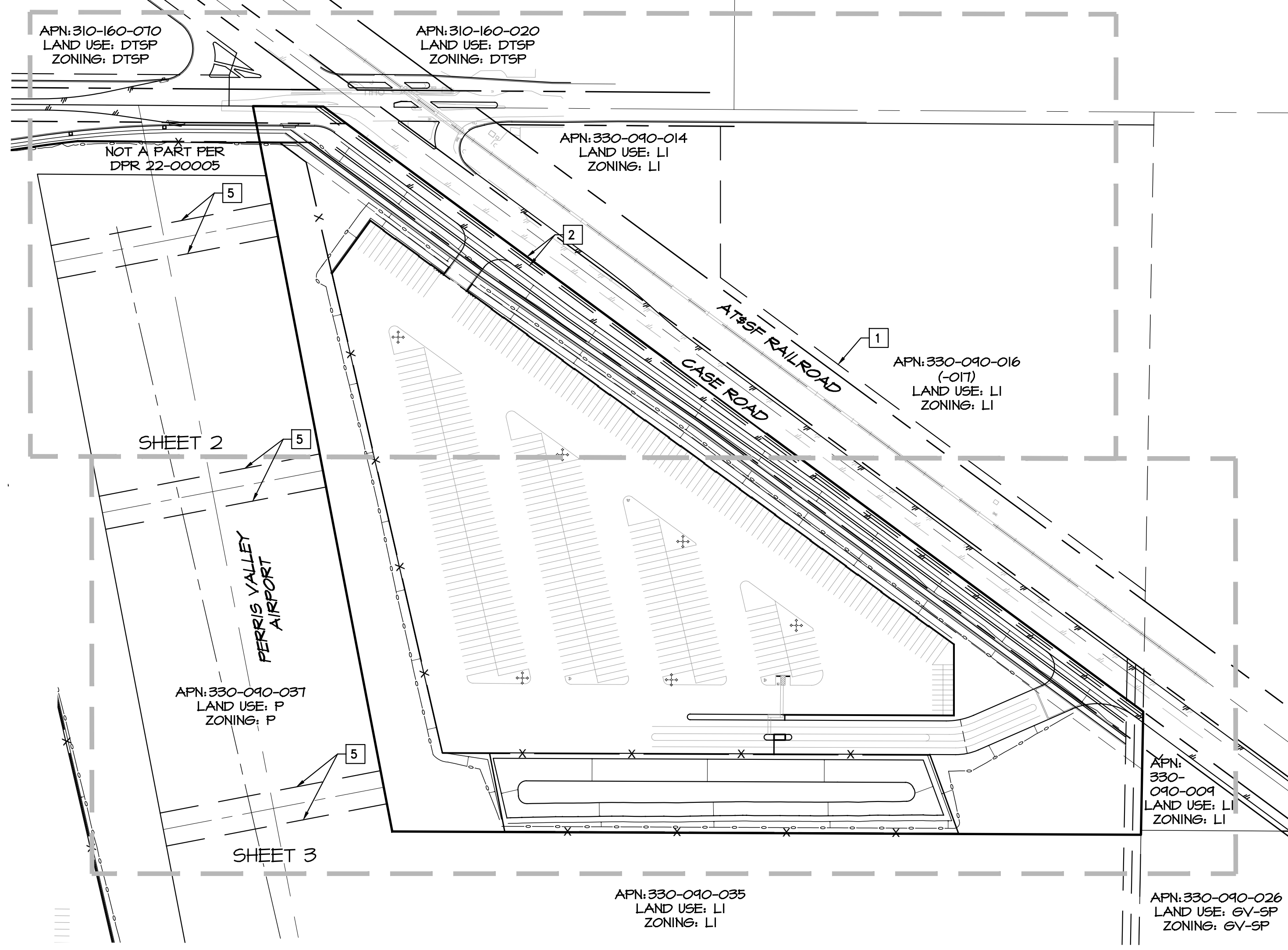
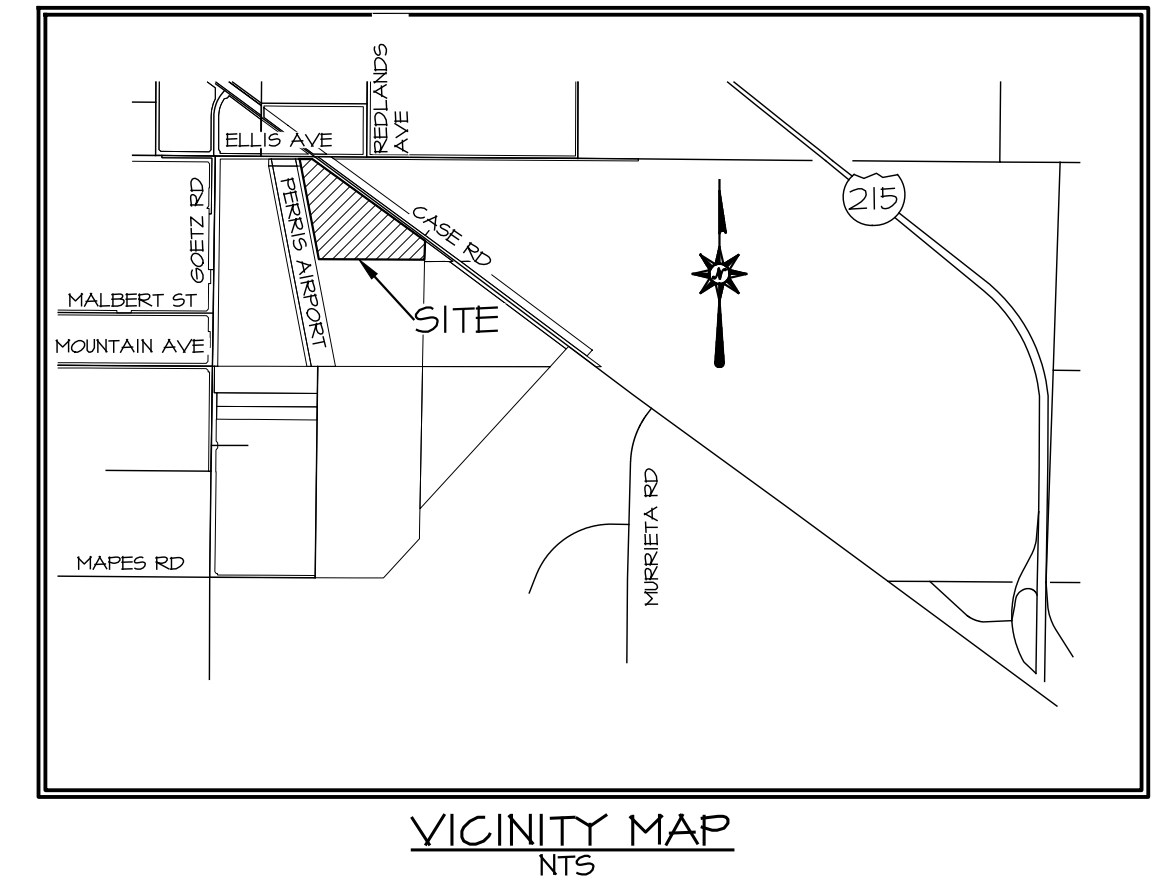


IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**CONDITIONAL USE PERMIT - CUP 23-05107**  
 LOCATED IN SECTION 5, T. 5 S., R. 3 W., S.B.M.



**PROJECT DESCRIPTION**

CONDITIONAL USE PERMIT FOR A TRUCK PARKING LOT CONSISTING OF ONE GUARD HOUSE, 20 TRACTOR STALLS, AND 323 TRAILER STALLS ON 22.4 NET ACRES.

**GENERAL INFORMATION**

1. THOMAS BROS. MAP BOOK PAGE 807 GRID: H4, H5 & J5.
2. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
3. EASEMENTS OF RECORD ARE PLOTTED HEREIN.
4. PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
5. PROJECT IS WITHIN MEAD VALLEY AREA PLAN (RCIP).
6. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
7. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO COUNTY OF RIVERSIDE ORDINANCE 451 REQUIREMENTS.
8. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
9. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
10. LAND IS SUBJECT TO LOW LIQUEFACTION.
11. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
12. THERE ARE NO EXISTING STRUCTURES WITHIN THE PROJECT BOUNDARY.
13. THE PROJECT WILL COMPLY WITH NPDES REQUIREMENTS AS REQUIRED BY NPDES SUPPLEMENT "A".
14. FLOOD ZONE AE, AREA OF SPECIAL FLOOD HAZARD PER FEMA PANEL 06065C1440H.
15. PROJECT IS WITHIN AIRPORT COMPATIBILITY ZONE E (MARCH AIR FORCE BASE). PROJECT IS WITHIN AIRPORT COMPATIBILITY ZONES A, BI, B2, C, AND D (PERRIS AIRPORT).
16. ARCHITECT SITE PLAN PROVIDED BY RGA ON 03/14/2023

**PROJECT DATA**

BUILDING USE	
GUARD HOUSE	100 SF
TOTAL FLOOR SPACE	100 SF
AUTO PARKING REQUIRED	
WAREHOUSE	0-20,000 SF
	● 1/1,000 SF
	1 STALL
PARKING FACILITIES PROVIDED	
STANDARD AUTO PARKING	1 STALL
ACCESSIBLE	1 STALL
TRACTOR PARKING	20 STALLS
TRAILER PARKING	323 STALLS

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

APN: 330-040-034  
 PARCEL 2:  
 PARCEL 3 AS SHOWN ON CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT NO. 16-05251, AS EVIDENCED BY DOCUMENT RECORDED APRIL 07, 2017 AS INSTRUMENT NO. 2017-0140874 OF OFFICIAL RECORDS.

PARCEL 3:  
 AN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, ENLARGE, IMPROVE, INSPECT, AND REMOVE, AND RELOCATE UNDERGROUND PIPELINES AND MAINS FOR UTILITIES, WATER, SEWER, GAS AND STORM SYSTEMS, AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BETWEEN PATRICK M. CONATSER, TRUSTEE OF THE PATRICK M. CONATSER IRREVOCABLE TRUST, DATED DECEMBER 28, 2021, AND MELANIE D. CONATSER, TRUSTEE OF THE MELANIE D. CONATSER IRREVOCABLE TRUST DATED DECEMBER 28, 2021 TO MIRA MESA FERRIS AIRPORT, LLC, DATED DECEMBER 28, 2021 AND RECORDED APRIL 10, 2017 AS INSTRUMENT NO. 2017-0141746 OF OFFICIAL RECORDS.

**EASEMENT NOTES**

1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 27, 1913 IN BOOK 371 OF DEEDS, PAGE 18, IN FAVOR OF SOUTHERN SIERRA POWER COMPANY.
2. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 04, 1937 AS BOOK 313, PAGE 66 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE COMPANY.
5. THE TERMS, PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED APRIL 10, 2017 AS INSTRUMENT NO. 2017-0141746 OF OFFICIAL RECORDS.

**OWNER/APPLICANT**

CH REALTY IX-MC I RIVERSIDE  
 PERRIS AIRPORT CENTER, L.P.  
 18032 LEMON DRIVE, SUITE 367  
 YORBA LINDA, CA 92506  
 CONTACT: MIKE MASTERTSON  
 PHONE: (714) 294-8544

**PROJECT REPRESENTATIVE**

CHRISTINE SAUNDERS & ASSOCIATES, LLC  
 1317 STREAMHURST DRIVE  
 RIVERSIDE, CA 92505  
 CONTACT: CHRISTINE SAUNDERS  
 PHONE: (714) 408-1521

**ARCHITECT**

RGA OFFICE OF ARCHITECTURAL DESIGN  
 15251 ALTON PARKWAY, SUITE 100  
 IRVINE, CA 92618  
 CONTACT: MIKE GILL  
 PHONE: (949) 341-0420  
 FAX: (949) 341-0422

**ENGINEER**

ALBERT A. WEBB ASSOCIATES  
 3788 MCCRAY STREET  
 RIVERSIDE, CA 92506  
 CONTACT: SARAH KOHALSKI  
 PHONE: (951) 686-1070

**SOILS ENGINEER**

SOCAL GEOTECHNICAL  
 22885 SAVI RANCH PARKWAY #E  
 YORBA LINDA, CA 92507  
 CONTACT: JOSEPH LOZANO LEON  
 PHONE: (714) 685-1115  
 FAX: (714) 685-1118

**UTILITY PROVIDERS**

WATER	EASTERN MUNICIPAL WATER DISTRICT
SEWER	EASTERN MUNICIPAL WATER DISTRICT
ELECTRICAL	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	FRONTIER COMMUNICATIONS
CABLE T.V.	CHARTER COMMUNICATIONS

**LAND USE**

EXISTING/PROPOSED GENERAL PLAN LAND USE: LIGHT INDUSTRIAL (LI)  
 EXISTING/PROPOSED ZONING: LIGHT INDUSTRIAL (LI)

**SCHOOL DISTRICT**

PERRIS ELEMENTARY AND PERRIS UNION HIGH SCHOOL DISTRICTS

**TOPOGRAPHY SOURCE**

TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS, INC. ON 05/18/2021

**A.P.N.**

330-040-034

**ACREAGE**

R/W DEDICATION, ELLIS AVENUE:	0.2 AC
R/W DEDICATION, CASE ROAD:	2.3 AC
NET AREA:	22.4 AC
GROSS SITE AREA:	25.4 AC

**EARTHWORK ESTIMATE**

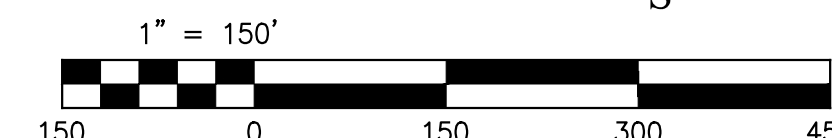
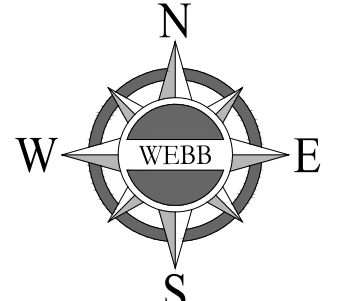
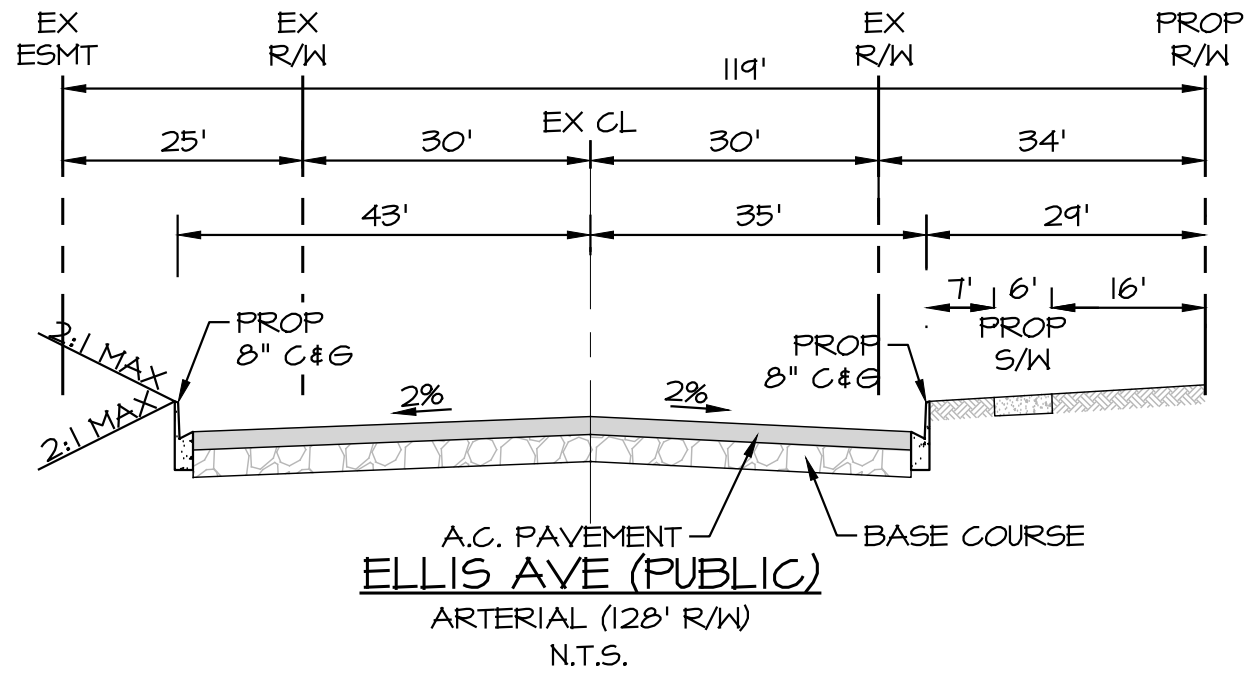
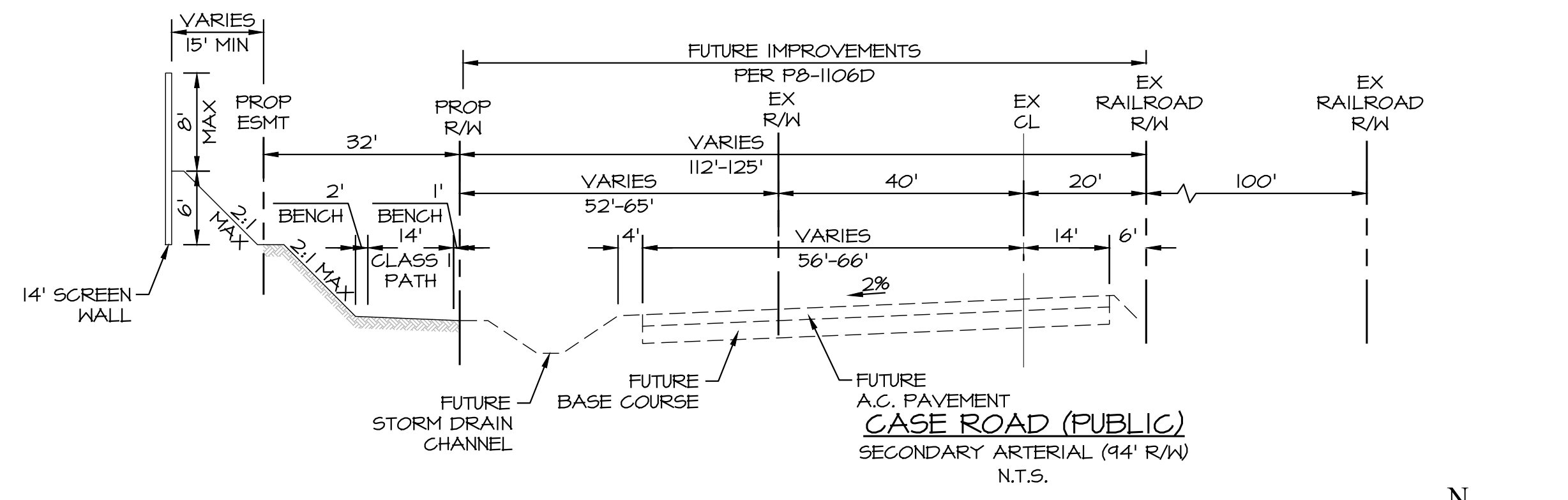
CUT:	19,000 CY
FILL:	125,100 CY
SHRINKAGE:	100 CY
FILL:	106,000 CY (FILL)

**LEGEND**

---	EX CENTER LINE	---	DRIVENWAY
---	EX CONTOUR (475)	---	FF FINISHED FLOOR
---	EX EDGE OF PAVEMENT	---	R/W RIGHT-OF-WAY
---	EX POWER POLE	---	PROP PROPOSED
---	PROJECT BOUNDARY	---	EX EXISTING
---	PROP CONTOUR (475)	---	EP EDGE OF PAVEMENT
---	PROP DAYLIGHT	---	SD STORM DRAIN
---	PROP EDGE OF PAVEMENT	---	FH FIRE HYDRANT
---	PROP 6' FENCE	---	S/W SIDEWALK
---	PROP FIRE HYDRANT	---	E/SMT EASEMENT
---	PROP GRADE BREAK	---	CL CENTER LINE
---	PROP LIGHTING	---	FUT FUTURE
---	PROP STORM DRAIN		
---	RIGHT-OF-WAY (EX/PROP)		

**SHEET INDEX**

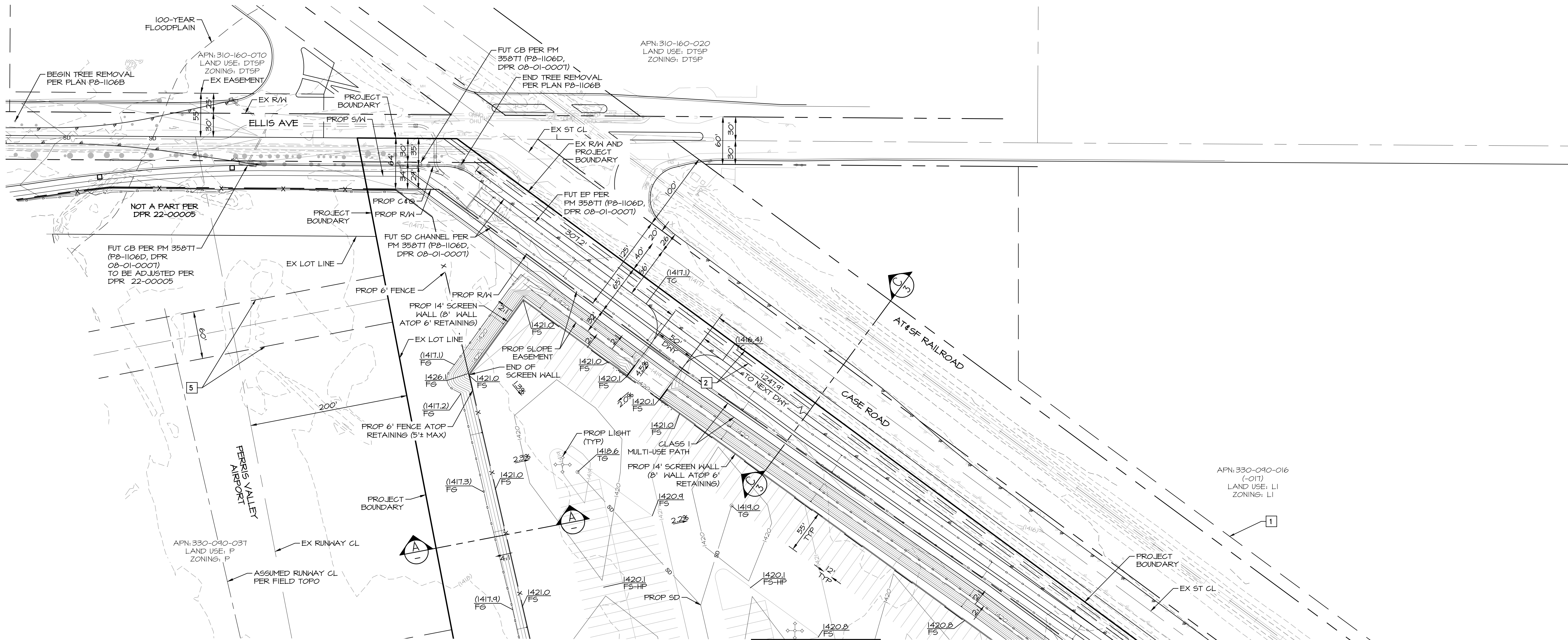
SHEET 1	INDEX MAP
SHEET 2-3	CONCEPTUAL GRADING PLAN
SHEET 4	CONCEPTUAL UTILITY PLAN
SHEET 5	TRUCK TURNING



SPLIT PROPOSED SITE FROM DPR 22-00005	4/23	AG	SCALE: 1" = 150'	<b>ALBERT A. WEBB ASSOCIATES</b> ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE, CA 92506 PH. (951) 686-1070 FAX (951) 788-1256	W.O. 21-0235
	DATE	BY	PLN CK REF: F.B.		CONDITIONAL USE PERMIT - CUP 23-05107 CITY OF PERRIS CH REALTY IX-MC I RIVERSIDE PERRIS AIRPORT CENTER, L.P.

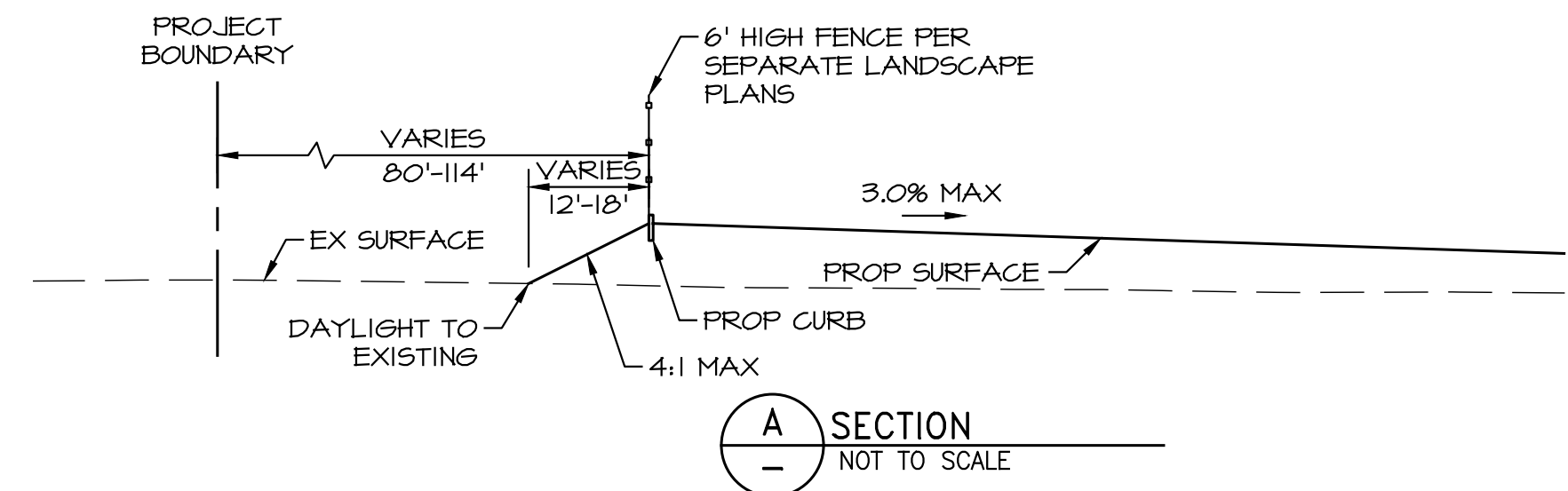
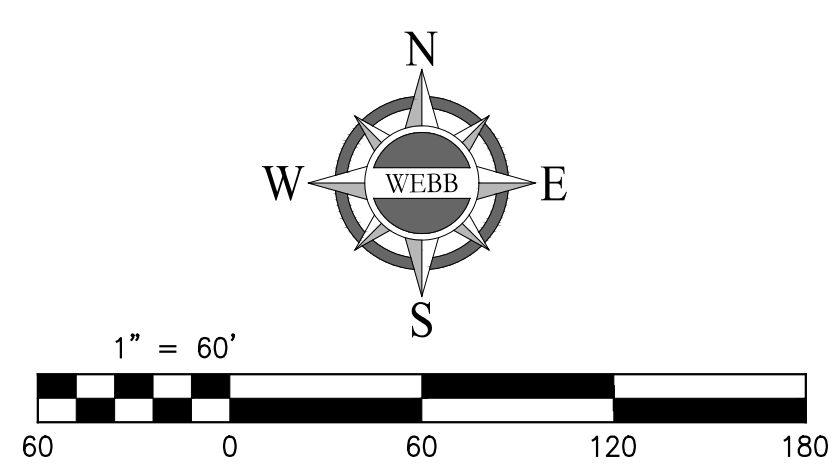
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MATCHLINE - A  
SEE SHEET 3

LEGEND		ABBREVIATIONS	
---	EX CENTER LINE	D/W	DRIVEWAY
---	EX CONTOUR	FF	FINISHED FLOOR
---	EX EDGE OF PAVEMENT	R/W	RIGHT-OF-WAY
---	EX POWER POLE	PROP	PROPOSED
---	PROJECT BOUNDARY	EX	EXISTING
---	PROP CONTOUR	EP	EDGE OF PAVEMENT
---	PROP DAYLIGHT	SD	STORM DRAIN
---	PROP EDGE OF PAVEMENT	FH	FIRE HYDRANT
X	PROP 6' FENCE	S/W	SIDEWALK
A	PROP FIRE HYDRANT	ESMT	EASEMENT
---	PROP GRADE BREAK	CL	CENTER LINE
---	PROP LIGHTING	FUT	FUTURE
---	PROP STORM DRAIN		
---	RIGHT-OF-WAY (EX/PROP)		

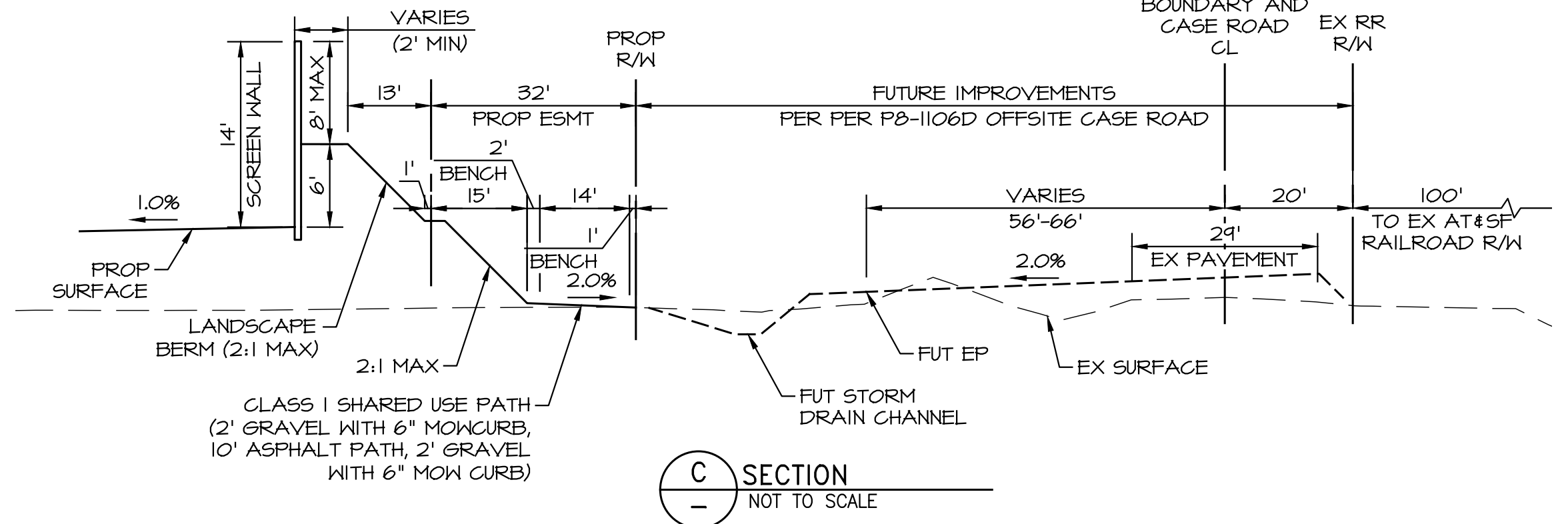
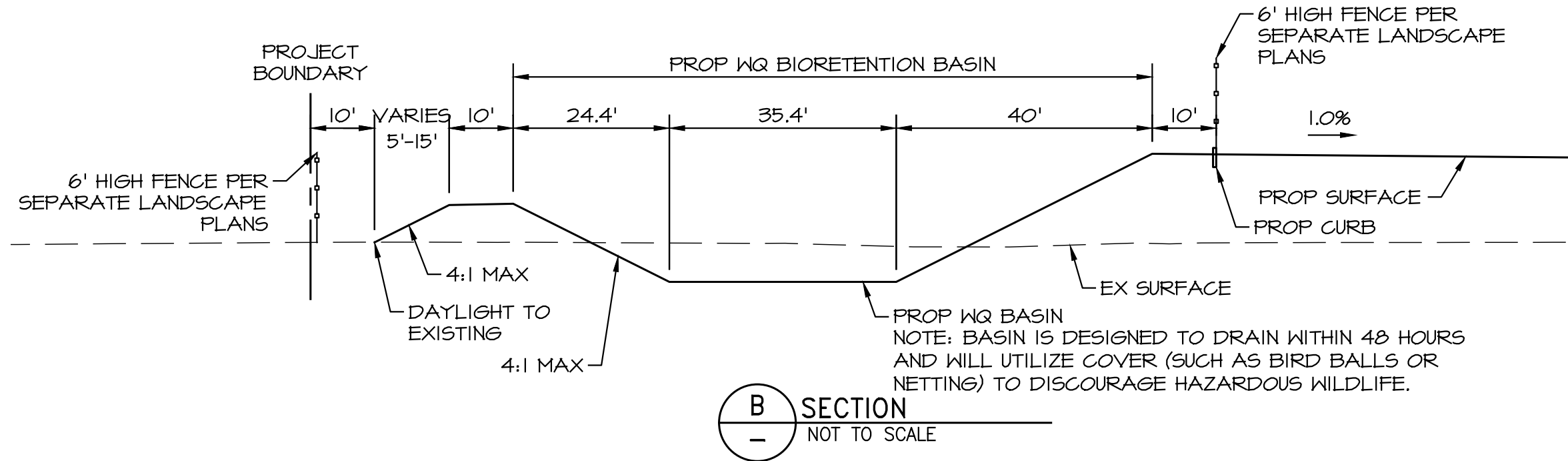
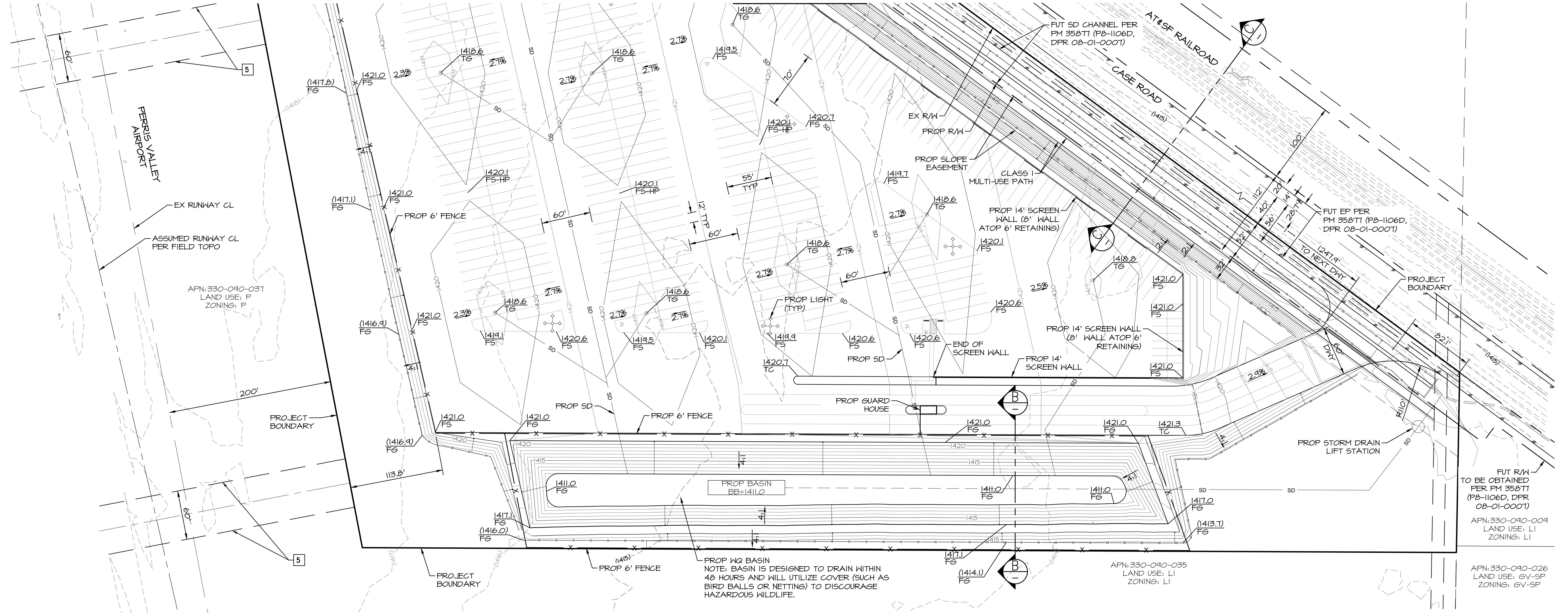


SCALE: 1" = 60" DATE: 2023-08-23 DESIGNED: ABE CHECKED: SKK PLN CK REF: F.B.		<b>ALBERT A. WEBB ASSOCIATES</b> ENGINEERING CONSULTANTS 3788 MCGRAY STREET RIVERSIDE CA, 92506 PH. (951) 686-1070 FAX (951) 788-1256		W.O. 21-0235 SHEET 2 OF 5 SHEETS DWG. NO.	
REVISIONS DATE BY		PLOT DATE: 23-Aug-23		CH REALTY IX-MC I RIVERSIDE PERRIS AIRPORT CENTER, L.P.	

PRELIMINARY

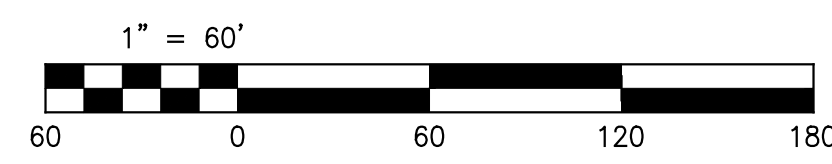
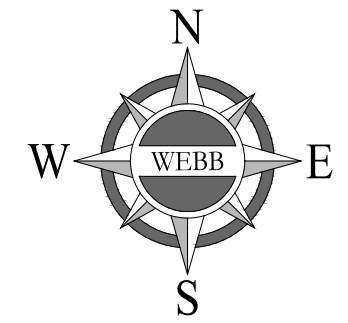


SEE SHEET 2  
MATCHLINE - A



- LEGEND**
- EX CENTER LINE
  - - - (1475) EX CONTOUR
  - - - EX EDGE OF PAVEMENT
  - - - EX POWER POLE
  - - - PROJECT BOUNDARY
  - - - 1475 PROP CONTOUR
  - - - PROP DAYLIGHT
  - - - PROP EDGE OF PAVEMENT
  - X - PROP 6' FENCE
  - A - PROP FIRE HYDRANT
  - - - PROP GRADE BREAK
  - - - PROP LIGHTING
  - SD - PROP STORM DRAIN
  - - - RIGHT-OF-WAY (EX/PROP)

- ABBREVIATIONS**
- |      |                  |
|------|------------------|
| DWY  | DRIVEWAY         |
| FF   | FINISHED FLOOR   |
| R/W  | RIGHT-OF-WAY     |
| PROP | PROPOSED         |
| EX   | EXISTING         |
| EP   | EDGE OF PAVEMENT |
| SD   | STORM DRAIN      |
| FH   | FIRE HYDRANT     |
| S/W  | SIDEWALK         |
| ESMT | EASEMENT         |
| CL   | CENTER LINE      |
| FUT  | FUTURE           |



REVISIONS	DATE	BY	PLN CK REF.	F.B.

SCALE: 1" = 60'  
 DATE: 2023-08-23  
 DESIGNED: ABE  
 CHECKED: SKK  
 PLN CK REF.  
 F.B.

**ALBERT A. WEBB ASSOCIATES**  
 ENGINEERING CONSULTANTS  
 3788 MCGRAY STREET  
 RIVERSIDE CA, 92506  
 PH. (951) 686-1070  
 FAX (951) 788-1256

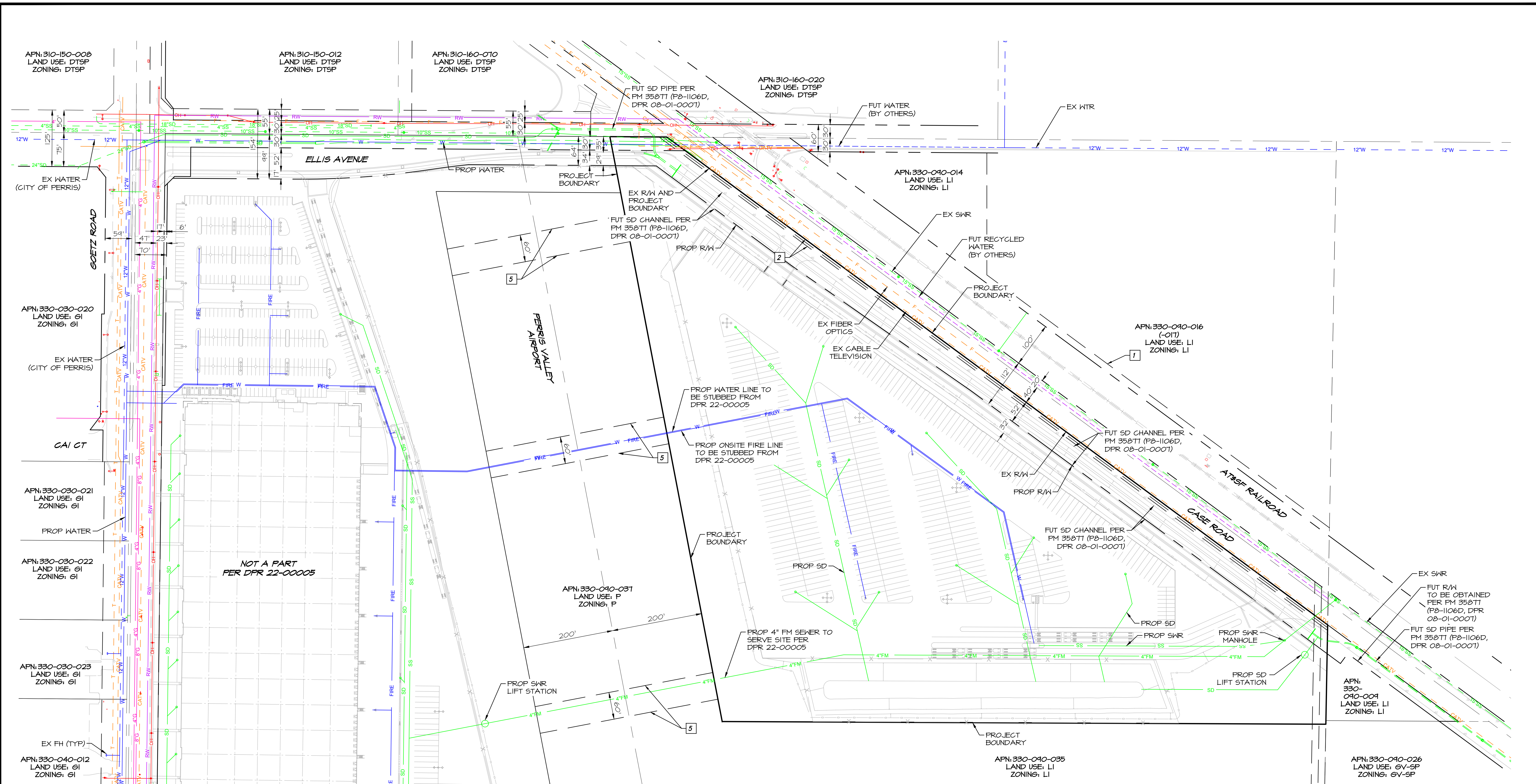
**CONDITIONAL USE PERMIT - CUP 23-05107**  
**CITY OF PERRIS**

CH REALTY IX-MC | RIVERSIDE PERRIS AIRPORT CENTER, L.P.

W.O. 21-0235  
 SHEET 3  
 OF 5 SHEETS  
 DWG. NO.

PRELIMINARY





**LEGEND**

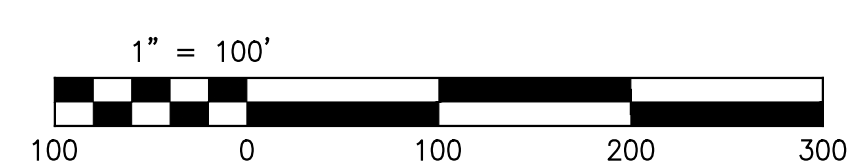
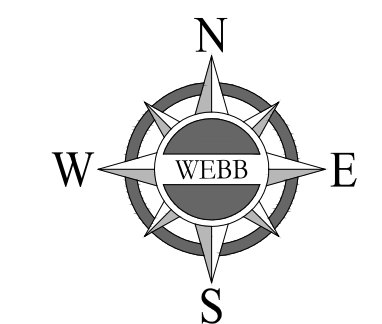
---	R/W
---	EX ROAD CL
---	EX ESMT LINE
---	PROP SD
---	EX SD
---	EX GAS
---	EX 4" G
---	W
---	PROP WATER
---	EX WATER
---	FUT WATER (BY OTHERS)
---	PROP SEWER
---	EX SEWER
---	PROP RECYCLED WATER
---	FUT RECYCLED WATER (BY OTHERS)
---	PROP ONSITE FIRE LINE
---	EX F.O.
---	CATV
---	T
---	EX FH (TYP)
---	EX POWER POLE

**ABBREVIATIONS**

CL	CENTER LINE
CONC	CONCRETE
EX	EXISTING
ESMT	EASEMENT
F.O.	FIBER OPTICS
FH	FIRE HYDRANT
FM	FORGED MAIN
FUT	FUTURE
LT	LIGHT
PROP	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
ST LT	STREET LIGHT
SWR	SEWER
TYP	TYPICAL
WATR	WATER
WQ	WATER QUALITY

**UTILITY PROVIDERS**

WATER	EASTERN MUNICIPAL WATER DISTRICT
SEWER	EASTERN MUNICIPAL WATER DISTRICT
ELECTRICAL	SOUTHERN CALIFORNIA EDISON
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	FRONTIER COMMUNICATIONS
CABLE T.V.	CHARTER COMMUNICATIONS

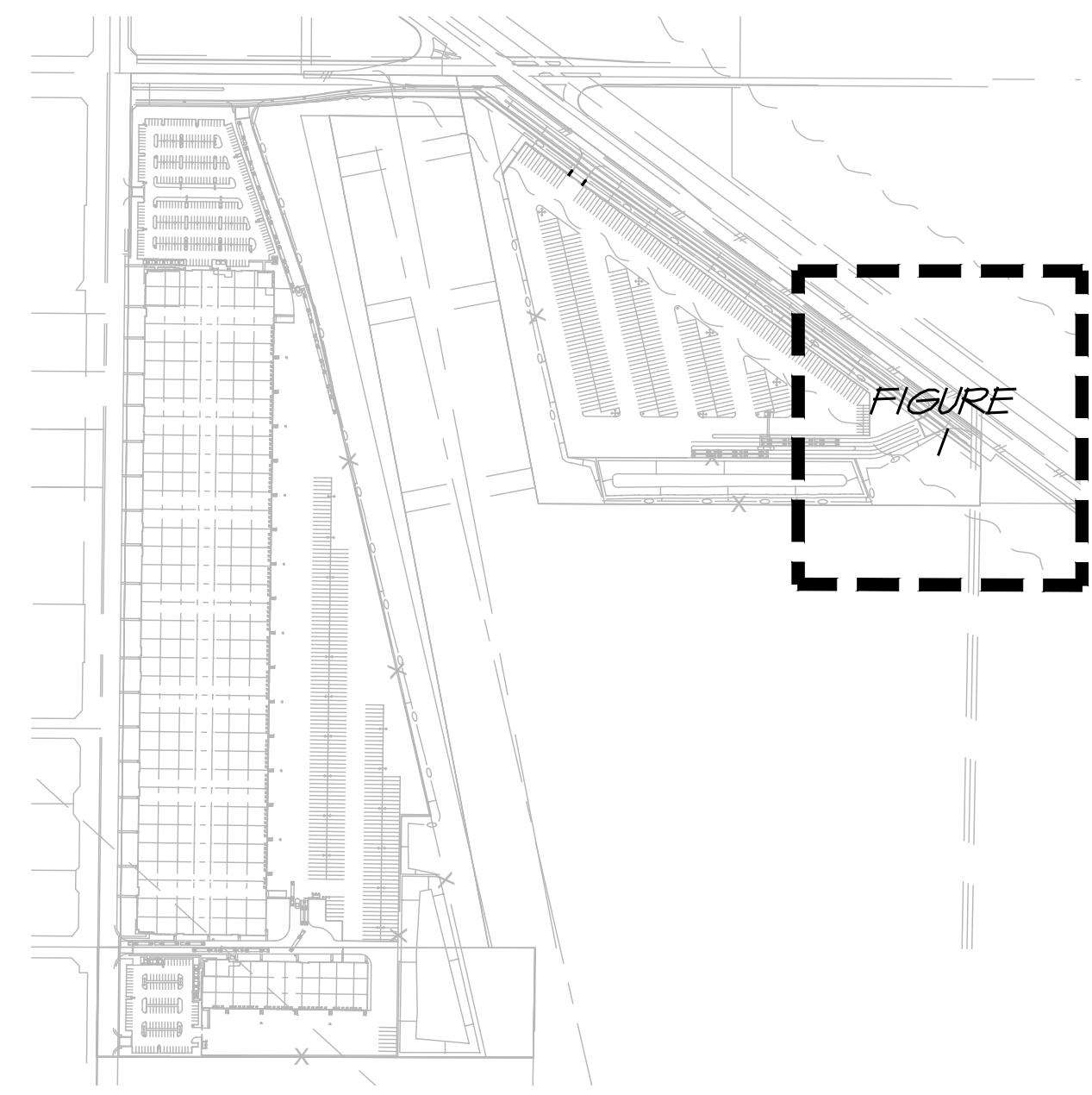


<p>REVISIONS</p> <table border="1"> <thead> <tr><th>NO.</th><th>DATE</th><th>BY</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY							<p>SCALE: 1" = 100'</p> <p>DATE: 2023-08-23</p> <p>DESIGNED: ABE</p> <p>CHECKED: SKK</p> <p>PLN CK REF:</p> <p>F.B.</p>	<p><b>ALBERT A. WEBB ASSOCIATES</b></p> <p>ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE CA, 92506 PH. (951) 686-1070 FAX (951) 788-1256</p> <p>PLOT DATE: 23/08/2023</p>	<p>CONDITIONAL USE PERMIT CUP 23-05107</p> <p>CITY OF PERRIS</p> <p>CH REALTY IX-MC   RIVERSIDE PERRIS AIRPORT CENTER, L.P.</p>	<p>W.O. 21-0235</p> <p>SHEET 4</p> <p>OF 5 SHEETS</p> <p>DWG. NO.</p>
NO.	DATE	BY											

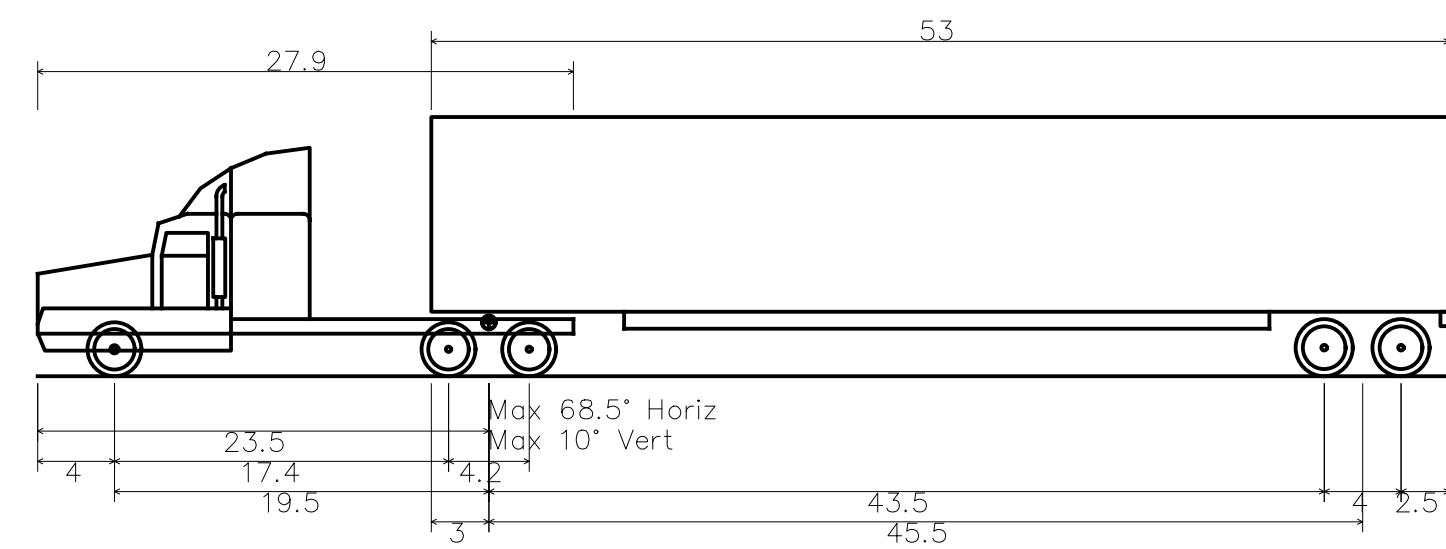
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KEY MAP



WB-67 - Interstate Semi-Trailer  
 Overall Length 73.501ft  
 Overall Width 8.500ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.500ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°

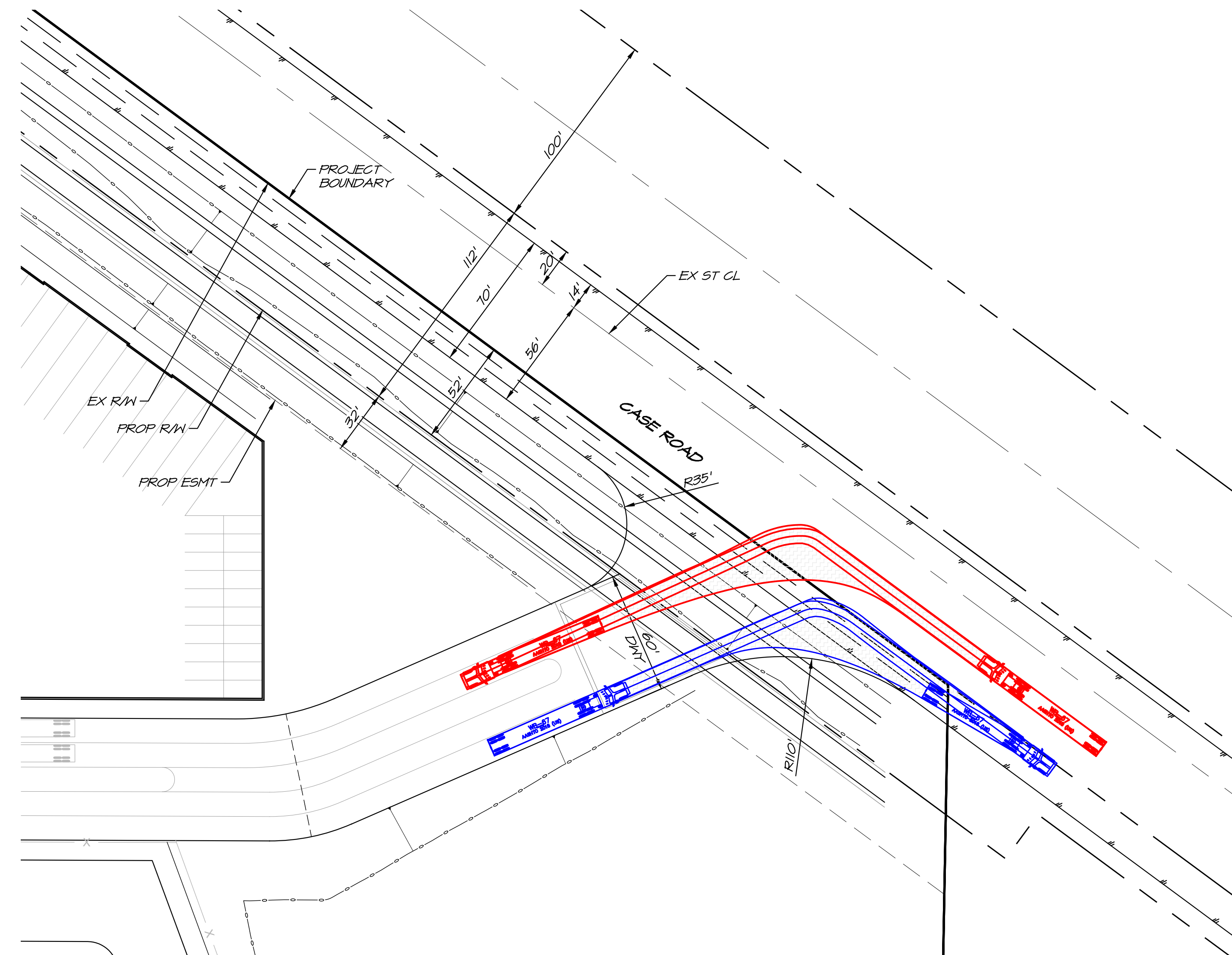
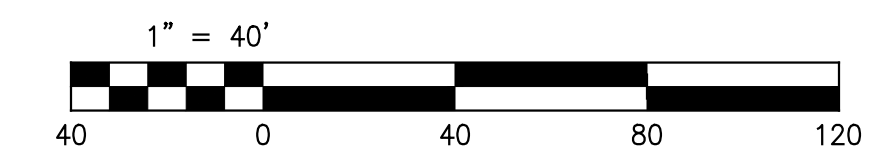
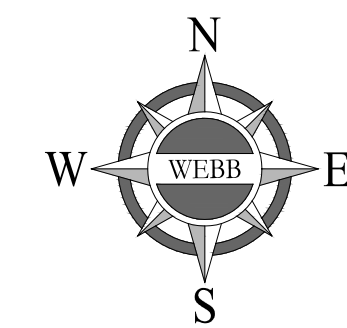


FIGURE 1



REVISIONS	DATE	BY	SCALE: 1" = 40'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McGRAY STREET RIVERSIDE CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	CONDITIONAL USE PERMIT - CUP 23-05107 CITY OF PERRIS	W.O. 21-0235 SHEET 5 OF 5 SHEETS
			DATE: 8/23/2023	DESIGNED: AV		CH REALTY IX-MC   RIVERSIDE PERRIS AIRPORT CENTER, L.P.	DWG. NO.
			CHECKED: SKK	PLN CK REF: F.B.	PLOT DATE: 23/08/2023		

PRELIMINARY

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