

PV. PERRIS VALLEY AIRPORT

PV.1 Compatibility Map Delineation

- 1.1 *Airport Master Plan Status:* As a privately owned facility, no master plan has been prepared for Perris Valley Airport. The *Compatibility Plan* for this airport is based upon a simplified airport layout diagram (Exhibit PV-2 in Chapter 3) as reviewed and accepted by the California Division of Aeronautics [pending] for compatibility planning purposes. The proposed runway configuration changes indicated on the diagram are also expected to be reflected in future Division of Aeronautics issuance of an amended State Airport Permit for the airport.
- 1.2 *Airfield Configuration:* The existing runway configuration results in the entire Runway 15 protection zone (RPZ) extending north of East Ellis Avenue, off of airport property. The City of Perris has requested that the runway be modified through the use of declared distances so as to situate all of the RPZ south of the road. Additional modifications will be necessary to enable the runway safety area (RSA) at each end of the runway to comply with Federal Aviation Administration standards. The Perris Valley Airport management acknowledges these circumstances, but has not yet had the opportunity to implement the changes; nor has the airport's State Airport Permit been modified to reflect them. The *Compatibility Plan* is nevertheless based upon the assumption that the modifications will take place in the near future. Details regarding the current and proposed runway configuration are included in Chapter 3.
- 1.3 *Airport Activity:* The *Compatibility Plan* for Perris Valley Airport anticipates that the airport could eventually reach approximately 52,000 annual operations, a 53% increase over its estimated present activity level of 34,000 operations. The mix of aircraft types is expected to remain constant. Time of day, runway use, and other distributions of operations are also expected to remain unchanged on a percentage of operations basis. Noise contours reflecting the ultimate activity levels on an average day are used for the purposes of the *Compatibility Plan* (Exhibit PV-5).
- 1.4 *Airport Influence Area:* The outer edge of the FAR Part 77 conical surface defines the Perris Valley Airport influence area to the north, west, and south of the airport. The designated traffic pattern is right traffic for Runway 15 and left traffic for Runway 33. This locates all local traffic on the west side of the airport. Therefore, the influence area to the east is not as broad and ends 5,000 feet from the runway centerline.

PV.2 Additional Compatibility Policies

- 2.1 *Infill Intermediate Residential Density Development:* The criteria set forth in Countywide Policies 3.1.3(a), 3.1.3(b), 3.3.1(a), 3.3.1(b) and the Basic Compatibility Criteria matrix (Table 2A) notwithstanding, as an alternative to development in accordance with the density ranges specified in Table 2A, residential development at densities

of not more than five dwelling units per acre and not less than two dwelling units per acre may be permitted within those portions of Airport Compatibility Zones C and D located northerly of Ellis Avenue and westerly of Redlands Avenue, provided that at least 50% of the site's perimeter is bounded (disregarding roads) by existing (or approved) uses at densities similar to, or more intensive than, those proposed, and that the average density of the proposed development does not exceed the median density represented by all residentially designated lots that lie fully or partially within a distance of 300 feet from the boundary of the site proposed for development. It is further noted that the intent of the policy is not to encourage any areas planned for commercial or industrial development to be converted to residential uses, but to enable the density of future developments to be similar to existing neighborhood residential densities or densities approved through valid entitlement actions (such as approved tentative tract maps). Furthermore, nothing in this Plan shall be interpreted as prohibiting or restraining the development of a single-family residence on any property within the Airport Influence Area that is designated for residential use.

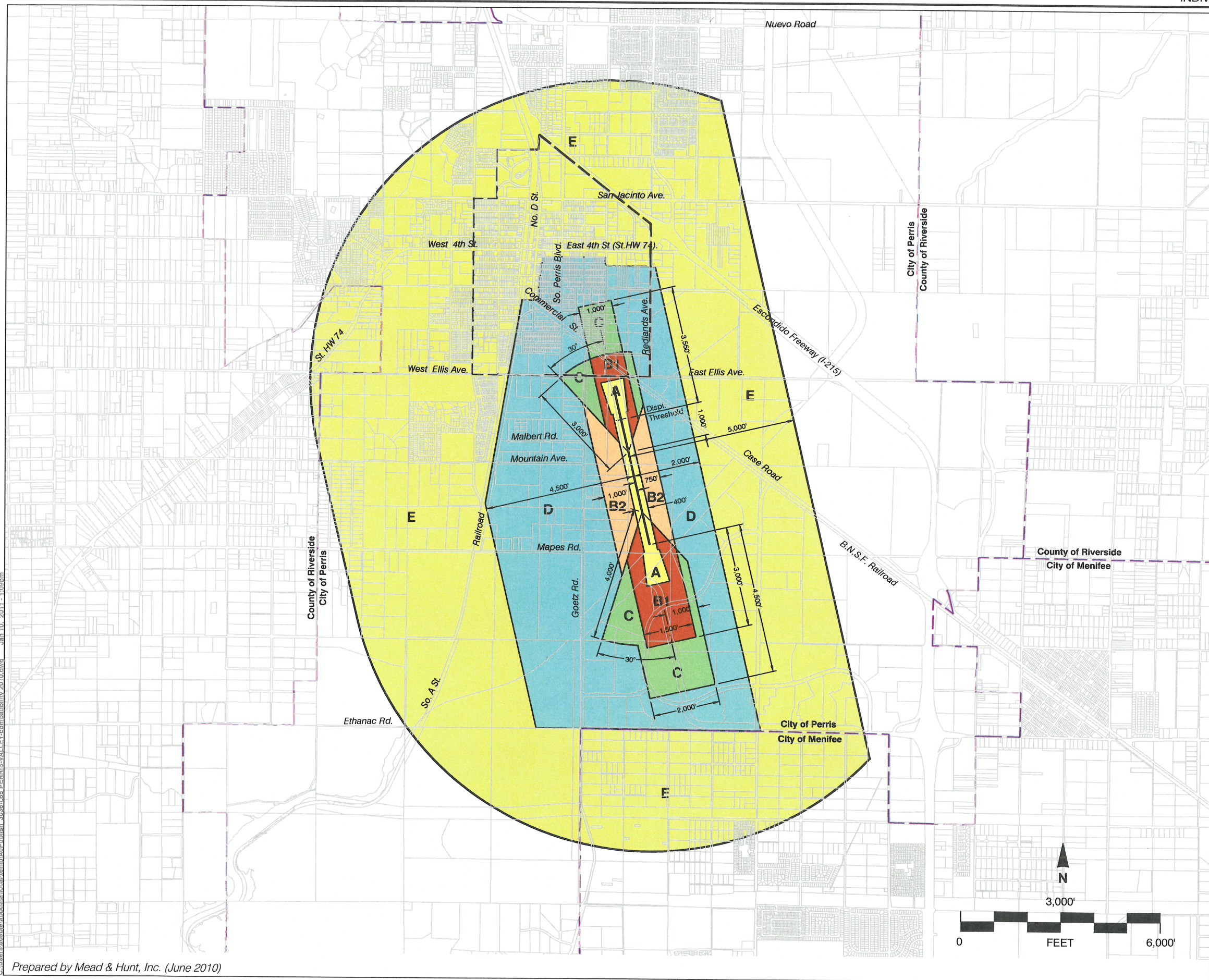
- 2.2 *Zone C and D Open Area Requirements:* The open area requirements set forth in Table 2A are not applicable to those portions of Airport Compatibility Zones C and D located northerly of Ellis Avenue.
- 2.3 *Compatibility Zone B1 Nonresidential Intensities:* The criteria set forth in Countywide Policies 3.1.1, 3.1.4, and 4.2.5(b)(2) and the Basic Compatibility Criteria matrix (Table 2A) notwithstanding, the following usage intensity criteria shall apply within those portions of Airport Compatibility Zone B1 located northerly of Ellis Avenue: An average of 40 people per acre shall be allowed on a site and up to 80 people shall be allowed to occupy any single acre of a site; with an intensity bonus, a maximum of 104 people per any single acre may be allowed, depending upon the mix of risk-reduction design features.
- 2.4 *Compatibility Zone D Nonresidential Intensities:* The criteria set forth in Countywide Policies 3.1.1, 3.1.4, and 4.2.5(b)(5) and the Basic Compatibility Criteria matrix (Table 2A) notwithstanding, the following usage intensity criteria shall apply within those portions of Airport Compatibility Zone D located northerly of Ellis Avenue: An average of 150 people per acre shall be allowed on a site and up to 450 people shall be allowed to occupy any single acre of a site; with an intensity bonus, a maximum of 585 people per any single acre may be allowed, depending upon the mix of risk-reduction design measures.
- 2.5 *Calculation of Concentration of People in Retail Sales Establishments:* The provisions of Table C1 in Appendix C notwithstanding, retail sales and display areas or "showrooms" (excluding restaurants and other uses specifically identified separately from retail in Table C1) shall be evaluated as having an intensity in persons per acre equivalent to one person per 115 square feet of gross floor area.
- 2.6 *Expanded Buyer Awareness Measures:* In addition to the requirements for avigation easement dedication or deed notification as indicated in Table 2A, avigation easement dedication shall be required for new developments located in the portion of Airport Compatibility Zone C northerly of Ellis Avenue, and deed notice recorda-

tion shall be required throughout the boundaries of the Downtown Perris Specific Plan.

Furthermore, any new single-family or multi-family residential development proposed for construction anywhere within the AIA, except for those portions of *Compatibility Zone E* located southerly of Ellis Avenue, shall include the following measures intended to ensure that prospective buyers or renters are informed about the presence of aircraft overflights of the property.

- (a) During initial sales of properties within newly created subdivisions, informational signs shall be posted in conspicuous locations in the subdivision sales office clearly depicting the proximity of the subdivision to the airport and aircraft traffic patterns.
 - (b) An informational brochure shall be provided to prospective buyers or renters showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from this Airport Land Use Compatibility Plan shall be included in the brochure.
- 2.7 *Noise-Sensitive Outdoor Nonresidential Uses Near Rail Line:* The criteria set forth in Table 2A and Table 2B notwithstanding, the prohibition of highly noise-sensitive outdoor nonresidential uses is not applicable to outdoor amphitheaters designed for a seating capacity of less than 300 persons located within 600 feet of a railroad line in regular use for the movement of passengers or freight.

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Legend

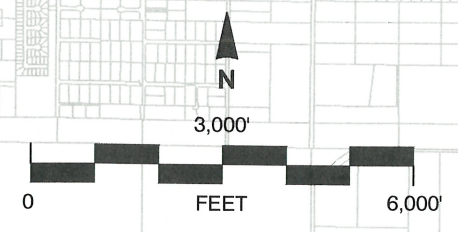
Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line
- City Limits
- Downtown Specific Plan

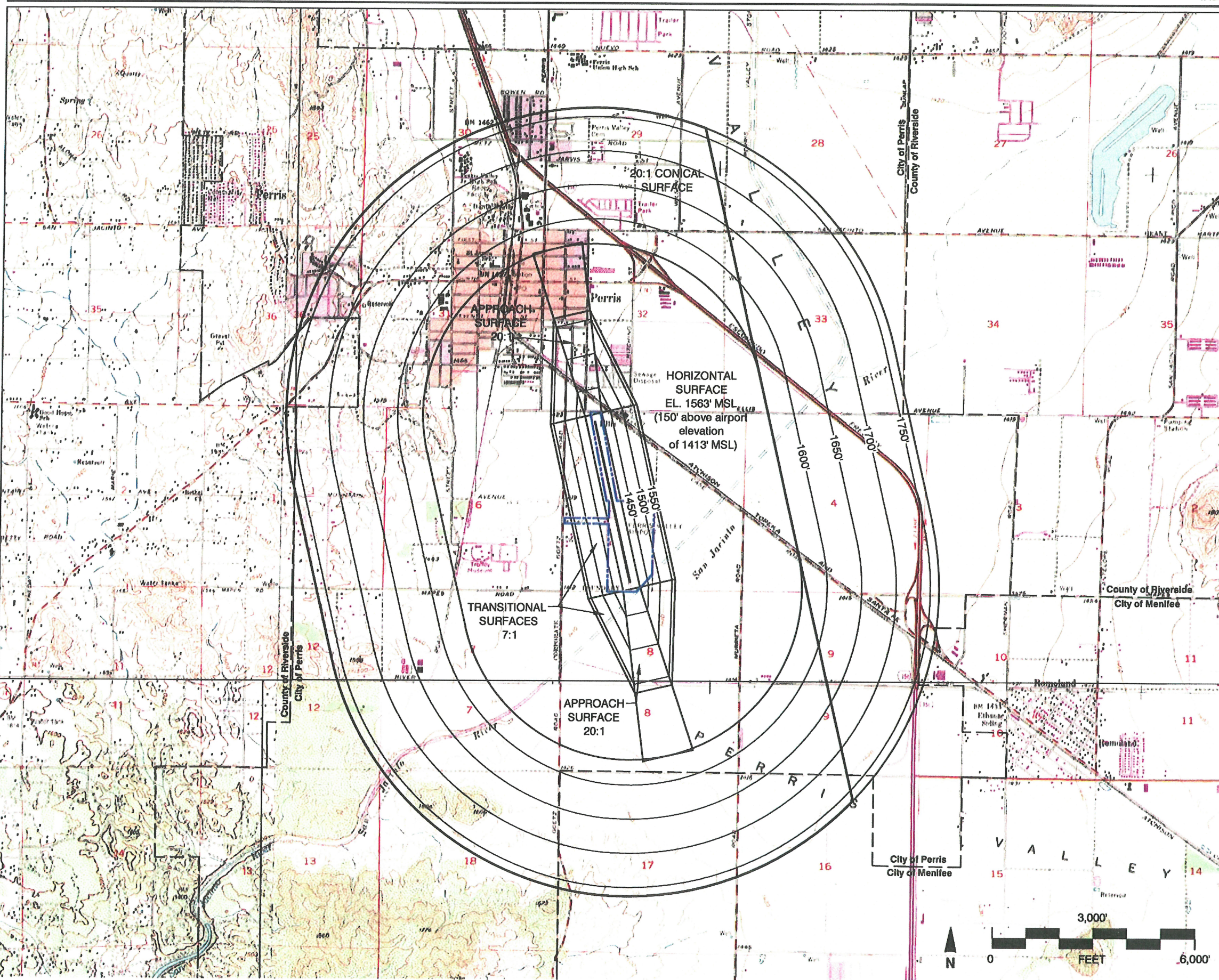
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(July 2010 Draft)



C:\Users\8696bja\AppData\Local\Temp\AcPublish_3036\655 PERRIS-VALLEY-compatibility 2010.dwg Jan 10, 2011 - 1:09pm
 Prepared by Mead & Hunt, Inc. (June 2010)

Map PV-1

Compatibility Map
 Perris Valley Airport



Legend

Boundary Lines

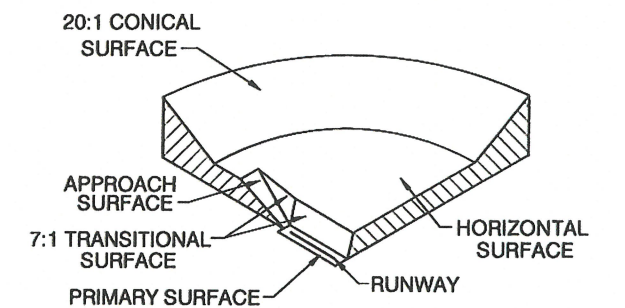
- Airport Property Line
- City Limits
- Airport Influence Area

Airspace Protection Surfaces

- FAR Part 77 Obstruction Surfaces

Notes

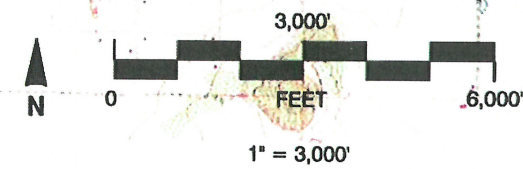
1. No terrain penetrations of FAR Part 77 surfaces.
2. Basemap: USGS Topographic Maps.
3. Surfaces adjusted to match assumed future runway length of 4,840'



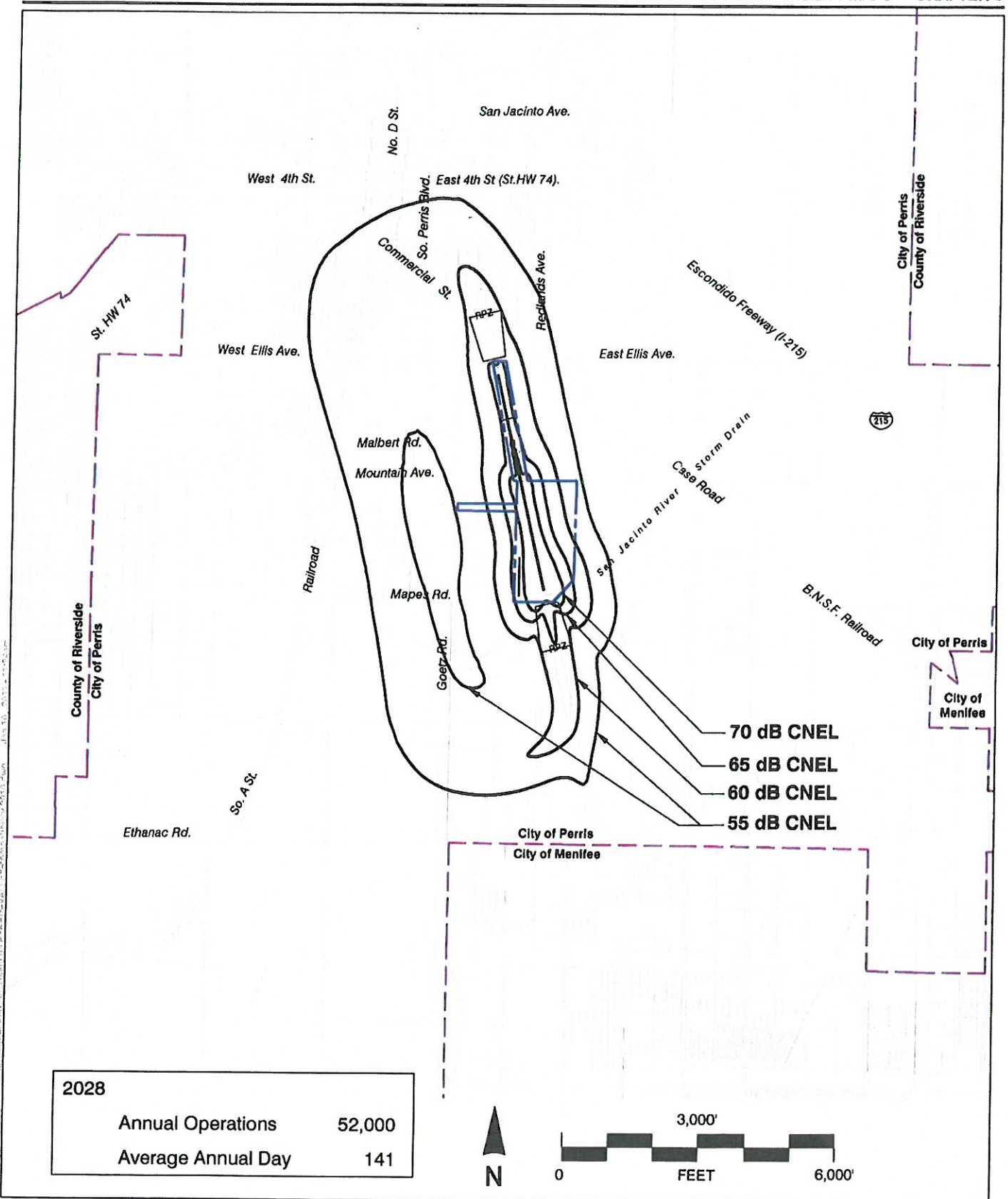
TYPICAL FAR PART 77 OBSTRUCTION SURFACES

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
 (July 2010 Draft)

Map PV-2



Prepared by Mead & Hunt, Inc. (June 2010)



Source: Mead & Hunt, Inc. (June 2010)

Map PV-3

Ultimate Noise Impacts Perris Valley Airport