



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administration Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

Thursday 9:00 a.m., March 14, 2013

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14th Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at basantos@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

1.0 **INTRODUCTIONS**

1.1 **CALL TO ORDER**

1.2 **SALUTE TO FLAG**

1.3 **ROLL CALL**

2.0 **PUBLIC HEARING: NEW CASES**

HEMET RYAN AIRPORT

2.1 **ZAP1027HR13 – AT&T, Coastal Business Group, and Berean Fellowship Baptist Church (Representative: Mitchell Bryant) – City Case No. CUP No. 13-001 (Conditional Use Permit). Conditional Use Permit No. 13-001 is a proposal to establish an unmanned telecommunications facility consisting of antennas on a 65-foot high monopine tower, with associated equipment shelter, on an 800 square foot lease area within a 4.62-acre parcel located at 375 North Sanderson Avenue (on the westerly side of Sanderson Avenue, northerly of Devonshire Avenue), within the City of Hemet. (Area III of Hemet-Ryan Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.**

Staff Recommendation: CONSISTENT

REGIONAL

- 2.2 ZAP1005RG12 – City of Perris – A proposal by the City of Perris to adopt an Updated Housing Element for the Plan Years of 2014 through 2021. The Housing Element is an integral part of the City's overall General Plan, as one of seven required General Plan elements mandated by State law. The Element assesses the current and future housing needs of various demographic groups, formulates goals, policies, and programs to address housing needs in the City, and sets forth an action plan for implementation of those goals during the eight-year planning period. (March Air Reserve Base and Perris Valley Airport Influence Areas). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

PALM SPRINGS INTERNATIONAL AIRPORT

- 2.3 ZAP1010PS13 – Palm Springs Unified School District/Reno Contracting (Representative: Toby Foster). A proposal to amend the open areas exhibit approved pursuant to ZAP1006PS09 and to add solar photovoltaic canopies over parking areas at the District service center located at 150 District Center Drive, easterly of Gene Autry Trail, westerly of San Joaquin Drive, and northerly of Mission Drive, in the City of Palm Springs. (Compatibility Zones C and D of Palm Springs International Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

- 2.4 ZAP1011PS13 – Desert Community College District (Representative: John Criste, Terra Nova Planning & Research, Inc.). A proposal to establish a West Valley campus of College of the Desert (COD) on 115-119 acres located westerly of Indian Canyon Drive, northerly of Tramview Road, and southerly of the Whitewater River in the City of Palm Springs. The campus would ultimately include multiple buildings with a total gross floor area up to 654,000 square feet, and a solar electric generation facility westerly of the building area. The site is located partially within Compatibility Zones D and E of the Palm Springs International Airport Influence Area and partially outside the Airport Influence Area; however, all of the buildings would be located within Compatibility Zone D. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: INCONSISTENT

3.0 ADMINISTRATIVE ITEMS

3.1 Establishment of Reduced Fee for "No Impact" Legislative Actions as Determined by Director

3.2 Appointment of Subcommittee Members

4.0 APPROVAL OF MINUTES

February 14, 2013

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 COMMISSIONER'S COMMENTS

Y:\ALUC Agendas\ALUC Commission Agendas\2013 Agendas\ALUCAGDA-3-14-13.doc

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.1

HEARING DATE: March 14, 2013

CASE NUMBER: ZAP1027HR13 – AT&T, Coastal Business Group, and Berean Fellowship Baptist Church (Representative: Mitchell Bryant)

APPROVING JURISDICTION: City of Hemet

JURISDICTION CASE NO: CUP No. 13-001 (Conditional Use Permit)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the project, subject to the conditions specified herein.

PROJECT DESCRIPTION:

Conditional Use Permit No. 13-001 proposes to establish an unmanned telecommunications facility consisting of antennas on a 65-foot high monopine tower, with associated equipment shelter, on an 800 square foot lease area within a 4.62-acre parcel.

PROJECT LOCATION:

The site is located at 375 North Sanderson Avenue, on the westerly side of Sanderson Avenue, northerly of Devonshire Avenue, and southerly of La Paloma Street within the City of Hemet, approximately 6,300 feet northeasterly of Runway 5-23 at Hemet-Ryan Airport.

LAND USE PLAN: 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan (HRACALUP)

Adjacent Airport:

a. Airport Influence Area: Hemet-Ryan Airport

b. Land Use Policy: Area III

c. Noise Levels: Below 55 dBA CNEL

BACKGROUND:

Prohibited Uses: The proposed communications facility does not constitute a prohibited use, as defined by the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan. The HRACALUP requires discretionary review by ALUC for structures greater than 35 feet in height in Area III and does not prohibit any specific uses.

Part 77: The elevation of Runway 5-23 at its easterly terminus is approximately 1517 feet above mean sea level (AMSL). At a distance of approximately 6,300 feet from the runway, any structure with an elevation at top point exceeding 1580 feet AMSL would require Federal Aviation Administration (FAA) review through the Form 7460-1 process. The elevation of the proposed pad is approximately 1521 feet AMSL. With a proposed height of 65 feet, the proposed structure would have a top point elevation of 1586 feet AMSL. Therefore, FAA review was required. The FAA has determined that the proposed project will not result in a hazard to air navigation through Aeronautical Study No. 2013-AWP-892-OE. The FAA also determined that a crane extending an additional 20 feet in height would not constitute a hazard to air navigation.

Noise: Average noise levels on this site from aircraft operations would be below 55 dBA CNEL.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (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 climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an 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.
 - (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, wastewater management facilities, composting operations, 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.

3. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the building(s).
4. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of Hemet-Ryan Airport. Contact the Riverside County Economic Development Agency at (951) 955-9802 for additional information.
5. The Federal Aviation Administration (FAA) has conducted an aeronautical study for the proposed telecommunications facility (Aeronautical Study No. 2013-AWP-892-OE) and an aeronautical study for the proposed 85-foot crane (Aeronautical Study No. 2013-AWP-893-OE) to be used during construction of the facility and has determined that neither marking nor lighting of the proposed structure and temporary crane would be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
6. The maximum height of the permanent structure (to top of leaf) shall not exceed 65 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,586 feet above mean sea level. The maximum height of any temporary structure, such as cranes, shall not exceed 85 feet above ground level, and the maximum elevation at the top of any temporary structure shall not exceed 1,606 feet above mean sea level.
7. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
8. Within five (5) days after construction of the telecommunications facility reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2013-AWP-892-OE

Issued Date: 02/22/2013

John Monday (Judd Yarbrough)
 AT&T Mobility
 2200 Greenville Ave.
 Richardson, TX 75082

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Berean Fellowship Baptist Church
 Location: Hemet, CA
 Latitude: 33-45-07.29N NAD 83
 Longitude: 117-00-29.09W
 Heights: 1521 feet site elevation (SE)
 65 feet above ground level (AGL)
 1586 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 08/22/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-892-OE.

Signature Control No: 182962849-183916884

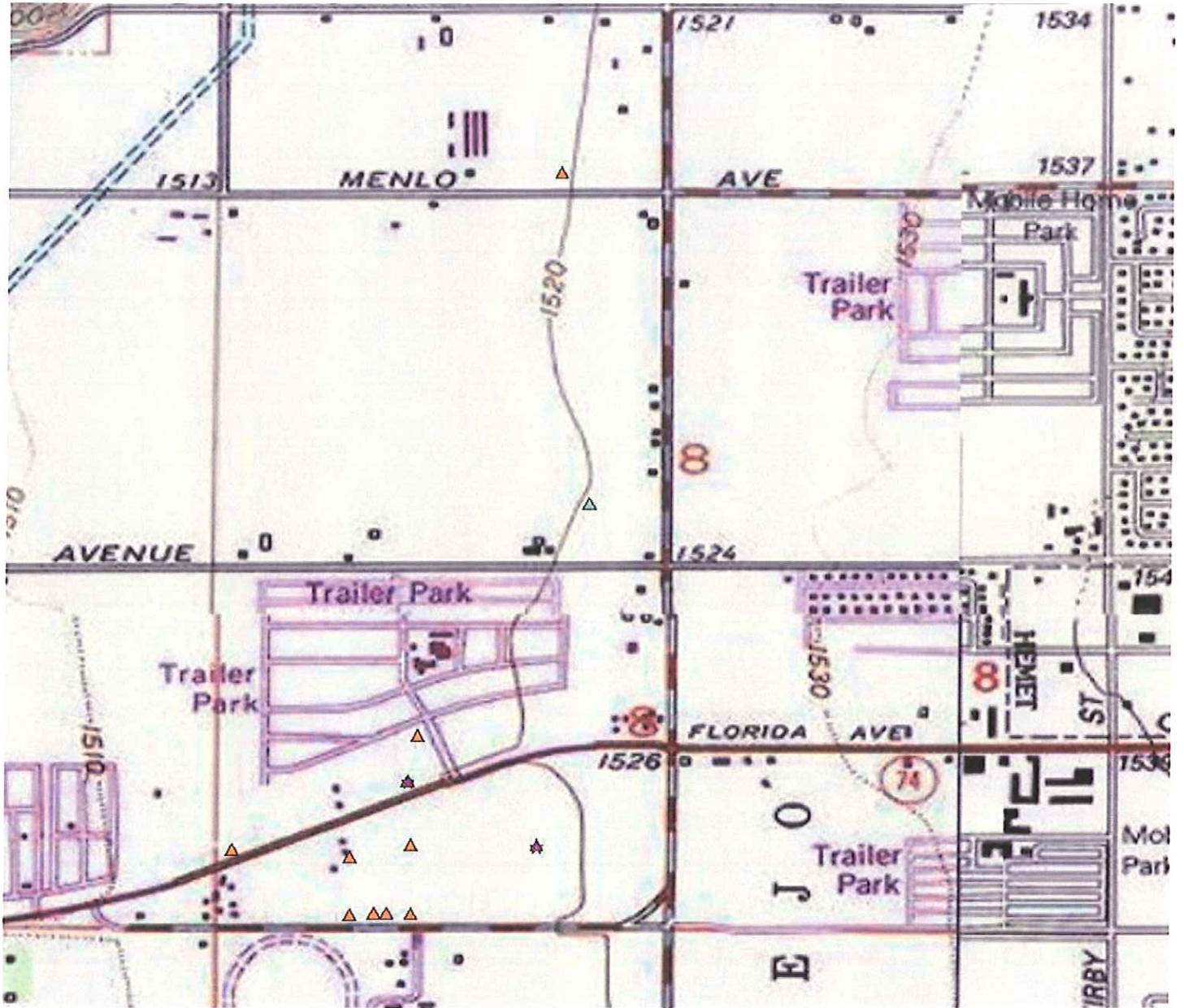
(DNE)

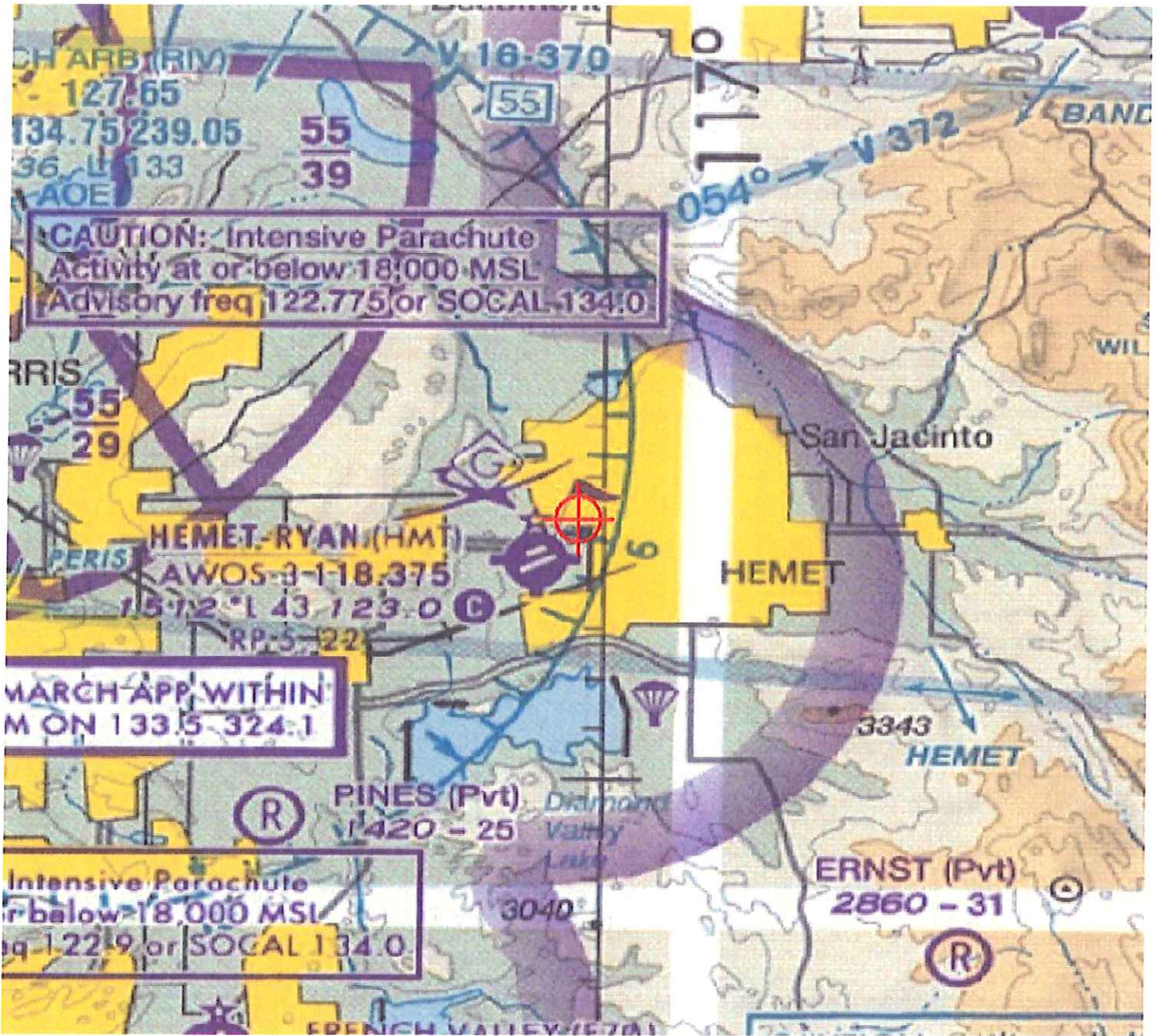
Karen McDonald
Specialist

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

construction of a new monopine







Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2013-AWP-893-OE

Issued Date: 02/22/2013

John Monday (Judd Yarbrough)
AT&T Mobility
2200 Greenville Ave.
Richardson, TX 75082

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Crane Berean Fellowship Baptist Church Crane
Location:	Hemet, CA
Latitude:	33-45-07.29N NAD 83
Longitude:	117-00-29.09W
Heights:	1521 feet site elevation (SE) 85 feet above ground level (AGL) 1606 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is (are) met:
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 08/22/2014 unless extended, revised or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes in coordinates and/or heights will void this determination. Any future construction or alteration, including increase to heights, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-893-OE

Signature Control No: 182962884-183916893

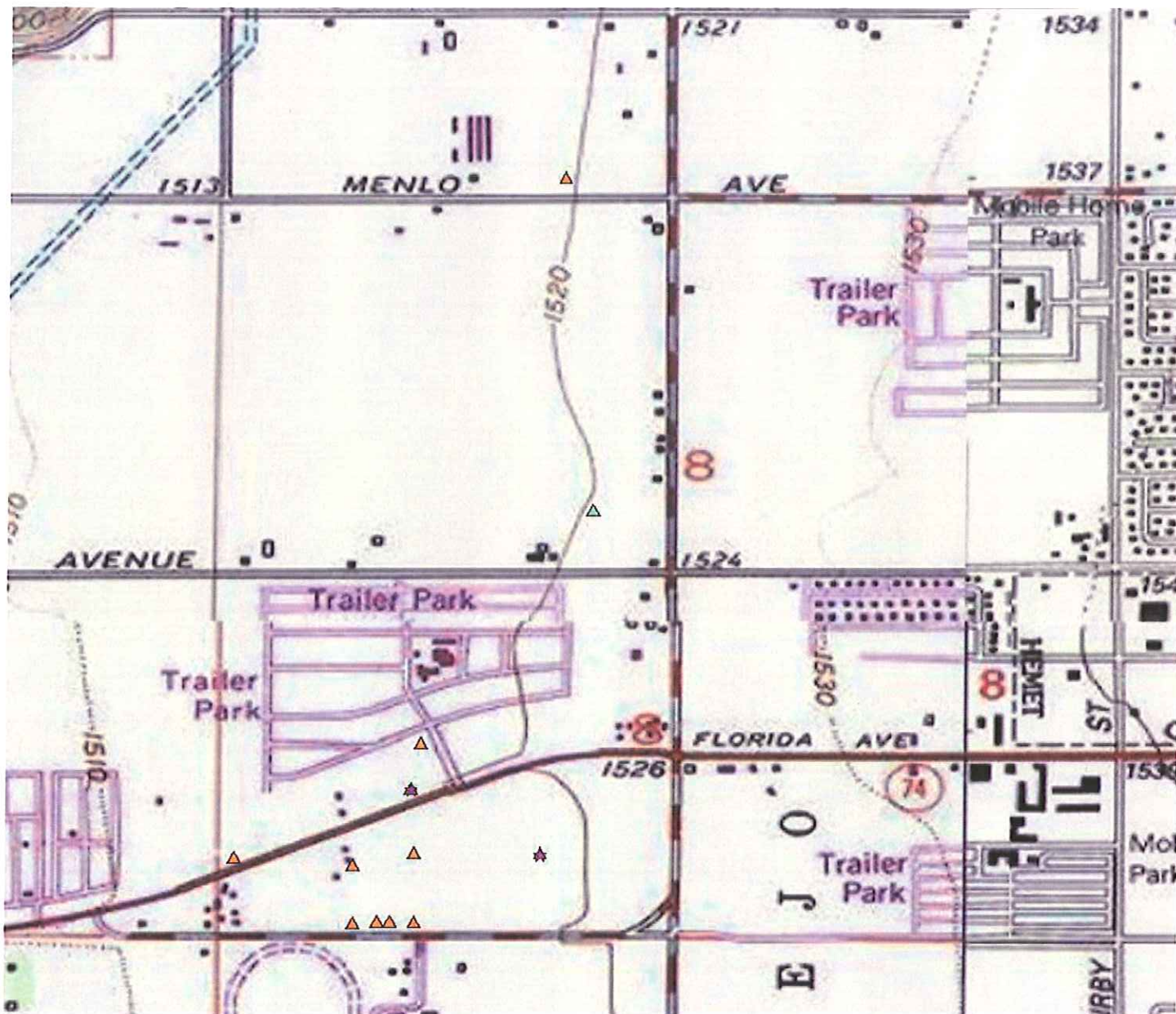
(TMP)

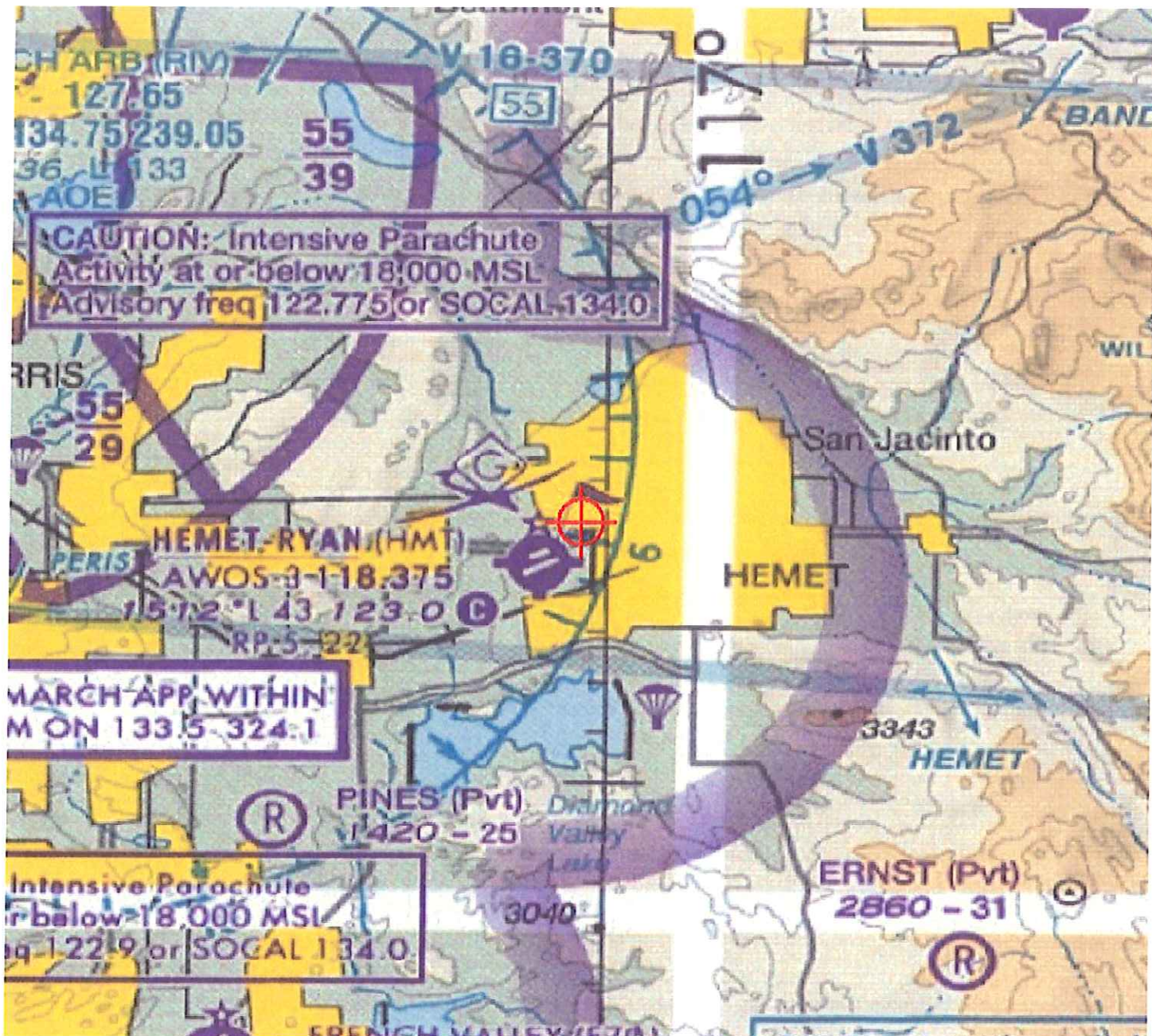
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Case Description for ASN 2013-AWP-893-OE

crane to be used in construction of new monopine





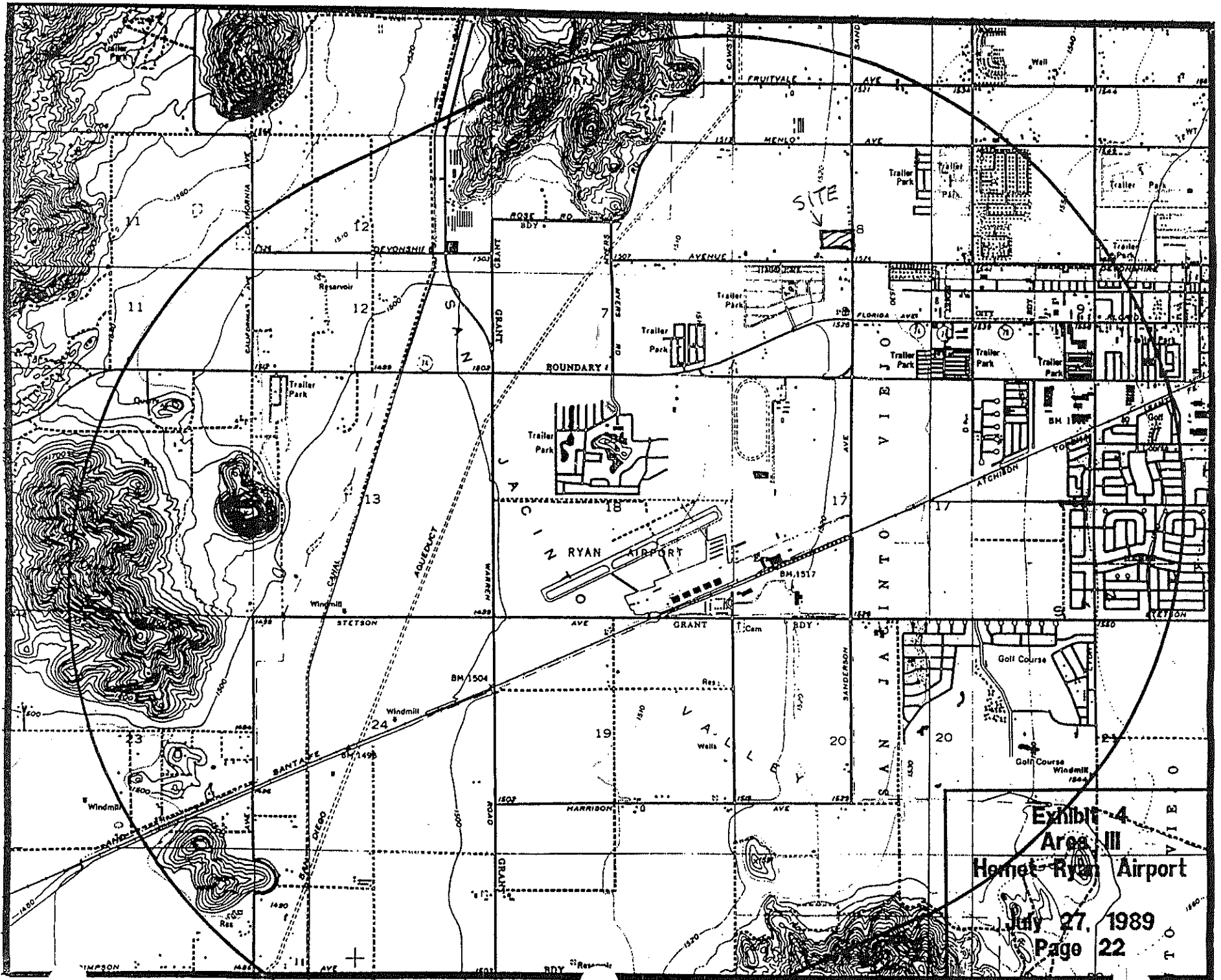


Exhibit 4
Area III
Homet-Ryan Airport

July 27, 1989
Page 22

COPYRIGHT: BECHTEL CORPORATION 2011. THIS ITEM CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO BECHTEL THAT IS NOT TO BE USED, DISCLOSED, OR REPRODUCED IN ANY FORM BY ANY NON-BECHTEL PARTY WITHOUT BECHTEL'S PRIOR WRITTEN PERMISSION. NOTWITHSTANDING THE ABOVE, "AT&T MOBILITY" HAS THE RIGHT TO USE THE INFORMATION CONTAINED IN THIS DOCUMENT PURSUANT TO CONTRACT 25471 BETWEEN BECHTEL CORPORATION AND "AT&T MOBILITY". ALL RIGHTS RESERVED.

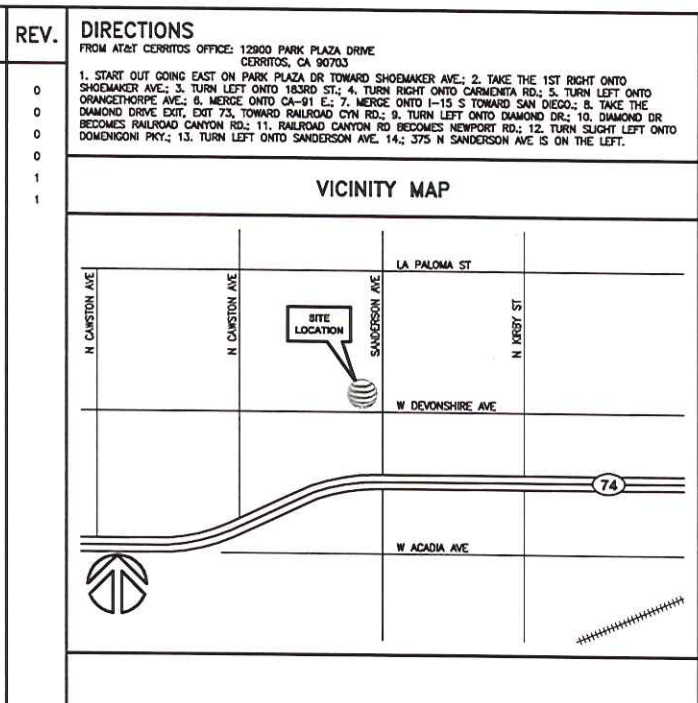


SITE NUMBER: RS0330C

SITE NAME: BEREAN FELLOWSHIP BAPTIST CHURCH

A/E DOCUMENT REVIEW STATUS	
Status Code	
1	<input checked="" type="checkbox"/> Accepted - With minor or no comments, construction may proceed
2	<input type="checkbox"/> Not Accepted - Please resolve comments and resubmit
Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.	
	ENG
	CONST
Reviewed	
Status By	Date

DRAWING INDEX	REV.	DIRECTIONS
AA-RS0330C-T01	0	FROM AT&T CERRITOS OFFICE: 12900 PARK PLAZA DRIVE, CERRITOS, CA 90703
AA-RS0330C-Z01	0	1. START OUT GOING EAST ON PARK PLAZA DR TOWARD SHOEMAKER AVE.; 2. TAKE THE 1ST RIGHT ONTO SHOEMAKER AVE.; 3. TURN LEFT ONTO 18350 ST.; 4. TURN RIGHT ONTO CARMENITA RD.; 5. TURN LEFT ONTO ORANGETHORPE AVE.; 6. MERGE ONTO CA-91 E.; 7. MERGE ONTO I-15 S TOWARD SAN DIEGO.; 8. TAKE THE DIAMOND DRIVE EXIT, EXIT 73, TOWARD RAILROAD CYN RD.; 9. TURN LEFT ONTO DIAMOND DR.; 10. DIAMOND DR BECOMES RAILROAD CANYON RD.; 11. RAILROAD CANYON RD BECOMES NEWPORT RD.; 12. TURN SLIGHT LEFT ONTO DOWNGOING PKY.; 13. TURN LEFT ONTO SANDERSON AVE. 14.; 375 N SANDERSON AVE IS ON THE LEFT.
AA-RS0330C-Z02	0	
AA-RS0330C-Z03	0	
AA-RS0330C-B01	1	
AA-RS0330C-B02	1	

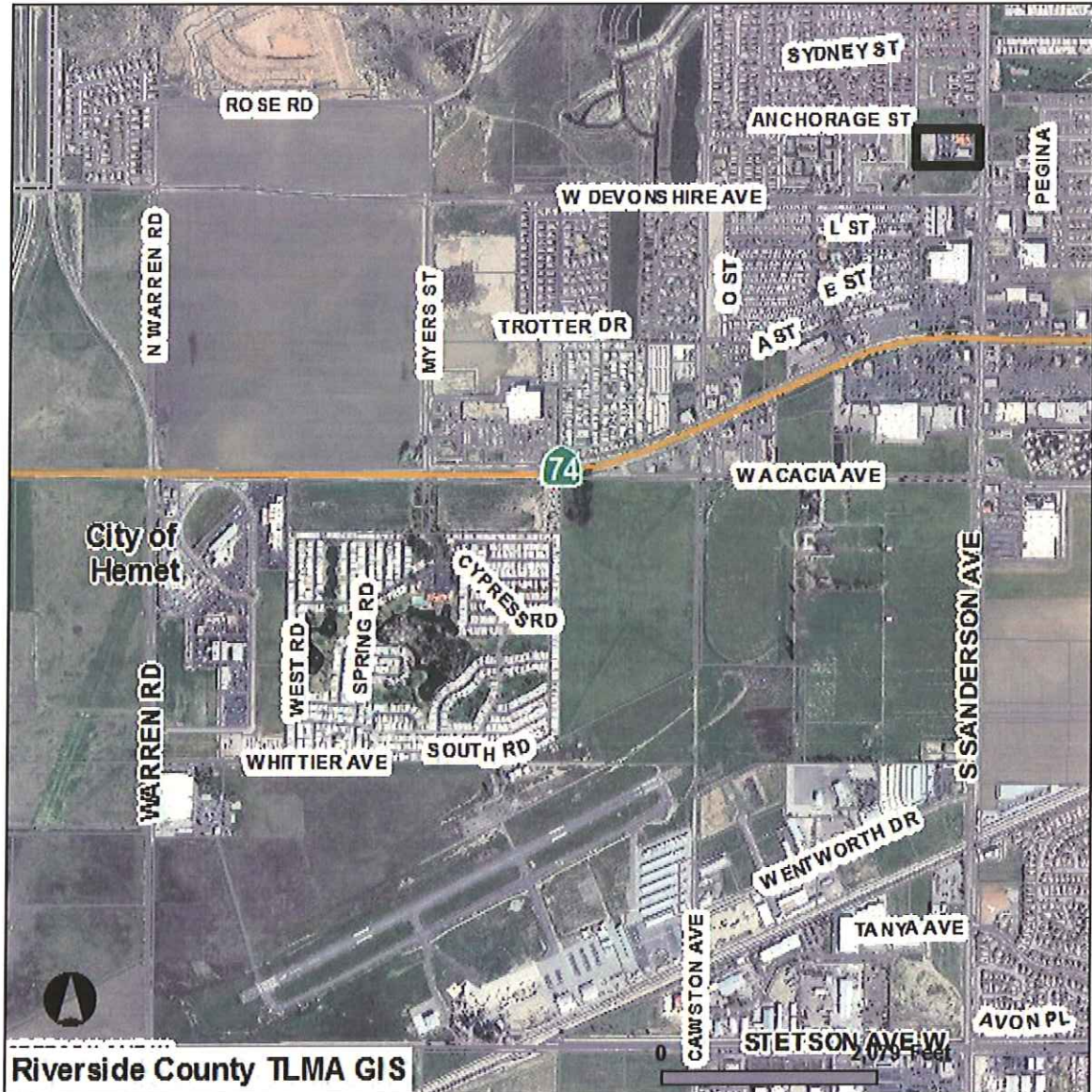


PROJECT INFORMATION	
SCOPE OF WORK:	AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF: 1. ONE (1) 65 FT. MONOPINE 2. TWELVE (12) PANEL ANTENNAS ON NEW MONOPINE 3. TWENTY ONE (21) RRUS, THREE (2) SURGE SUPPRESSORS AND ONE (1) CALIFORNIA APPROVED COMMERCIAL MODULAR EQUIPMENT SHELTER WITHIN NEW 10'X35' CHAIN LINK ENCLOSURE AT GROUND LEVEL 4. TWO (2) GPS ANTENNAS ON NEW EQUIPMENT SHELTER 5. POWER, TELCO AND COAX RUNS
SITE ADDRESS:	375 N. SANDERSON AVENUE HEMET, CA 92545
PROPERTY OWNER:	BARREAN FELLOWSHIP CHURCH
CONTACT PERSON:	MITCHELL BRYANT (949) 336-1550
APPLICANT:	AT&T MOBILITY 12900 PARK PLAZA DRIVE CERRITOS, CA 90703
JURISDICTION:	CITY OF HEMET
APN:	448-230-020
CURRENT ZONING:	S (CHURCH)
CURRENT USE:	CHURCH
PROPOSED USE:	B (UNMANNED TELECOMMUNICATIONS FACILITY)
LEASE AREA:	800 SQ.FT.
LATITUDE:	33° 45' 7.29"
LONGITUDE:	-117° 0' 29.09"
LAT/LONG TYPE:	NAD 1983
ELEVATION:	1521 FEET (AMSL)
POWER COMPANY:	SCE
CONTACT PERSON:	JERRY CHAMBERLAIN TEL. (909) 307-6731
TEL COMPANY:	VERIZON
CONTACT PERSON:	OSCAR ESCABER (909) 469-6340

SITE QUALIFICATION PARTICIPANTS			
A/E	NAME/CONTACT	COMPANY	NUMBER
	D.K. DO/BOK YU	DCI PACIFIC	(949) 475-1000
SAC	BETH BROUSSARD	COASTAL BUSINESS GROUP	(949) 336-1550
ZONING	MITCHELL BRYANT	COASTAL BUSINESS GROUP	(949) 336-1550
RF	ADIL GAZI	AT&T	(714) 824-8957
CON	STEVE KINDRED	BECHTEL COMMUNICATIONS	(949) 212-4644
LL/OWNER	KEVIN ROBINSON	PASTOR	(951) 929-8273

DCI PACIFIC A/E C WORKS <small>ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T. 949.475.1000 F. 949.475.1001</small>	RS0330C BEREAN FELLOWSHIP BAPTIST CHURCH 375 NORTH SANDERSON AVENUE HEMET, CA 92545	 12900 PARK PLAZA DRIVE CERRITOS, CA 90703	AT&T MOBILITY CERRITOS, CA TITLE SHEET	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td>NO.</td> <td>DATE</td> <td>ISSUED FOR</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> <tr> <td>0</td> <td>11/28/12</td> <td>ISSUED FOR ZONING PERMIT</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SCALE:</td> <td>AS SHOWN</td> <td>DESIGNED:</td> <td></td> <td>DRAWN:</td> <td></td> </tr> </table>	NO.	DATE	ISSUED FOR	BY	CHK	APP'D	0	11/28/12	ISSUED FOR ZONING PERMIT				SCALE:	AS SHOWN	DESIGNED:		DRAWN:	
NO.	DATE	ISSUED FOR	BY	CHK	APP'D																	
0	11/28/12	ISSUED FOR ZONING PERMIT																				
SCALE:	AS SHOWN	DESIGNED:		DRAWN:																		
			<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td style="width: 15%;">JOB NO.</td> <td style="width: 15%;">DRAWING NUMBER</td> <td style="width: 15%;">REV.</td> </tr> <tr> <td>25736-615</td> <td>AA-RS0330C-T01</td> <td>0</td> </tr> </table>	JOB NO.	DRAWING NUMBER	REV.	25736-615	AA-RS0330C-T01	0													
JOB NO.	DRAWING NUMBER	REV.																				
25736-615	AA-RS0330C-T01	0																				

RIVERSIDE COUNTY GIS



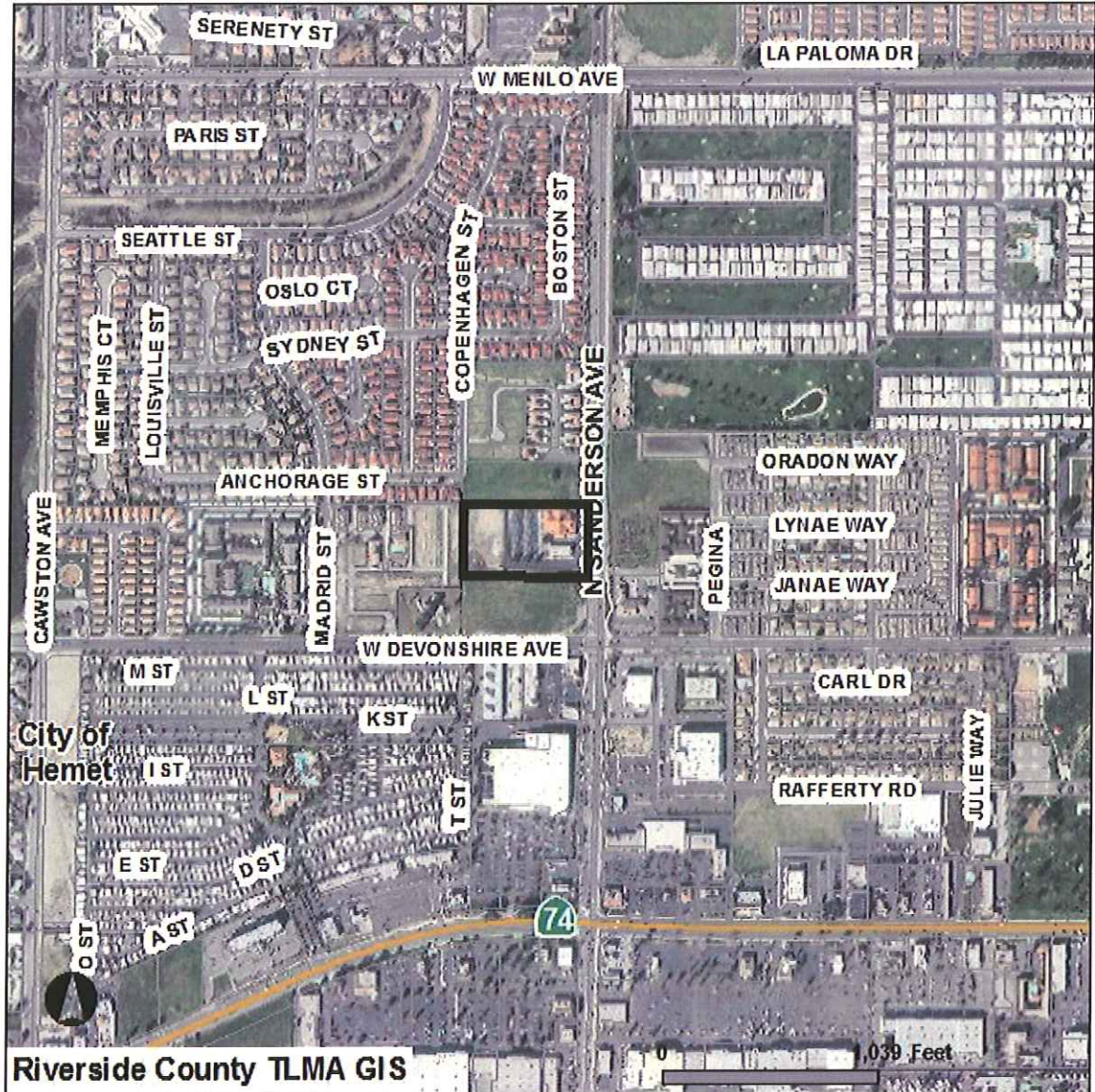
Selected parcel(s):
448-230-020

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Feb 25 12:30:48 2013
Version 121101

RIVERSIDE COUNTY GIS



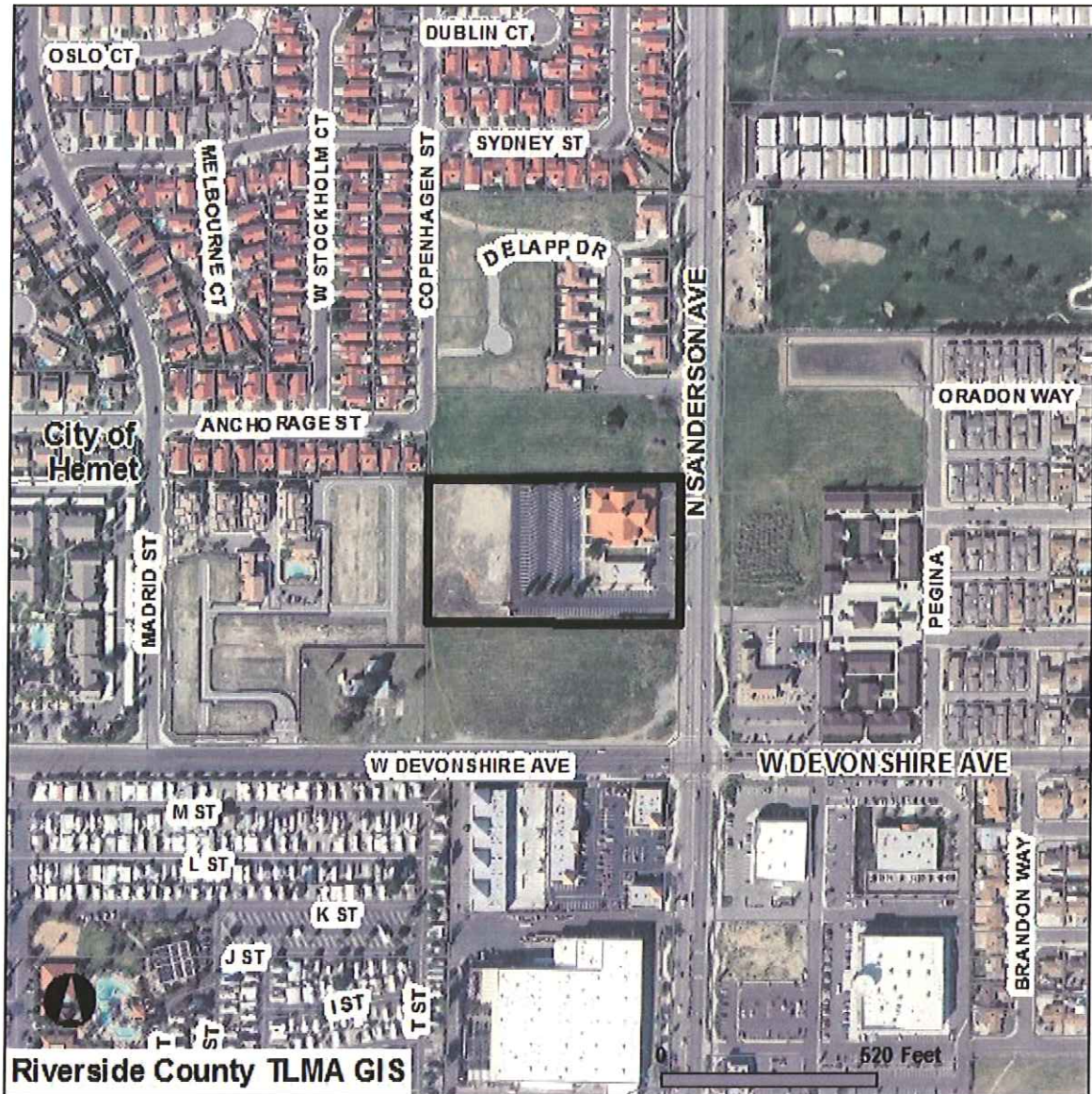
Selected parcel(s):
448-230-020

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Feb 25 12:31:25 2013
Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
448-230-020

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Feb 25 12:31:44 2013

Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
448-230-020

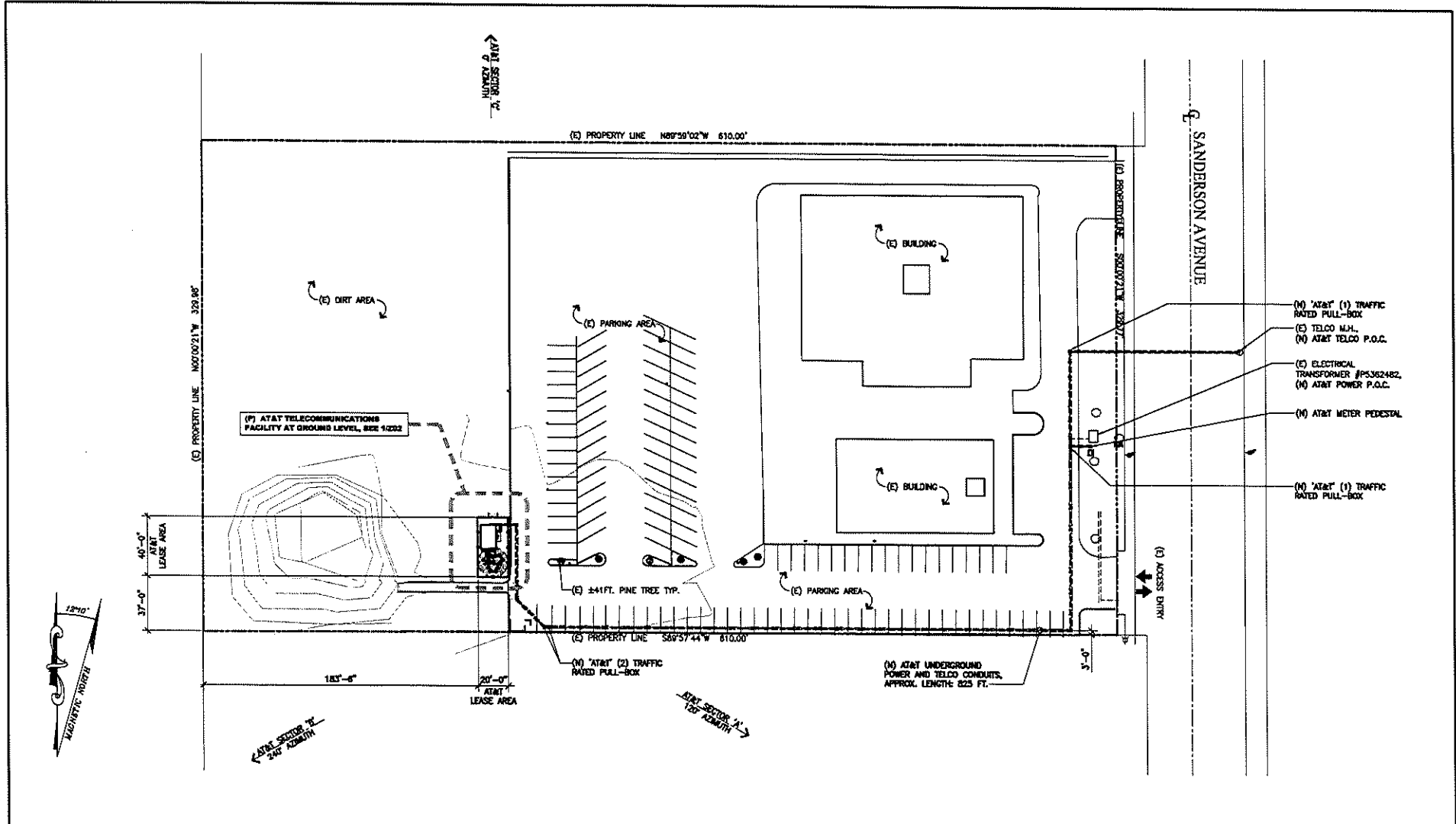
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Feb 25 12:32:12 2013

Version 121101

COPYRIGHT: BECHTEL CORPORATION 2011. THIS ITEM CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO BECHTEL THAT IS NOT TO BE USED, DISCLOSED, OR REPRODUCED IN ANY FORM BY ANY NON-BECHTEL PARTY WITHOUT BECHTEL'S PRIOR WRITTEN PERMISSION. NOTWITHSTANDING THE ABOVE, "AT&T MOBILITY" HAS THE RIGHT TO USE THE INFORMATION CONTAINED IN THIS DOCUMENT PURSUANT TO CONTRACT 75471 BETWEEN BECHTEL CORPORATION AND "AT&T MOBILITY". ALL RIGHTS RESERVED.



SITE PLAN

SCALE:	1" = 30'-0"	1
--------	-------------	---

DCI PACIFIC
 A/E/C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EMERALDVIEW PARK | SUITE 110 | RIVERSIDE | CA 92504
 T: 951.478.1000 | WWW.DCI.COM

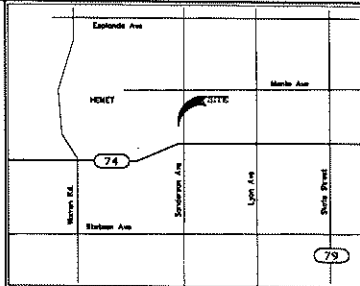
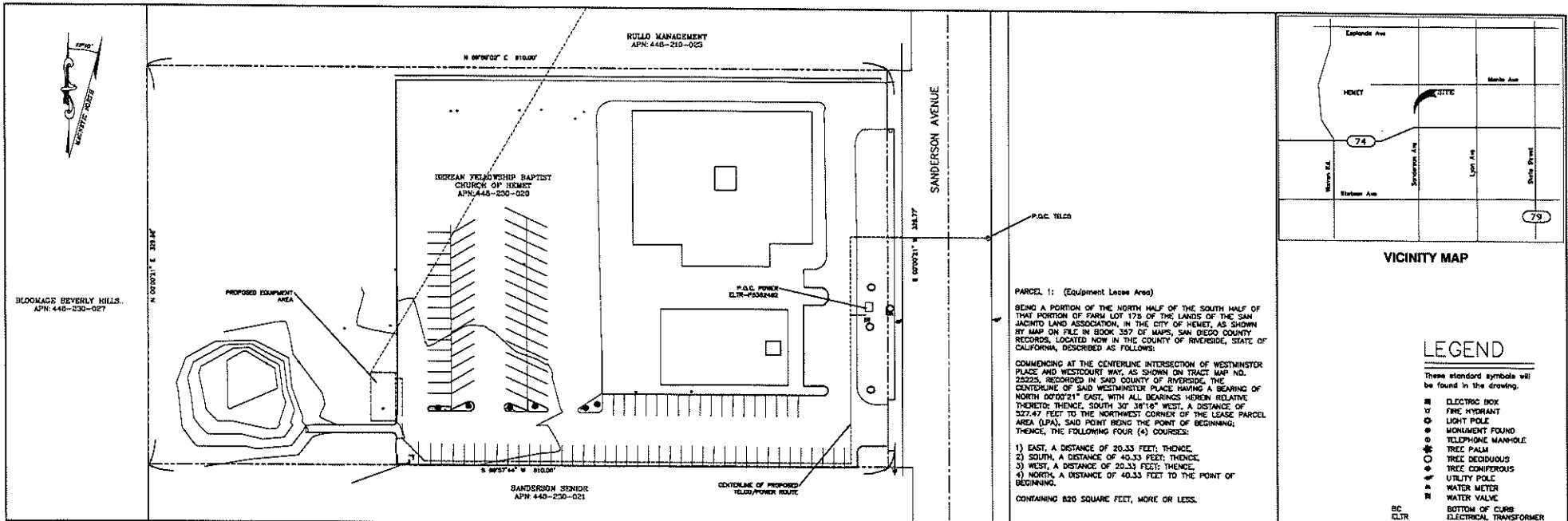
RS0330C
BEREAN FELLOWSHIP BAPTIST CHURCH
 375 NORTH SANDERSON AVENUE
 HEMET, CA 92345

12000 PARK PLAZA DRIVE
 CERRITOS, CA 94509

NO.	DATE	REVISION	BY	CHK	APP'D
0	11/29/12	ISSUED FOR ZONING PERMIT	MAC	BOB	DMD
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					

AT&T MOBILITY
 CERRITOS, CA
SITE PLAN
 JOB NO. 25736-613
 DRAWING NUMBER AA-RS0330C-201
 SHEET 0

COPYRIGHT: BECHTEL CORPORATION 2011. THIS ITEM CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO BECHTEL THAT IS NOT TO BE USED, DISCLOSED, OR REPRODUCED IN ANY FORMAT BY ANY NON-BECHTEL PARTY WITHOUT BECHTEL'S PRIOR WRITTEN PERMISSION. NOTWITHSTANDING THE ABOVE, "A&T MOBILITY" HAS THE RIGHT TO USE THE INFORMATION CONTAINED IN THIS DOCUMENT PURSUANT TO CONTRACT 25471 BETWEEN BECHTEL CORPORATION AND "A&T MOBILITY". ALL RIGHTS RESERVED.



VICINITY MAP

LEGEND

- These standard symbols will be found in the drawing.
- ELECTRIC BOX
 - ⊕ FIRE HYDRANT
 - LIGHT POLE
 - MONUMENT FOUND
 - ⊗ TELEPHONE MANHOLE
 - ☉ TREE PALM
 - TREE DECIDUOUS
 - ⊙ TREE CONIFEROUS
 - ⊕ UTILITY POLE
 - ⊖ WATER METER
 - ⊗ WATER VALVE
 - BC BOTTOM OF CURB
 - ELR ELECTRICAL TRANSFORMER
 - EP EDGE OF PAVEMENT
 - FL FLOWLINE CURB IN GUTTER
 - LP LIGHT POLE TOP
 - MC GROUND SPOT ELEVATION
 - PE PAINT STRIP
 - RTOP ROOF TOP
 - SN SIDEWALK
 - TC TOP OF CURB
 - TRTP TREE TOP DECIDUOUS
 - TRTPS TREE TOP CONIFEROUS
 - TW WALL TOP
 - BOUNDARY LINE
 - CENTER LINE
 - MISC. PROPERTY LINE
 - MISC. TIE LINE
 - RIGHT-OF-WAY LINE
 - DISCONT. LINE
 - FENCE LINE

PARCEL 1: (Equipment Lease Area)

BEING A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THAT PORTION OF FARM LOT 178 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, IN THE CITY OF HEMET, AS SHOWN BY MAP ON FILE IN BOOK 337 OF MAPS, SAN DIEGO COUNTY RECORDS, LOCATED NOW IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF WESTMINSTER PLACE AND WESTCOURT WAY, AS SHOWN ON TRACT MAP NO. 23225, RECORDED IN SAID COUNTY OF RIVERSIDE, THE CENTERLINE OF SAID WESTMINSTER PLACE HAVING A BEARING OF NORTH 07°00'21" EAST, WITH ALL BEARINGS HEREIN RELATIVE THEREIN; THENCE SOUTH 30°34'18" WEST, A DISTANCE OF 327.47 FEET TO THE NORTHWEST CORNER OF THE LEASE PARCEL AREA (LPA), SAID POINT BEING THE POINT OF BEGINNING; THENCE, THE FOLLOWING FOUR (4) COURSES:

- 1) EAST, A DISTANCE OF 20.33 FEET; THENCE,
- 2) SOUTH, A DISTANCE OF 40.33 FEET; THENCE,
- 3) WEST, A DISTANCE OF 20.33 FEET; THENCE,
- 4) NORTH, A DISTANCE OF 40.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 820 SQUARE FEET, MORE OR LESS.

THE NORTH HALF OF THE SOUTH HALF OF THAT PORTION OF FARM LOT 178 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, IN THE CITY OF HEMET, AS SHOWN BY MAP ON FILE IN BOOK 337 OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

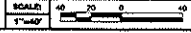
BEGINNING AT THE SOUTHEAST CORNER OF SAID FARM LOT 178; THENCE NORTH ON THE EAST LINE OF SAID LOT, 1,200 FEET, MORE OR LESS, TO THE CENTER OF SAID LOT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT, 880 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID LOT, 1,200 FEET TO THE SOUTH LINE OF SAID LOT; THENCE EAST 600 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EASTERLY 30 FEET THEREOF AS GRANTED TO THE COUNTY OF RIVERSIDE IN DOCUMENT RECORDED NOVEMBER 27, 1979 AS INSTRUMENT NO. 251540, OFFICIAL RECORDS.

(WAITING FOR TITLE)

(WAITING FOR TITLE)

OVERALL SITE PLAN



OWNER'S NAME: BEREAN FELLOWSHIP BAPTIST CHURCH OF HEMET
ASSESSOR'S PARCEL NUMBER(S): 448-230-020
BASIS OF BEARINGS: (NAD 83; Epoch 2002)
 THE BEARINGS SHOWN HEREON ARE BASED ON TRIC NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 88
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) TORP, ELEVATION = 103.31' AND 2) PINT, ELEVATION = 4233.46' WITH CEOD 2009 CORRECTIONS APPLIED.

SITE DATA
FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program: County: RIVERSIDE Effective Date: 8/28/2008
 Panel: 14700 Community-Panel Number: 050606
 The Flood Zone Designation for this site is: ZONE X

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and monuments shown hereon are from record information as noted hereon. Floyd Surveying, Inc. transmitted the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any end of liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on OCTOBER 24, 2012.

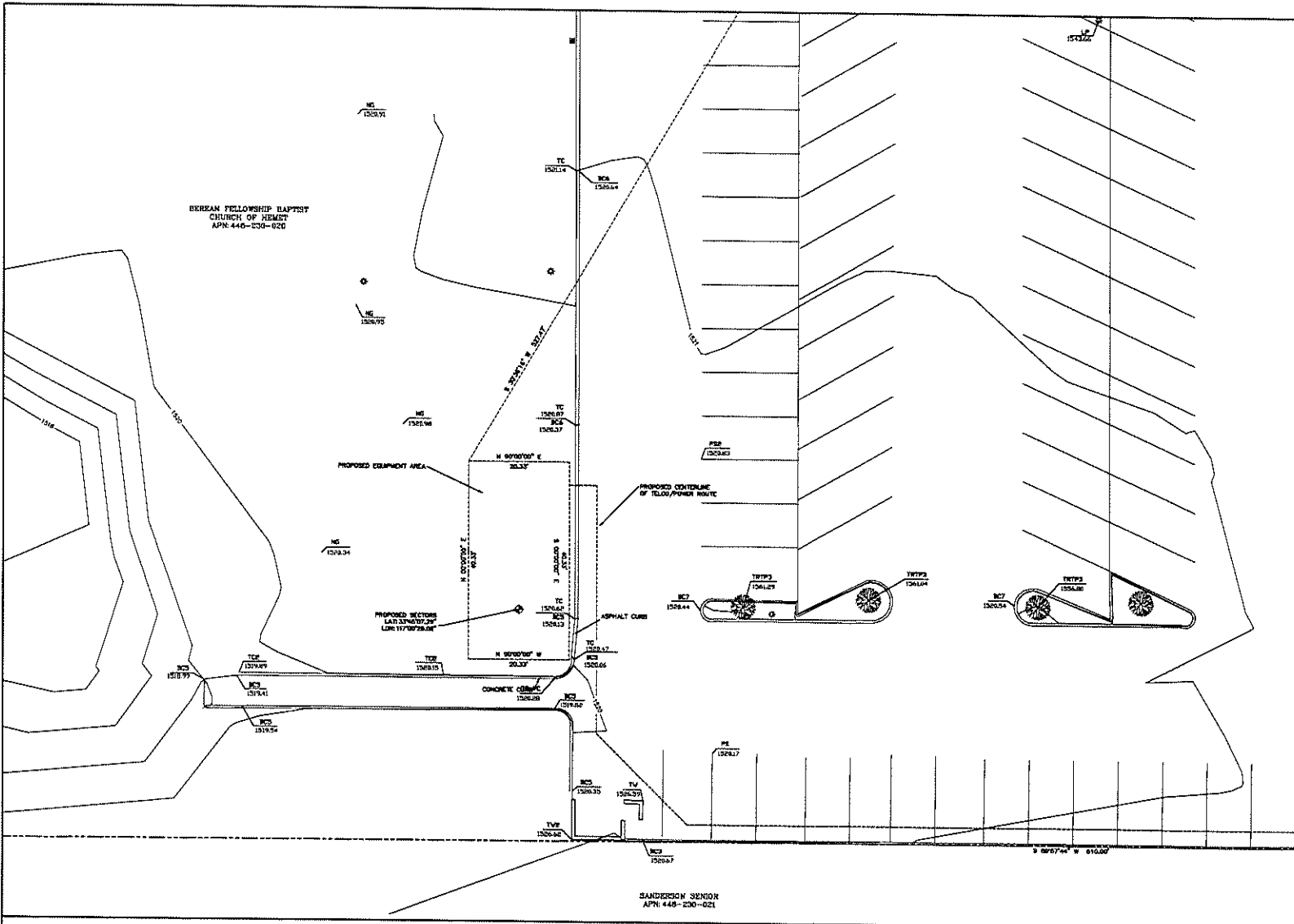
PROPERTY LEGAL DESCRIPTION	TITLE REPORT NOTES	TITLE REPORT NOTES	FEMA FLOOD ZONE INFORMATION	GENERAL NOTES
 FLOYD SURVEYING 2621 GREEN RIVER RD. STE 103-202 CORONA, CA 92882 CELL: (949) 200-0826 EMAIL: info@floydsurveying.com	DCI PACIFIC A E C WORKS ARCHITECTURE-ENGINEERING-CONSULTING 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614 PHONE: (949) 475-1000 FAX: (949) 475-1001	RS0330C BEREAN FELLOWSHIP BAPTIST CHURCH 375 N. SANDERSON AVENUE HEMET, CA 92545	 at&t 1200 PARK PLAZA DRIVE CERRITOS, CA 94529	 TOPOGRAPHIC SURVEY Drawing NUMBER: 25471-010 REV: AA-RS0330C-B01 1

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	12/3/12	EQUIPMENT AREA	DAF	DAF	DAF
2	10/29/12	BOX ZONING DRAWINGS	DAF	DAF	DAF

SCALE: AS SHOWN DESIGNED DRAWN



COPYRIGHT: BECHTEL CORPORATION 2011. THIS ITEM CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO BECHTEL THAT IS NOT TO BE USED, DISCLOSED, OR REPRODUCED IN ANY FORMAT BY ANY
 NON-BECHTEL PARTY WITHOUT BECHTEL'S PRIOR WRITTEN PERMISSION. NOTWITHSTANDING THE ABOVE, "AIRT MOBILITY" HAS THE RIGHT TO USE THE INFORMATION CONTAINED IN THIS DOCUMENT PURSUANT TO
 CONTRACT 25471 BETWEEN BECHTEL CORPORATION AND "AIRT MOBILITY". ALL RIGHTS RESERVED.



LEGEND

- These standard symbols will be found in the drawing.
- ELECTRIC BOX
 - ⊕ FIRE HYDRANT
 - ⊙ MONUMENT FOUND
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TREE PALM
 - ⊙ TREE DECIDUOUS
 - ⊙ TREE CONIFEROUS
 - ⊙ UTILITY POLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - BC BOTTOM OF CURB
 - ELTR ELECTRICAL TRANSFORMER
 - EP EDGE OF PAVEMENT
 - FL FLOWLINE CURB & GUTTER
 - LP LIGHT POLE TOP
 - MC GROUND SPOT ELEVATION
 - PS PAINT STRIPING
 - RTOP ROOF TOP
 - SW SIDEWALK
 - TC TOP OF CURB
 - TRTP TREE TOP DECIDUOUS
 - TRTPS TREE TOP CONIFEROUS
 - TM WALL TOP CONIFEROUS
 - BOUNDARY LINE
 - MISC. PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - FENCE LINE

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. releases Floyd Surveying, Inc. of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on OCTOBER 24, 2012.

DETAIL SITE PLAN

SCALE:	1" = 10'
--------	----------

GENERAL NOTES

FLOYD SURVEYING
 2421 DREDA RIVER RD.
 STE 105-202
 CORONA, CA 92882
 CELL: (949) 200-0828
 EMAIL: fsl@floydsurveying.com

DCI PACIFIC
 A|E|C WORKS
 ARCHITECTURE-ENGINEERING-CONSULTING
 32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 475-1000 FAX: (949) 475-1001

RS0330C
 BEREAN FELLOWSHIP BAPTIST CHURCH
 375 N. SANDERSON AVENUE
 HEMET, CA 92545

at&t
 mobility
 1200 PARK PLAZA DRIVE
 CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APPD
1	12/3/12	EQUIPMENT AREA	DAF	DAF	DAF
2	10/29/12	BOX ZONING DRAWINGS	DAF	DAF	DAF

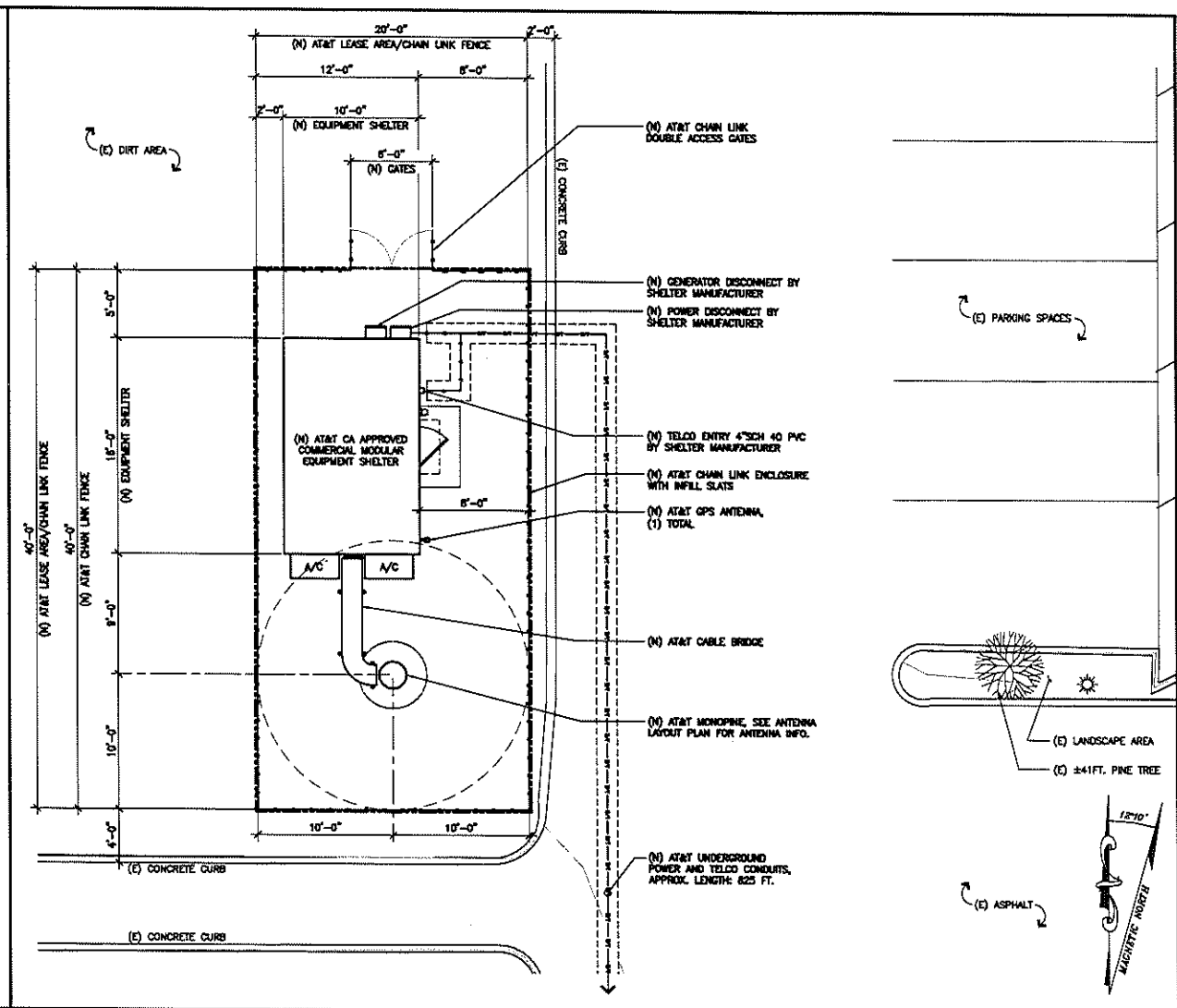
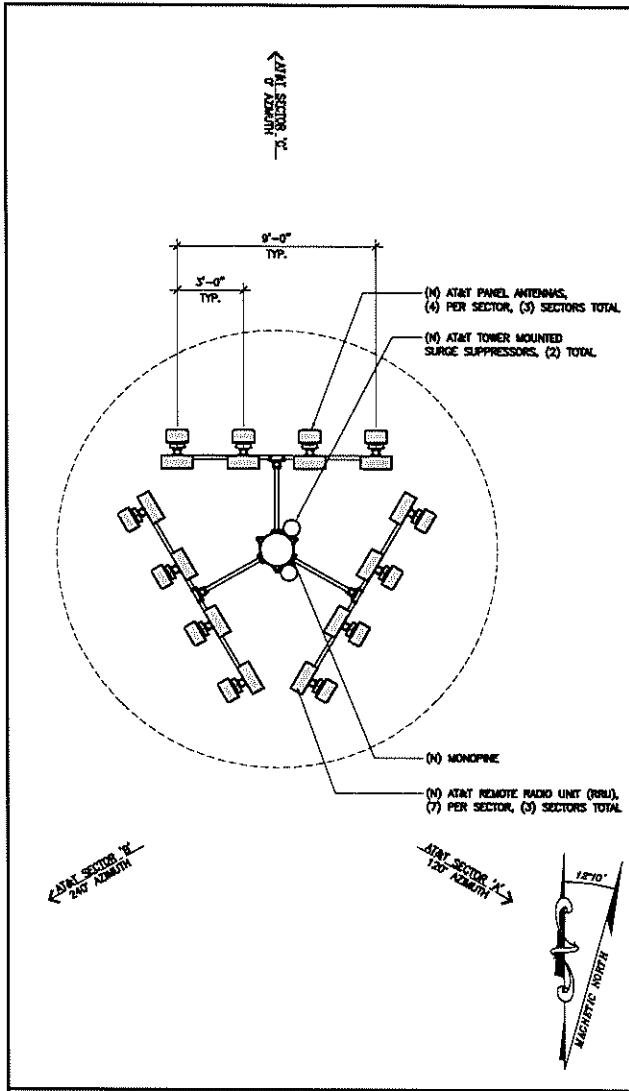
SCALE AS SHOWN DESIGNED DRAWN



TOPOGRAPHIC SURVEY

Drawing NUMBER	25471-810	REV.	1
PROJECT NUMBER	AA-RS0330C-802		

COPYRIGHT: BECHTEL CORPORATION 2011. THIS ITEM CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO BECHTEL THAT IS NOT TO BE USED, REPRODUCED, OR REPRODUCED IN ANY FORM BY ANY NON-BECHTEL PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION OF BECHTEL CORPORATION AND "AT&T MOBILITY". ALL RIGHTS RESERVED.



ANTENNA LAYOUT PLAN

2 EQUIPMENT AREA PLAN

SCALE: 1/8" = 1'-0" 1

DCI PACIFIC
A/E/C WORKS
ARCHITECTURAL | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | ANAHEIM, CA 92814
T 949 478-1000 | F 949 478-1001

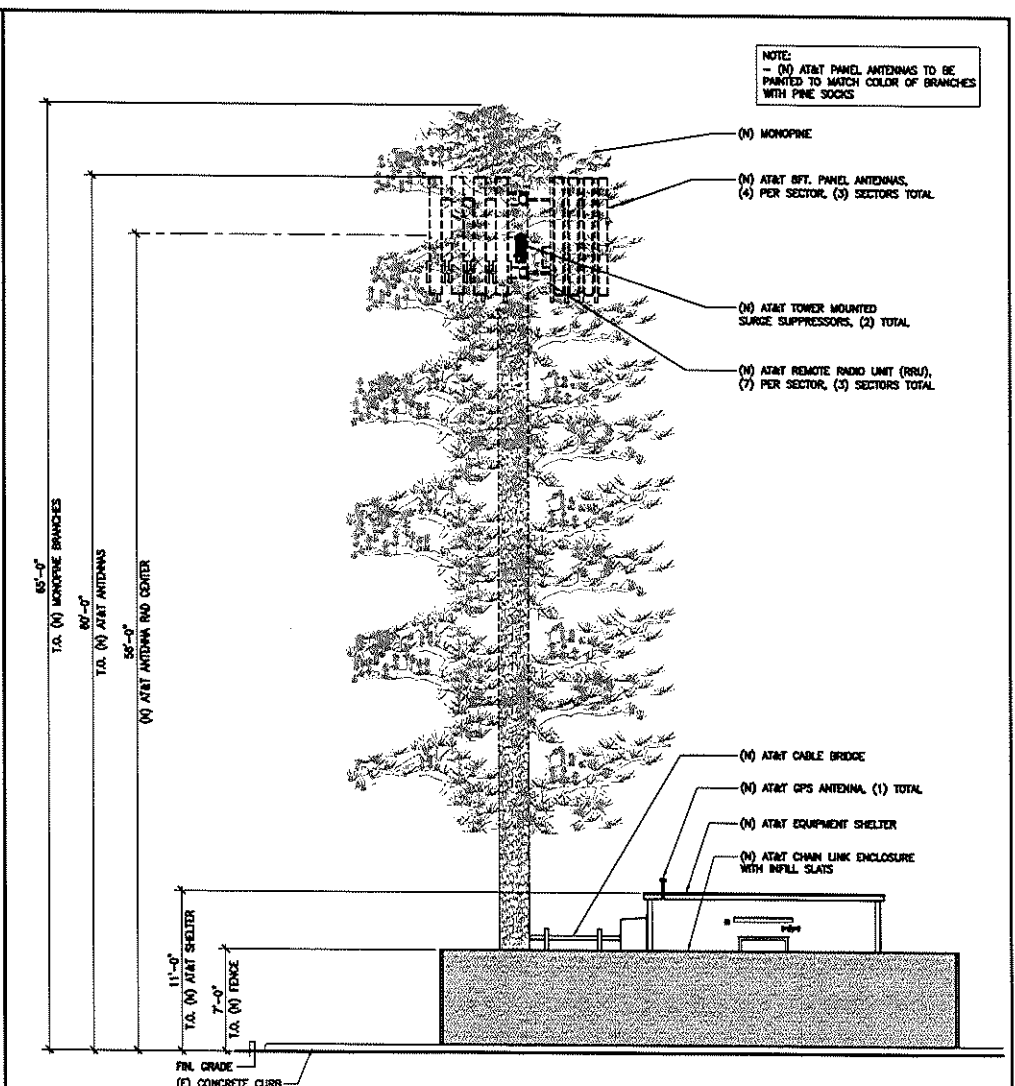
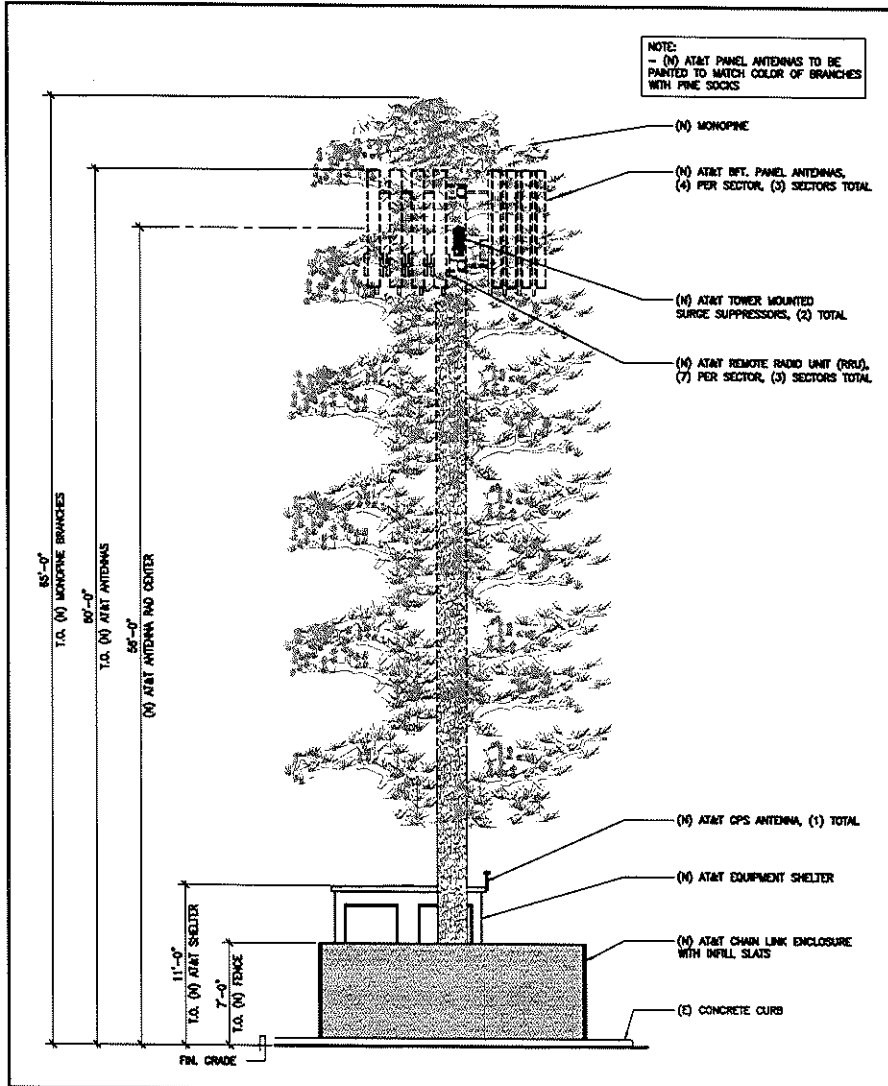
RS0330C
BEREAN FELLOWSHIP BAPTIST CHURCH
375 NORTH SANDERSON AVENUE
HEMET, CA 92345

at&t mobility
1200 PARK PLAZA DRIVE
CERRITOS, CA 94503

NO.	DATE	REVISIONS	MADE	BOOK	CHG
0	11/20/12	ISSUED FOR ZONING PERMIT			
SCALE: AS SHOWN			DESIGNED	DRAWN	

AT&T MOBILITY
CERRITOS, CA
EQUIPMENT & ANTENNA LAYOUT PLANS
JOB NO. 25736-615
DRAWING NUMBER AA-RS0330C-202
REV. 0

COPYRIGHT: BECHTEL CORPORATION 2011. THIS ITEM CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO BECHTEL THAT IS NOT TO BE USED, DISCLOSED, OR REPRODUCED IN ANY FORMAT BY ANY NON-BECHTEL PARTY WITHOUT BECHTEL'S PRIOR WRITTEN PERMISSION. NOTWITHSTANDING THE ABOVE, AT&T MOBILITY HAS THE RIGHT TO USE THE INFORMATION CONTAINED IN THIS DOCUMENT PURSUANT TO CONTRACT 23471 BETWEEN BECHTEL CORPORATION AND AT&T MOBILITY. ALL RIGHTS RESERVED.



SOUTH ELEVATION

2 EAST ELEVATION

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
22 EXECUTIVE PLANE | SUITE 1101 | FORT COCKERILL, CA 92514
T 949 475.1000 | F 949 475.1001

RS0330C
BEREAN FELLOWSHIP BAPTIST CHURCH

375 NORTH SANDERSON AVENUE
HEMET, CA 92545

12000 PARK PLAZA DRIVE
CORPUS CHRISTI, TX 78403

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	11/29/12	ISSUED FOR ZONING PERMIT	MAO	SKZ	DDO

SCALE: AS SHOWN REVISIONS DIMENSIONS

AT&T MOBILITY
CERRITOS, CA

ELEVATIONS

25738-615	AA-RS0330C-Z03	0
-----------	----------------	---

Discretionary Uses

1. Residential dwelling units
2. Institutional
3. Places of Assembly
4. Public and Private Schools
5. Hazardous Material Facilities

D. AREA III: Area of Moderate Risk

Policies

1. Permitted Uses

- a. Wide range of uses are permitted

2. Discretionary Uses

- a. Structures over 35' or 2 stories, whichever is greater.
- b. Institutional
- c. Places of Assembly
- d. Hazardous Materials
- e. Public & Private Schools

E. NOISE AND SOUNDPROOFING REQUIREMENTS

1. Avigation Easements shall be required for all land uses in Areas I, II, and III.
2. Any habitable structures to be constructed in the 2005 average annual day 60 CNEL noise contour (as defined in the Noise Contour Study dated January, 1989, prepared by

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

DATE OF HEARING: March 14, 2013

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1027HR13 – AT&T, Coastal Business Group, and Berean Fellowship Baptist Church (Representative: Mitchell Bryant) – City Case No. CUP No. 13-001 (Conditional Use Permit). Conditional Use Permit No. 13-001 is a proposal to establish an unmanned telecommunications facility consisting of antennas on a 65-foot high monopine tower, with associated equipment shelter, on an 800 square foot lease area within a 4.62-acre parcel located at 375 North Sanderson Avenue (on the westerly side of Sanderson Avenue, northerly of Devonshire Avenue), within the City of Hemet. (Area III of Hemet-Ryan Airport Influence Area).

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982 or Russell Brady at (951) 955-0549. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Carole Kendrick of the City of Hemet Planning Department, at (951) 765-2375.



448-201-010 GABRIEL & ROSA GOMEZ 419 COPENHAGEN ST HEMET CA 92545	1	448-201-011 DELORIS & KENNETH MASON PO BOX 1222 SAN JACINTO CA 92581	2	448-201-012 ROBERT HAVILAND 403 COPENHAGEN ST HEMET CA 92545	3
448-201-013 GONZALO & LUPE CASTELLANOS 402 STOCKHOLM CT HEMET CA 92545	4	448-201-014 ERMA LORRAINE ZUPAN PO BOX 2764 GRASS VALLEY CA 95945	5	448-201-015 TERESA ROMO DEMARTINEZ 418 STOCKHOLM CT HEMET CA 92545	6
448-202-001 FELIX GALLO 3509 ANCHORAGE ST HEMET CA 92545	7	448-202-002 HENDERSON FAMILY TR 704 LEXINGTON ST HEMET CA 92545	8	448-202-003 JUDITY PORTILLO 38190 CAMARADA LN MURRIETA CA 92563	9
448-202-004 RONALD & KATHLEEN LORSON 4778 ARIZONA ST SAN DIEGO CA 92116	10	448-202-005 LEO & DIANE PORTUNE 5715 TOWER RD RIVERSIDE CA 92506	11	448-202-006 DOROTHY BRINKWORTH 5430 OAK PARK LN #232 OAK PARK CA 91377	12
448-210-001 SAL E & DOROTHY ZAVALA 1401 WILDWOOD DR LOS ANGELES CA 90041	13	448-210-012 KOSH INV PO BOX 7711 LAGUNA NIGUEL CA 92607	14	448-210-013 KOSH INV PO BOX 7711 LAGUNA NIGUEL CA 92607	15
448-210-014 KOSH INV PO BOX 7711 LAGUNA NIGUEL CA 92607	16	448-210-015 & 016 WESTCOURT ASSN 25401 CABOT RD #102 LAGUNA HILLS CA 92653	17-18	448-210-021 JUAN & NINOSKA ESPINOZA 1121 CLOUDS REST DR DIAMOND BAR CA 91765	19
448-210-022 SEAN CHAPMAN 14895 SAN PASQUAL VALLEY RD ESCONDIDO CA 92027	20	448-210-023 RULLO MANAGEMENT 4180 PALISADES RD SAN DIEGO CA 92116	21	448-230-019 VIRGINIA MENDEZ 575 S TAYLOR ST HEMET CA 92543	22
448-230-020 BEREAN FELLOWSHIP CHURCH 375 S SANDERSON AVE HEMET CA 92545	23	448-230-021 SANDERSON SENIOR 256 26 TH ST #200 SANTA MONICA CA 90402	24	448-230-027 BLOOMAGE BEVERLY HILLS INC 20068 EMERALD MEADOW DR WALNUT CA 91789	25
448-231-017 EAST WEST BANK 135 N LOS ROBLES AVE #7 TH PASADENA CA 91101	26	430-270-004-006 JOSEPH VALENTI 22902 OCEANBREEZE WAY LAGUNA NIGUEL CA 92677	27-29	430-270-007 KATHAWA 71250 W THUNDERBIRD TER RANCHO MIRAGE CA 92270	30
448-270-019 FFLP CC 385 CLINTON ST COSTA MESA CA 92626	31				



CITY OF HEMET/ PLANNING DEPT
ATTN: CAROLE KENDRICK
445 E FLORIDA AVE
HEMET CA 92543

COASTAL BUSINESS GROUP, INC
ATTN: MITCHELL BRYANT
16150 SCIENTIFIC WAY
IRVINE CA 92618

APPLICATION FOR MAJOR LAND USE ACTION REVIEW
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP 1027 HR13

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application _____

Property Owner **Berean Fellowship Baptist Church** Phone Number **951-929-0273**
 Mailing Address **375 N. Sanderson Ave.**
Hemet, CA 92545

Agent (if any) **Mitchell Bryant for AT&T** Phone Number **949-336-1550**
 Mailing Address **16150 Scientific Way**
Irvine, CA 92618

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address **375 North Sanders Ave.**

Assessor's Parcel No. **448-230-020** Parcel Size _____
 Subdivision Name **San Jacinto Land Association** Zoning **C-1 Neighborhood**
 Lot Number **176** Classification **Commercial**

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe) **Parcel is developed with church building and facilities.**

Proposed Land Use (describe) **The proposed use is to lease a portion of the parcel to construct a wireless telecommunications facility for AT&T Mobility.**

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) _____

For Other Land Uses Hours of Use **24/7**

(See Appendix C) Number of People on Site Maximum Number **NA**
 Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) **65** ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site **65** ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes No

If yes, describe _____

REFERRING AGENCY (TO BE COMPLETED BY AGENCY STAFF)

Date Received 1-22-13 Type of Project
 Agency Name City of Hemet General Plan Amendment
Carole Kendrick Zoning Amendment or Variance
 Staff Contact Carole Subdivision Approval
 Phone Number 951-765-2375 Use Permit
 Agency's Project No. CUP 13-001 Public Facility
 Other

ALUC REVIEW (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

Application Receipt Date Received _____ By _____
 Is Application Complete? Yes No
 If No, cite reasons _____

Airport(s) Nearby _____
 Primary Criteria Review Compatibility Zone(s) A B1 B2 C D E Ht.
 Allowable (not prohibited) Use? Yes No
 Density/Intensity Acceptable? Yes No
 Open Land Requirement Met? Yes No
 Height Acceptable? Yes No
 Easement/Deed Notice Provided? Yes No

Special Conditions Describe: _____

Supplemental Criteria Review
 Noise _____
 Safety _____
 Airspace Protection _____
 Overflight _____

ACTIONS TAKEN (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

ALUC Executive Director's Action Approve Date _____
 Refer to ALUC

ALUC Action Consistent Date _____
 Consistent with Conditions (list conditions/attach additional pages if needed)

 Inconsistent (list reasons/attach additional pages if needed)

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION
STAFF REPORT**

AGENDA ITEM: 2.2

HEARING DATE: March 14, 2013

CASE NUMBER: ZAP1005RG12 – City of Perris

APPROVING JURISDICTION: City of Perris

JURISDICTION CASE NO: Housing Element 2014-2021

MAJOR ISSUES: Staff initially identified as major issues provisions in the initial draft of the proposed Housing Element that identified sites for potential development of high-density housing in areas where such densities are not permissible pursuant to the 1984 Riverside County Airport Land Use Plan and proposed “by-right” approval for emergency shelters in the G-I (General Industrial) zone and single-room occupancy housing in the C-C (Community Commercial) zone. These provisions have since been modified to staff’s satisfaction.

RECOMMENDATION: As modified, staff recommends a finding that the proposed Housing Element is CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base, and with the Perris Valley Airport Land Use Compatibility Plan (PVALUCP).

PROJECT DESCRIPTION:

The City of Perris proposes to adopt an updated Housing Element for the Plan Years of 2014 through 2021. The Housing Element is an integral part of the City’s overall General Plan, as one of seven General Plan elements mandated by State law. The Element assesses the current and future housing needs of various demographic groups, formulates goals, policies, and programs to address housing needs in the City, and sets forth an action plan for implementation of those goals during the eight-year planning period. The Housing Element is required to identify sites that will meet the identified quantity and type of housing identified for the City pursuant to the Regional Housing Needs Assessment (RHNA) established by the Western Riverside Council of Governments. This site inventory is most important in determination of consistency with applicable Airport Land Use Compatibility Plans. In addition to the site inventory, the Housing Element also addresses other housing issues such as homelessness, substandard housing conditions, and removal of government constraints to provision of affordable housing. Pursuant to State law, the Housing Element must also identify locations or districts where certain uses, such as apartments and emergency shelters, are to be permitted “by right”, i.e., without the need to apply for discretionary review.

PROJECT LOCATION: All land within the City of Perris. Except for objects 200 feet or greater in height, the jurisdiction of the Airport Land Use Commission is confined to the portion of the City within the Airport Influence Areas of March Air Reserve Base and Perris Valley Airport.

LAND USE PLAN: Perris Valley Airport Land Use Compatibility Plan, and the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area for March Air Reserve Base.

BACKGROUND:

The proposed Housing Element includes a statement that “specific plans must be consistent with any Airport Land Use Plan pursuant to Public Utilities Code 21676.” The City’s housing site inventory includes land within specific plans that are not consistent with adopted Airport Land Use Plans. However, the City has advised that the Housing Element land inventory must address all land designated for residential uses. The City noted that the land inventory allows for an identification of sites that are subject to constraints, and agreed to modify the document to include a column indicating whether there are existing airport-related constraints. It was also agreed that the housing site inventory demonstrates that there is sufficient land without airport-related constraints to meet the City’s fair share of housing need (RHNA: Regional Housing Needs Allocation) during the 2014-2021 planning period.

In accordance with State law, the City of Perris Housing Element must designate certain areas, sites, or districts where certain uses would be permissible without the need for an applicant to request a discretionary permit (such as a conditional use permit). Such projects, then, would not be subject to ALUC review for consistency with density or other limitations.

Pursuant to Action 2.4, the City proposes to commit to a zoning ordinance revision that would permit emergency shelters by right in the G-I (General Industrial) zone, except in Specific Plan areas, without a conditional use permit or any other discretionary permit. Maintenance of the provision “except in Specific Plan areas” is critical to consistency in this situation, as a considerable amount of land in the G-I zone is located within Airport Areas I and II, including land in the Clear Zone and Accident Potential Zones of March Air Reserve Base. The areas within the Clear Zone and Accident Potential Zones are included within the Perris Valley Commerce Center Specific Plan, so emergency shelters would not be permitted “by right” in that area.

There is also a considerable amount of G-I zoning in the vicinity of Perris Valley Airport. However, provided that the permissible area is defined as those portions of the G-I zone located at least 1200 feet southerly of Ellis Avenue, the G-I zone would be located within Compatibility Zones D and E, where residential densities of at least five dwelling units per acre are consistent, as are nonresidential intensities up to 100 persons per acre. There is a reference to areas southerly of Malbert Road and northerly of Mountain Avenue in the text description, which would be within Zone D (westerly of Goetz Road and at least 1200 feet southerly of Ellis Avenue). The discussion indicates that the maximum number of beds or persons permitted to be served nightly by the facility would be limited to a maximum of 100 beds per acre, which will assure consistency with Zone D intensity limitations.

Pursuant to Action 3.2, the City proposes to commit to a zoning ordinance revision that would permit transitional and supportive housing by right in the MFR-14 and MFR-22 zones. ALUC staff would consider such housing as equivalent to traditional multi-family residential development. The City

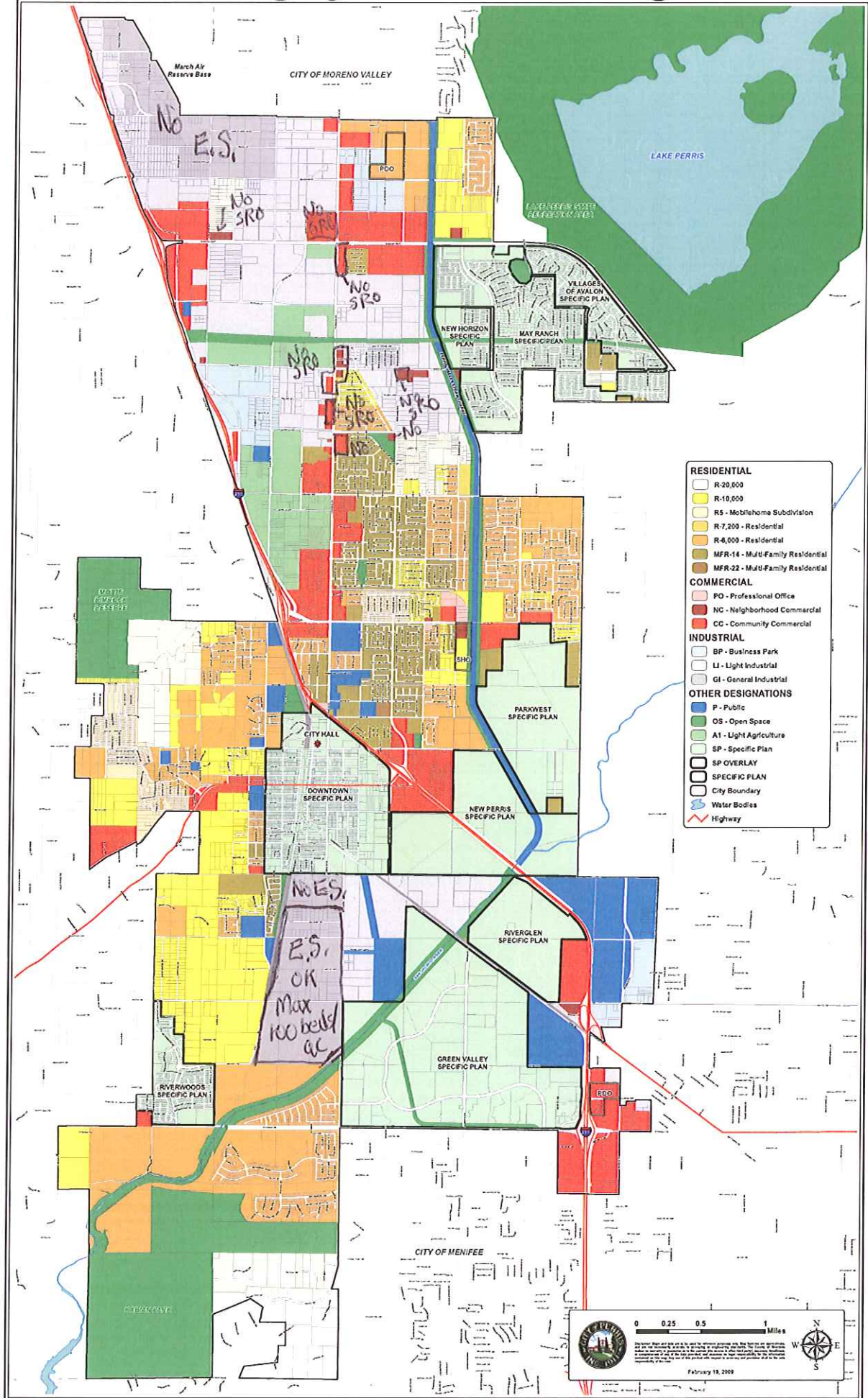
has modified its initial text so as to allow transitional and supportive housing by right except within Airport Areas I and II and within Compatibility Zones A, B1, B2, and C of the Perris Valley Airport Influence Area, thereby rendering such an ordinance consistent.

Pursuant to Action 3.3, the City proposes to commit to a zoning ordinance revision that would permit single room occupancy housing by right in the CC (Community Commercial) zone. ALUC staff would consider such housing as equivalent to motels. The City has modified its initial text so as to allow single room occupancy housing by right in the Community Commercial zone except within Airport Area I and within Compatibility Zones A, B1, and B2 of the Perris Valley Airport Influence Area, and to limit the intensity so as not to exceed 75 rooms per acre of land, which will assure consistency with Zone C intensity limitations.

Excerpts from the Draft Housing Element are attached to this staff report. Commissioner packets include the full text of the Draft Housing Element on CD. The CD also includes a “redline” copy illustrating the changes from the current Housing Element in the Draft Housing Element.

Y:\Airport Case Files\Regional\ZAP1005RG12marsr.doc

City of Perris - Zoning





DOWNTOWN PERRIS PLAN

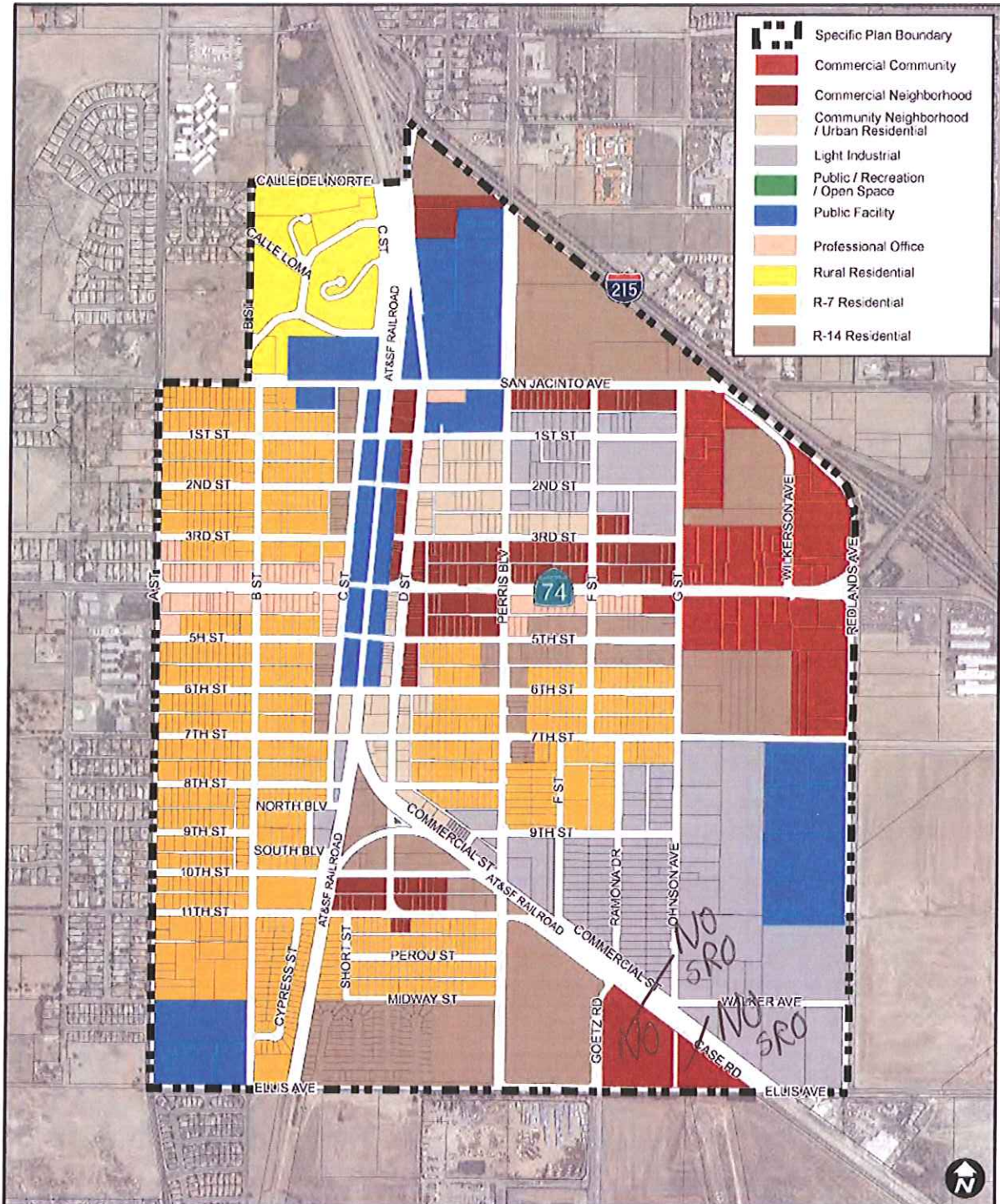


Figure 2-3: Existing Specific Plan Zoning



9191 Towne Centre Drive
Suite 340
San Diego, CA 92122
858.638.0900 phone
858.638.0910 fax

www.esassoc.com

memorandum

date 12/19/2012
to John Guerin
from Alexa Washburn
subject ALUC Application for 2014 - 2021 City of Perris Housing Element Update

Enclosed is a copy of the Application for Major Land Use Action Review for the Riverside County Airport Land Use Commission, specifically, a General Plan Amended Project Review for the 5th cycle planning period, 2014 - 2021 City of Perris Housing Element Update. In addition to the application we have included a project description of the Housing Element Update which explains in detail what is included in the Housing Element draft. We will provide a 2014 - 2021 Housing Element draft upon its completion in early to mid January. The draft will illustrate the changes that have been made to the document since the completion of the 2008 – 2014 Housing Element draft.

The draft Housing Element is formatted into seven (7) sections. Section 1 is an introduction of the Housing Element, its purpose, its content, and State law governing its preparation. Section 2 is the City's 2014 to 2021 Housing Plan, including proposed objectives, policies, and programs for the planning period. Section 3 provides quantified objectives for the number of housing units to be constructed, rehabilitated, and preserved over the time frame of the Housing Element. Sections 4, 5 and 6 provide an overview of: 1) housing and population conditions in the City; 2) governmental, market, infrastructure, and environmental factors that may constrain the provision of housing in the City; and 3) land, financial, and administrative resources available for the development and preservation of housing in Commerce. Finally, Section 7 provides a review of the existing 2008-2014 Housing Element, including recommendations for the continuation, modification, and/or removal of existing Housing Element objectives, policies, and programs for the current update.

If you have any questions or concerns, please feel free to contact me at (213) 599-4307 or Diane Sbardellati at (951) 943- 5003.

Attached:

1. Application for Major Land Use Action Review for the Riverside County Airport Land Use Commission
2. Project description
3. Enclosed check General Plan Amended Element Review for \$2, 195.00

PROJECT DESCRIPTION

PROJECT DESCRIPTION

1.1 – Project Title

City of Perris 2014-2021 Housing Element Update

1.2 – Lead Agency Name and Address

City of Perris
101 North D Street
Perris, California 92570

1.3 – Contact Person and Phone Number

Diane Sbardellati, Associate Planner
951-943-5003

1.4 – Project Location

The City of Perris is located in the County of Riverside, California. (See Exhibit 1, Regional Map and Exhibit 2, Vicinity Map)

1.5 – Project Sponsor's Name and Address

City of Perris
101 North D Street
Perris, California 92570

1.6 – General Plan Designation

The project involves all residential and mixed-use General Plan land use designations within the City. (See Exhibit 3, General Plan Map)

1.7 – Zoning District

The project involves all residential zoning districts, residential overlays, and all districts and overlays that permit mixed-use development within the City. (See Exhibit 4, Zoning Map)

1.8 – Aircraft Hazards

The City of Perris has two airports within or near its City limits: 1) March Air Reserve Base (ARB) and 2) Perris Valley Airport. (See Exhibit 5, March ARB Influence Areas Map and Exhibit 6, Perris Valley Airport Influence Areas Map)

1.9 – Project Description

Overview and the Regional Housing Needs Allocation (RHNA)

The City of Perris is located in the County of Riverside, California. The project is the update to the City of Perris General Plan Housing Element Update., referred to herein as the “project”, “Housing Element”, or “Element”. State law requires every City and County to adopt a General Plan containing at least seven mandatory elements (chapters). One required element is the Housing Element, which must be updated every eight years. The City’s updated Housing Element covers the planning period of 2014 - 2021.

One purpose for requiring local Housing Elements is to ensure that each jurisdiction provides its fair share of the regional demand for housing, thereby working to achieve the State’s goal of providing “decent housing and a suitable living environment for every California family”¹. Regional shares of the statewide housing need are allocated by the State of California Department of Housing and Community Development (HCD). These allocations are provided to a region’s Council of Government (COG), which determines each jurisdiction’s fair-share contribution. The COG for the Southern California region is the Southern California Association of Governments (SCAG). SCAG indicates each jurisdiction’s contribution through the creation of a Regional Housing Need Allocation (RHNA). The RHNA for the period of 2014-2021 for this SCAG region is 4,280 housing units. The City of Perris’s fair-share contribution is indicated in Table 1 (City of Perris 2014-2021 RHNA).

TABLE 1: CITY OF PERRIS 2014-2021 RHNA

Income Group	% of County AMI	2014-2021 Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	0-50%	1,026	23%
Low	51-80%	681	16%
Moderate	81-120%	759	18%
Above Moderate	120% and above	1,814	43%
Total	—	4,280	100%

Source: Southern California Association of Governments, 2012.

State law requires that all Housing Elements address four key topics: needs, constraints, resources, and planning. Analysis of these topics provides the foundation for the preparation of a Housing Element. The Perris Housing Element profiles community demographics and examines housing needs of various demographic groups, including owners versus renters, lower-income households, overcrowded households, the elderly, special needs groups, and the homeless, among others. This information is detailed in the Housing Element.

1. California Health and Safety Code Section 50000-50010

Exhibit 1: Regional Map

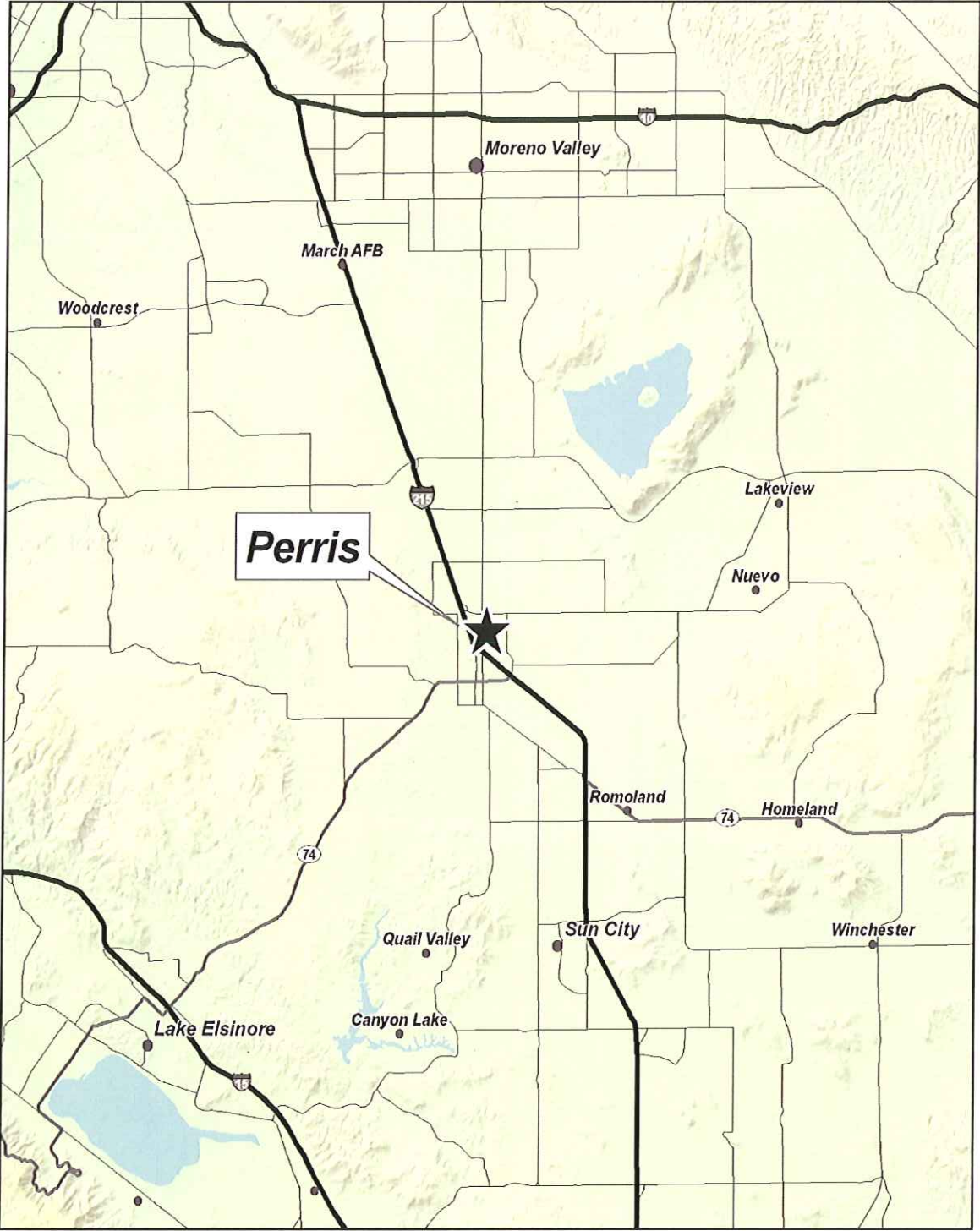


Exhibit 2: Vicinity Map

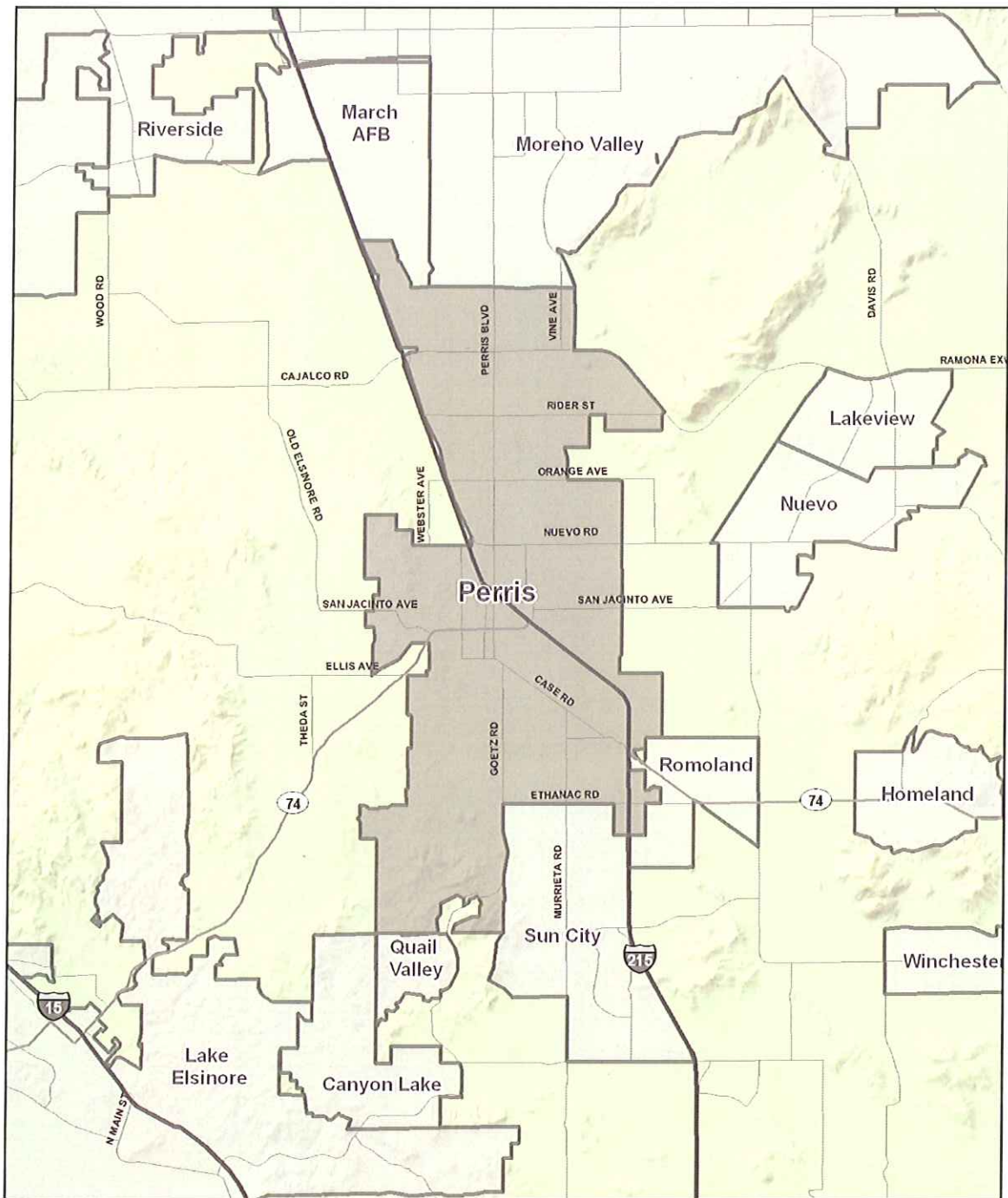


Exhibit 3: General Plan Map

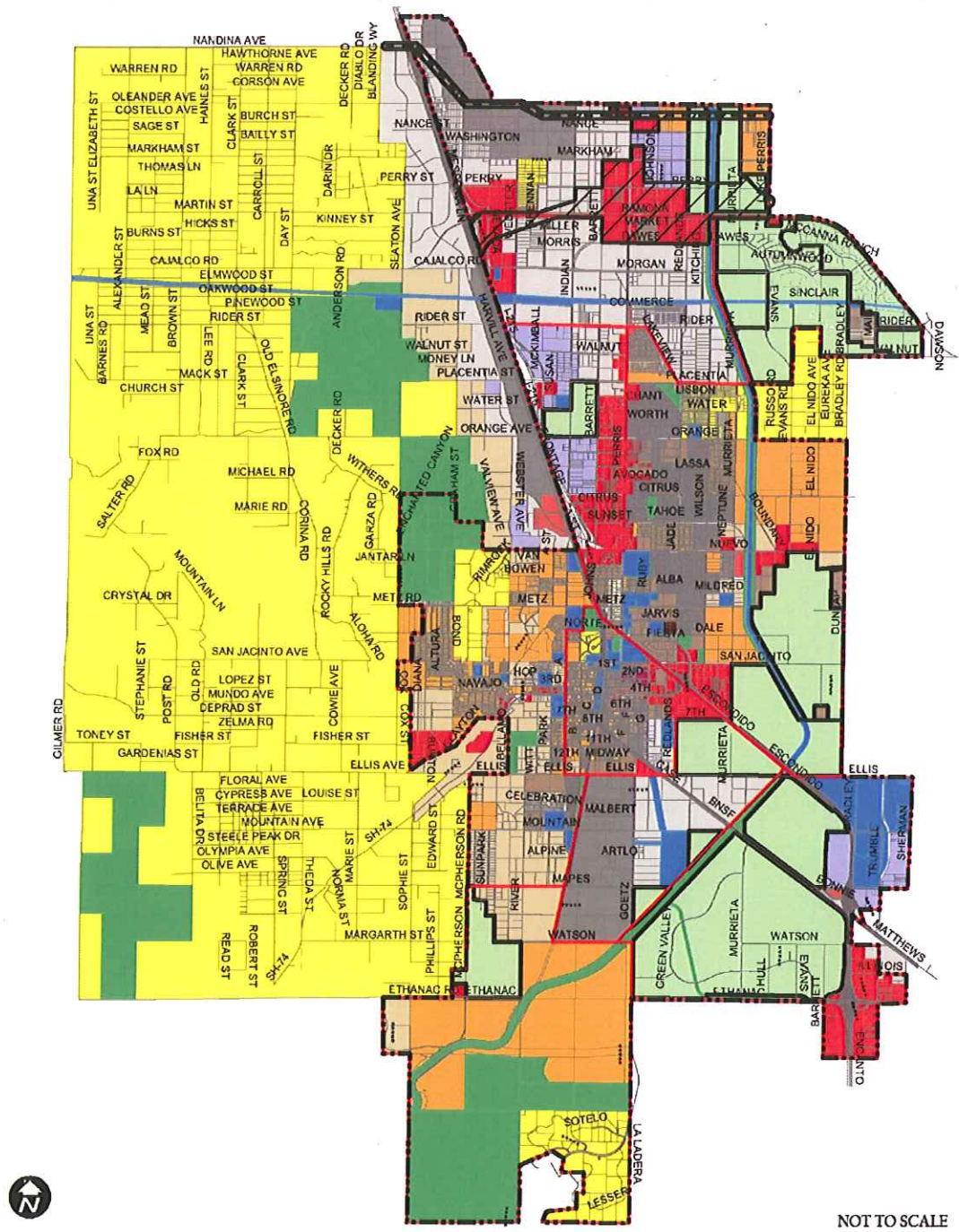


Exhibit 2 : Zoning Map

CITY OF PERRIS ZONING MAP

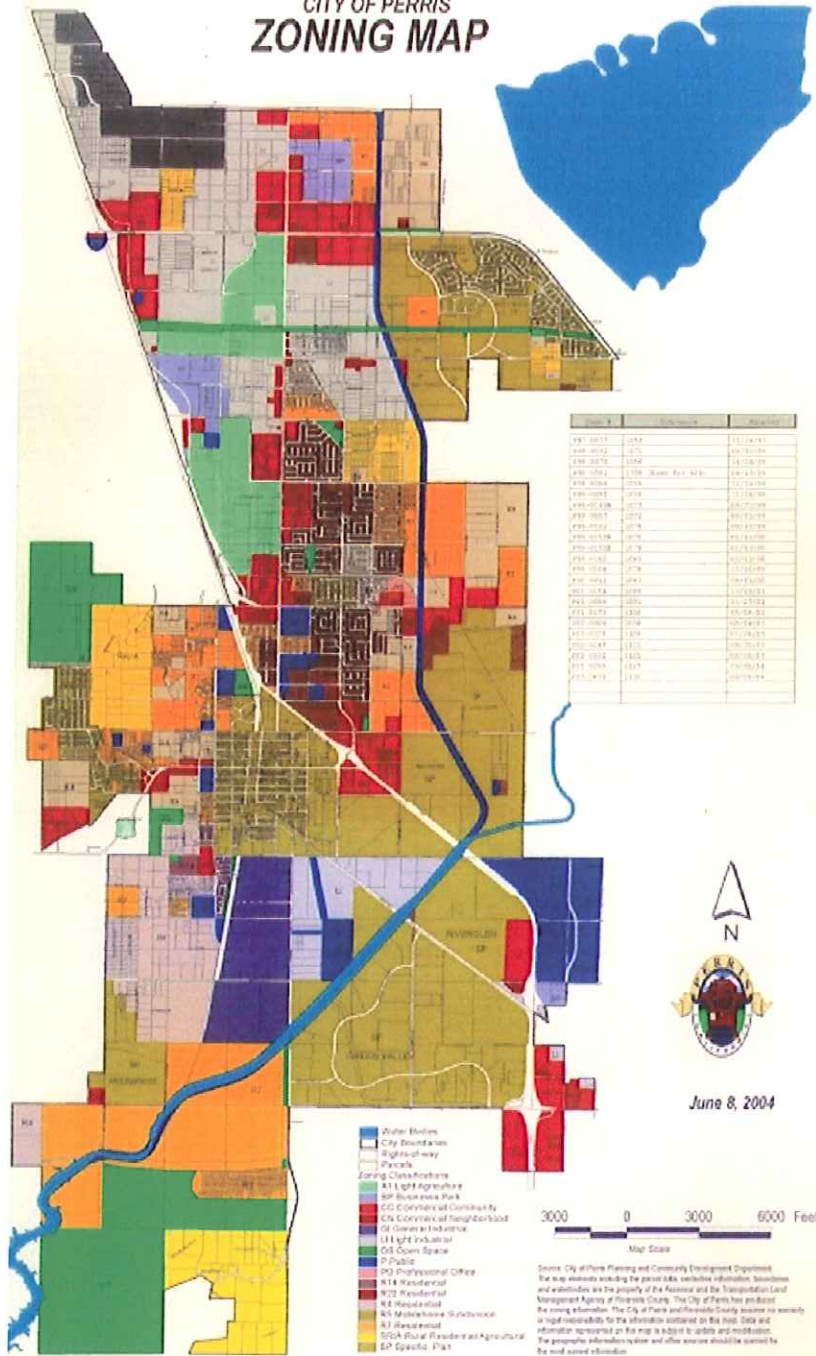
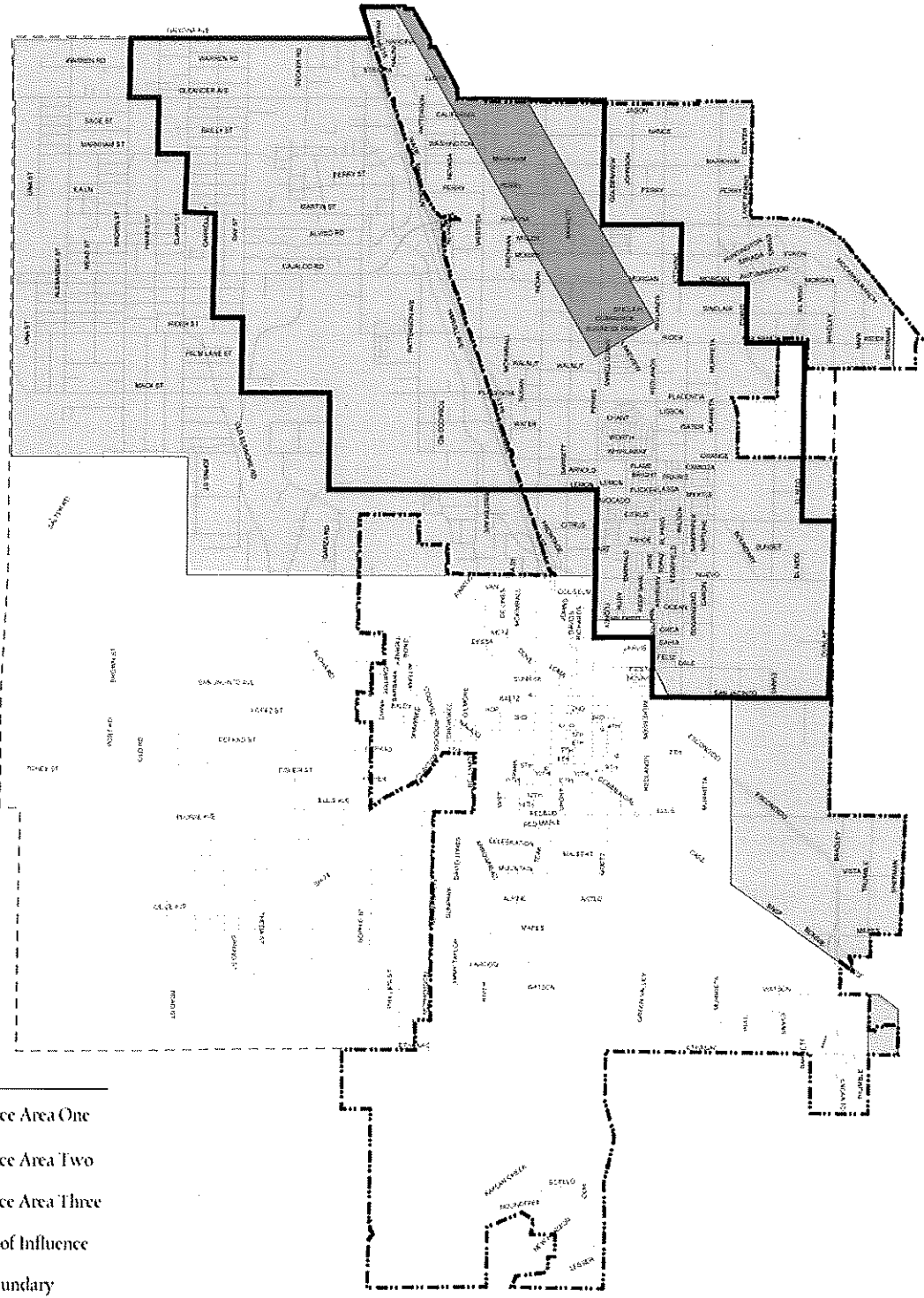







Exhibit 5: March ARB Influence Areas



Legend

-  Influence Area One
-  Influence Area Two
-  Influence Area Three
-  Sphere of Influence
-  City Boundary



Not to Scale
Source: March Joint Powers Authority

ADDITIONAL DOCUMENTATION PROVIDED BY PROJECT TEAM



9191 Towne Centre Drive
Suite 340
San Diego, CA 92122
858.638.0900 phone
858.638.0910 fax

www.esassoc.com

memorandum

date February 6, 2013
to Riverside County Airport Land Use Commission
from Alexa Washburn
subject City of Perris 2014 - 2021 Housing Element Update

As a follow-up to your review of the City of Perris 2014 -2021 Housing Element, this memo aims to clarify and further explain particular topics that were of concern. The three topic areas this memo will address are Transitional Housing, Emergency Shelters, and Specific Plans.

1. Transitional Housing:

State law (Senate Bill 2 – Attachment 1), requires jurisdictions to identify a zone where transitional housing be allowed as a permitted use. Per Senate Bill 2 transitional and supportive housing must constitute a residential use and shall be treated as a proposed residential use subject to only those restrictions that apply to other residential uses in the same zone. The City has identified the MFR-22 and MFR-14 zone to permit transitional and supportive housing. Land zoned MFR-22 and MFR-14 is near the downtown where public services, transportation facilities and infrastructure are in place to accommodate the development and needs of transitional housing. The Coachella Valley Housing Authority currently has a transitional and supportive housing project located in the MFR-14 Zone scheduled to go to hearing in February 2013. The project will provide a total of 15 units to serve as transitional and supportive housing. The Zoning Code does not currently permit transitional housing by right; as a result Action 3.2 of the Housing Plan will amend the Zoning Code to allow transitional housing as a permitted use in the MFR-22 and MFR-14 zone. As such, transitional housing permitted in this zone would be treated the same as a residential use. For example, the North Perris Specific Plan excludes residential uses. Therefore transitional and supportive housing would not be a permitted use, because it must be treated like other residential uses within the same Specific Plan/zone. Text reference to Transitional Housing can be found on page 10 (Action 3.2) and page 71 of the Draft Housing Element.

2. Emergency Shelters:

Per State law (Senate Bill 2- Attachment 1), requires jurisdictions to identify a zone where emergency shelters be allowed as a permitted use. To implement Action 2.4, the City will revise the Zoning Code to allow emergency shelters as a permitted use in the General Industrial (GI) zone, particularly the GI land that is bounded by Malbert Road to the north and Mountain Avenue to the south. This area is located within Perris Valley Airport Compatibility Zone D in which residential uses are currently permitted. Coordination between the City of Perris and Riverside County Airport Land Use Commission has resulted in the provision of additional Compatibility Policies that would allow for development, under specific conditions, within the Zone D at a greater density and intensity. Portions of this area are in transition from older manufacturing and warehouse uses to office and retail commercial uses and mixed-use. As a result, environmental impacts associated with industrial uses are reduced

making the area more suitable for residential development. The amount of available land zoned GI in the southern portion of Perris is sufficient to accommodate at a minimum one (1) emergency shelter.

Text reference to emergency shelters can be found on page 9 (Action 2.4) and 71 of the Draft Housing Element.

3. Specific Plans: Harvest Landing, Park West, and Green Valley

Per State law (Government Code Section 65583.2 – Attachment 2), a City’s inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels. Land suitable for development includes all of the following:

1. Vacant sites zoned for residential uses
2. Vacant sites zoned for nonresidential uses that allow residential development (i.e. mixed use)
3. Residential zones sites that are capable of being developed at a higher density
4. Sites zoned for nonresidential use that can be redeveloped for, as necessary, rezoned for, residential use.

Harvest Landing, Park West and Green Valley Specific Plans are adopted Specific Plans that we must include in the City’s land inventory. We are not relying on those Specific Plans to accommodate the City’s Regional Housing Needs Assessment (RHNA), but they consist of approved, entitled, vacant residentially zoned land.

To address ALUC’s concerns, we can note in the Draft Housing Element the correlation of ALUCP to these Specific Plans. For example, Harvest Landing Specific Plan received an exemption in the Draft Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base.

Text reference to the Specific Plans can be found on page 99-100 of the Draft Housing Element.

Attachments:

1. Senate Bill 2 Technical Memo
2. Government Code Section 65583.2


**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

**MEMORANDUM**

DATE: May 7, 2008

TO: Planning Directors and Interested Parties

FROM: 
Cathy E. Creswell, Deputy Director
Division of Housing Policy Development

SUBJECT: **Senate Bill 2 -- Legislation Effective January 1, 2008:
*Local Planning and Approval for Emergency Shelters and
Transitional and Supportive Housing***

Chapter 633, Statutes of 2007 (SB 2) clarifies and strengthens housing element law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. The law will facilitate efforts to address the critical needs of homeless populations and persons with special needs throughout all communities in California. Generally, SB 2 amends housing element law regarding planning and approval for emergency shelters and transitional and supportive housing as follows:

Planning (Government Code Section 65583)

- At least one zone shall be identified to permit emergency shelters without a conditional use permit or other discretionary action.
- Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter.
- Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to emergency shelters.
- Emergency shelters shall only be subject to development and management standards that apply to residential or commercial within the same zone.
- Written and objective standards may be applied as specified in statute, including maximum number of beds, provision of onsite management, length of stay and security.
- Includes flexibility for jurisdictions to meet zoning requirements with existing ordinances or demonstrate the need for emergency shelters can be accommodated in existing shelters or through a multi-jurisdictional agreement.

- Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Local Approval (Government Code Section 65589.5: Housing Accountability Act)

- Limits denial of emergency shelters, transitional housing or supportive housing by requiring specific findings.
- Some findings shall not be utilized if new planning requirements of SB 2 are not met; such as identifying a zone without a conditional use permit,

Attached is a briefing paper informing local governments of SB 2, providing assistance in evaluating these new provisions to effectively implement this important new State law; in addition to a copy of the legislation. Electronic copies of these can be found on the Department's website at www.hcd.ca.gov or the Senate's website at www.senate.ca.gov. You may also obtain copies of published bills from the Legislative Bill Room by calling (916) 445-2323. If you have any questions, or seek additional technical assistance, please contact Paul McDougall, HPD Manager, at (916) 445-4728.

Attachments

Chapter 633, Statutes of 2007 (Senate Bill 2)

TABLE OF CONTENTS

Introduction	
Homeless Needs	2
Purpose and Objectives of SB 2	2
Section 1: Planning (Government Code Section 65583)	
Identifying and Analyzing Needs and Resources	4
Identifying Zoning for Emergency Shelters	5
Permitting Emergency Shelters without Discretionary Action	7
Development Standards to Encourage and Facilitate	7
Encouraging Multi-jurisdictional Cooperation and Coordination	9
Existing Ordinances and Existing Shelters that Accommodate Need	10
Transitional and Supportive Housing	10
Housing Element Policies and Programs	11
Timing: When SB 2 Applies	12
Section 2: Local Approval (Government Code Section 65589.5)	
The Housing Accountability Act	14
Zoning Inconsistency	14
Attachments	
1 – Statutory Changes to Housing Element Law (Underline Version)	15
2 – Definitions	27
3 – Helpful Links	29

Introduction

Homeless Needs

Homelessness in California is a continuing and growing crisis. On any given day, there are at least 361,000 homeless individuals in California – or 1.1 percent of the State's total population. Of this number, two-thirds are estimated to be single adults, while the other third are families. Some 30 percent of California's homeless – 108,000 – are so-called "chronic" homeless who have been homeless for six months or more. This population tends to be comprised of single adults who face such obstacles as mental illness, substance abuse problems and chronic physical health problems or disabilities that prevent them from working. Homeless individuals and families are without permanent housing largely because of a lack of affordable housing, often compounded by limited education or skills, mental illness and substance abuse issues, domestic violence and the lack of family or other support networks.¹

California's homelessness crisis demands the effective involvement of both the public and private sectors. A housing element can be an effective and powerful tool in combating homelessness. Passage of SB 2 strengthened the law to increase its effectiveness in addressing the needs of California's homeless population. The upcoming housing element update presents an important opportunity to make ending homelessness a critical priority.

Purpose and Objectives of SB 2

The framework of SB 2 resulted from a collaborative effort by key stakeholders including housing and homeless advocates and providers, local governments, planners, and the building industry. SB 2 strengthens existing housing element requirements to provide the opportunity for the development of emergency shelters and transitional and supportive housing. SB 2 ensures zoning, development and management standards and permit procedures encourage emergency shelters while allowing flexibility for existing local strategies and cooperative efforts.

SB 2 focuses on the impacts of zoning requirements on the development of emergency shelters. While the new statute requires that every local government zone for the development of emergency shelters, it does not restrict how local governments allocate resources to address local priority needs. For example, nothing in SB 2 prohibits communities from also adopting a "Housing First" strategy to provide homeless persons with housing immediately and then providing services as needed.

¹ *Governor's Interagency Task Force on Homelessness, Progress Report and Work Plan for 2003*. Health and Human Services Agency and Business, Transportation and Housing Agency, December 2002

Section 1

Planning

(Government Code Section 65583)

Identifying and Analyzing Needs and Resources

Current law, Government Code Section 65583(a)(7), requires an identification and analysis of the needs of homeless persons and families. The analysis is an essential component of an effective housing element; however data sources can be limited and vary in estimates of need. As a result, an analysis should consider a variety of data sources and include proactive outreach with service providers to examine the degree and characteristics of homeless needs in the community and surrounding communities. A thorough analysis includes:

- An estimate or count of the daily average number of persons lacking shelter. Wherever possible, and to better describe the characteristics of needs, this figure could be divided into single males, single females and families (one or more adults with children) as the needs of each subgroup differ significantly.
- As local data or other existing sources permit (see list below), a description of the percentage of the homeless population who are mentally ill, developmentally disabled, veterans, runaway or emancipated foster youth, substance abusers, survivors of domestic violence, and other subpopulations of homeless considered significant by the jurisdiction.
- An inventory of the resources available within the community including shelters, transitional housing and supportive housing units by type. The analysis should estimate the number and type of existing shelter beds, and units of transitional and supportive housing available.
- Assess the degree of unmet homeless needs, including the extent of need for emergency shelters. As part of this analysis, SB 2 now clarifies the need assessment for emergency shelters must consider seasonal and year-round need. In recognition of local efforts to encourage supportive housing, SB 2 allows jurisdictions with 10 Year Plans to End Chronic Homelessness to reduce the need for emergency shelters by the number of supportive housing units identified in an adopted 10-year plan and that are either vacant or funding has been identified to allow construction in the housing element planning period.

Resources to identify and analyze homeless needs, include:

- Consolidated plans
- Continuum of care plans
- 10 Year Plans to End Chronic Homelessness
- Interagency Council on Homelessness, Guide to Developing Plans and Examples (<http://www.ich.gov/slocal/index.html>)

- Local service providers such as continuum of care providers, local homeless shelter and service providers, food programs, operators of transitional housing programs, local drug and alcohol program service providers, county mental health and social service departments, local Salvation Army, Goodwill Industries, churches and schools, and
- 15 countywide Designated Local Boards certified by the Department's Emergency Housing and Assistance Program (<http://www.hcd.ca.gov/fa/ehap/cntys-with-dlb.html>).

Identifying Zoning for Emergency Shelters

Prior to enactment of SB 2, housing element law required local governments to identify zoning to encourage and facilitate the development of emergency shelters. SB 2 strengthened these requirements. Most prominently, housing element law now requires the identification of a zone(s) where emergency shelters are permitted without a conditional use permit or other discretionary action. To address this requirement, a local government may amend an existing zoning district, establish a new zoning district or establish an overlay zone for existing zoning districts. For example, some communities may amend one or more existing commercial zoning districts to allow emergency shelters without discretionary approval. The zone(s) must provide sufficient opportunities for new emergency shelters in the planning period to meet the need identified in the analysis and must in any case accommodate at least one year-round emergency shelter (see more detailed discussion below).



Cloverfield Services Center – Emergency Shelter by OPCC in Santa Monica, CA
Photo courtesy of OPCC in Santa Monica

When identifying a zone or analyzing an existing zone for emergency shelters, the element should address the compatibility and suitability of the zone. The element should consider what other uses are permitted in the zone and whether the zone is suitable for residential or emergency shelters. For example, an industrial zone with heavy manufacturing may have environmental conditions rendering it unsuitable for residential or shelter uses. In some localities, manufacturing or industrial zones may be in transition, where older industrial uses are redeveloping to residential, office or commercial. Transitioning zones may be compatible

with residential uses and suitable for emergency shelters. Also, a commercial zone allowing residential or residential compatible services (i.e., social services, offices) would be suitable for shelters. For example, Sacramento County permits emergency shelters in its commercial zone along with other residential uses and uses such as retail that are compatible with residential.

SB 2 clarifies existing law by requiring zoning identified for emergency shelters to include sufficient capacity to accommodate the need. The identified zone(s) must have sufficient capacity, when taken as a whole, to meet the need for shelters identified in the housing element, and have a realistic potential for development or reuse opportunities in the planning period. Further, capacity for emergency shelters must be suitable and available and account for physical features (flooding, seismic hazards, chemical contamination, other environmental constraints, and slope instability or erosion) and location (proximity to transit, job centers, and public and community services). The element should also address available acreage (vacant or underutilized) and the realistic capacity for emergency shelters in the zone. For example, if a jurisdiction identifies the public institution zoning district as the zone where emergency shelters will be allowed without a conditional use permit, the element should demonstrate sufficient acreage within the zoning district that could accommodate the actual development of an emergency shelter. The element could also discuss the potential for reuse or conversion of existing buildings to emergency shelters.

SB 2 ensures that each local government shares the responsibility to provide opportunities for the development of emergency shelters. Regardless of the extent of need identified in the element, local governments must provide zoning to allow at least one year round emergency shelter, unless the need for emergency shelters is accommodated through existing shelters or a multi-jurisdictional agreement (see discussion below). This is especially important given the fact that the homeless population is not always visible in the community; is sometimes transitory; data resources are frequently inadequate and the availability and adequacy of services and programs vary significantly by community and can impact the homeless count.

If a local government's existing zoning does not allow emergency shelters without a conditional use permit or other discretionary action, the housing element must include a program to identify a specific zone(s) and amend the zoning code within one year of adoption of the housing element (65583(a)(4)). The only exceptions permitted to the non-discretionary zoning requirement are where a jurisdiction demonstrates their homeless needs can be accommodated in existing shelters; or where the jurisdiction meets all of its need through a multi-jurisdictional agreement (discussed in later sections).

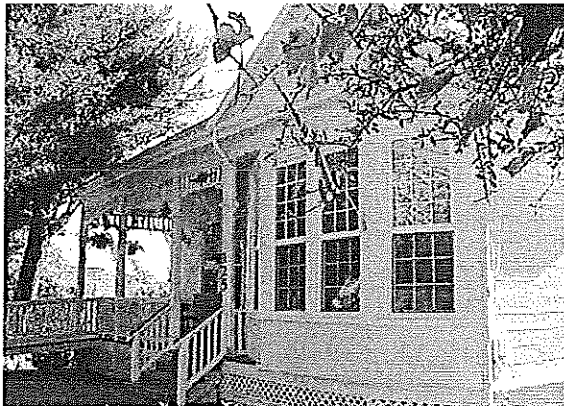
Where a local government has identified a zone and sufficient capacity to encourage emergency shelters consistent with the provisions of SB 2, a local government may also identify additional zones for the development of emergency shelters that require a conditional use permit.

Permitting Emergency Shelters without Discretionary Action

To comply with SB 2, localities must have or adopt a zoning classification that permits emergency shelters in a non-discretionary manner (localities may however apply development standards pursuant to Section 65583(a)(4)). In such zones, permitted uses, development standards and permit procedures must include:

- Objective development standards that encourage and facilitate the approval of emergency shelters.
- Decision-making criteria such as standards that do not require discretionary judgment.
- Standards that do not render emergency shelters infeasible, and only address the use as an emergency shelter, not the perceived characteristics of potential occupants.

Requiring a variance, minor use permit, special use permit or any other discretionary process does not constitute a non-discretionary process. However, local governments may apply non-discretionary design review standards.



Emergency Shelter – Jackson, California
Photo courtesy of Amador-Tuolumne Community Action

A local government should not require public notice of its consideration of emergency shelter proposals unless it provides public notice of other non-discretionary actions. For example, if a local government permits new construction of a single-family residence without discretionary action and public notice is not given for these applications, then a local government should employ the same procedures for emergency shelter applications. The appropriate point for public comment and discretionary action is when zoning is being amended or adopted for emergency shelters, not on a project-by-project basis.

Development Standards to Encourage and Facilitate Emergency Shelters

SB 2 requires that emergency shelters only be subject to those development and management standards that apply to residential or commercial use within the same zone, except the local government may apply certain objective standards discussed on the next page (Government Code Section 65583(a)(4)). For example, a light commercial zone might permit a range of wholesaler, service repair and business services subject to buildable area and lot area requirements. In this case, the emergency shelter may be subject only to the same buildable area and lot area requirements. The same zone might permit residential uses subject to certain development standard (i.e., lot area, heights, and setbacks) requirements. In this case, emergency shelters should only be subject to the same development standards.

To demonstrate that processing procedures and standards are objective and encourage and facilitate development of emergency shelters, the housing element must address how:

- zoning explicitly allows the use (meaning the use is specifically described in the zoning code);
- development standards and permit procedures do not render the use infeasible;
- zoning, development and management standards, permit procedures and other applicable land-use regulations promote the use through objective; and predictable standards.

SB 2 allows flexibility for local governments to apply written, objective development and management standards for emergency shelters as described in statute and below.

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.



These standards must be designed to encourage and facilitate the development of, or conversion to, an emergency shelter. For example, a standard establishing the maximum number of beds should act to encourage the development of an emergency shelter; local governments should establish flexible ranges for hours of operation; length of stay provision should be consistent with financing programs or statutory definitions limiting occupancy to six months (Health and Safety Code Section 50801) and should not unduly impair shelter operations. Appropriate management standards are reasonable and limited to ensure the operation and maintenance of the property.

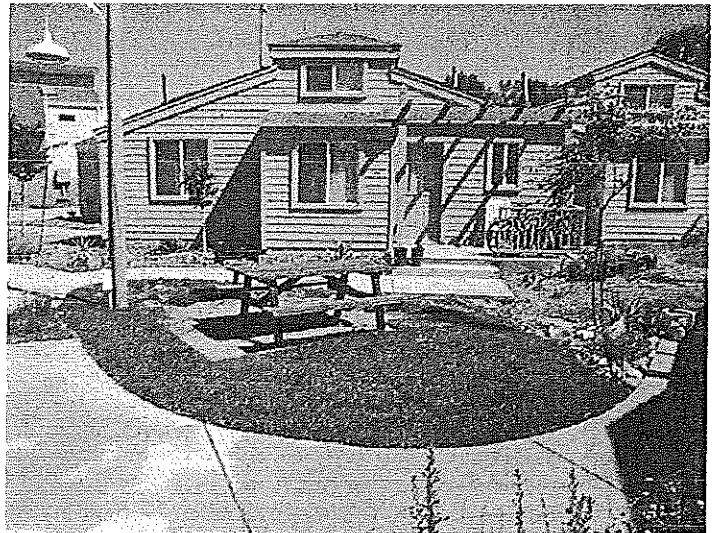


Encouraging Multi-Jurisdictional Cooperation and Coordination

SB 2 recognizes and encourages multi-jurisdictional coordination by allowing local governments to satisfy all or part of their obligation to zone for emergency shelters by adopting and implementing a multi-jurisdictional agreement, with a maximum of two adjacent communities. The agreement must commit the participating jurisdictions to develop at least one year-round shelter within two years of the beginning of the housing element planning period. For example, jurisdictions in Southern California Association of Governments (SCAG) region with a statutory due date of June 30, 2008 would need to ensure the development of shelter(s) by June 30, 2010. To utilize this provision, local governments must adopt an agreement that allocates a portion of the new shelter capacity to each jurisdiction as credit towards the jurisdiction's emergency shelter need. The housing element for each participating local government must describe how the capacity was allocated. In addition, the housing element of each participating jurisdiction must describe:

- How the joint facility will address the local governments need for emergency shelters.
- The local government's contribution for both the development and ongoing operation and management of the shelter.
- The amount and source of the funding to be contributed to the shelter.
- How the aggregate capacity claimed by all of the participating jurisdictions does not exceed the actual capacity of the shelter facility.

If the local government can demonstrate that the multi-jurisdictional agreement can accommodate the jurisdiction's need for emergency shelter, the jurisdiction is authorized to comply with the zoning requirements for emergency shelters by identifying a zone(s) where new emergency shelters are allowed with a conditional use permit.

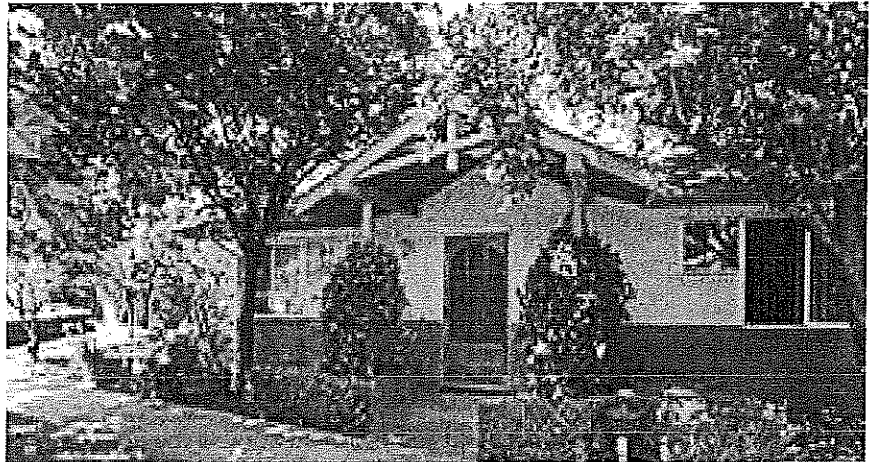


Quinn Cottages, Transitional Housing in Sacramento, CA
Photo courtesy of Collage Housing, Inc.

Existing Ordinances and Existing Shelters that Accommodate Need

Existing Ordinances Permitting Emergency Shelters

Many local governments have a record of effective actions to address the homeless needs in their community. SB 2 recognizes and provides flexibility for jurisdictions that have already adopted an ordinance(s) that complies with the new zoning requirements. For those local governments with existing ordinances and zoning consistent with requirements of SB 2, no further action will be required to identify zones available for emergency shelters. The housing element must however, describe how the existing ordinance, policies and standards are consistent with the requirements of SB 2.



Hendley Circle Apartments – Supportive SRO Housing in Burbank
Photo courtesy of Burbank Housing

Existing Shelters That Accommodate the Need for Emergency Shelters

Local governments that can demonstrate, to the satisfaction of the Department, the existence of one or more emergency shelters either within the jurisdiction or pursuant to a multi-jurisdictional agreement that can accommodate the need for emergency shelters identified in the housing element may comply with the zoning requirements of SB 2 by identifying a zone(s) where new emergency shelters are allowed with a conditional use permit. To demonstrate homeless needs can be accommodated in existing shelters, an element must at minimum list existing shelters including the total number of beds and the number vacant. The analysis should support and document the estimate of vacant beds and must consider seasonal fluctuations in the need for emergency shelters.

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health & Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. This housing can take several forms, including group housing or multifamily units, and may include supportive services to allow

individuals to gain necessary life skills in support of independent living. *Supportive housing* as defined at Section 50675.14 of the Health & Safety Code has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills.

SB 2 provides that transitional and supportive housing constitute a residential use. SB 2 requires zoning to treat transitional and supportive housing as a proposed residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multifamily use proposed in a multifamily zone, then zoning should treat the transitional housing the same as other multifamily uses proposed in the zone.

If jurisdictions do not explicitly permit transitional and supportive housing as previously described, the element must include a program to ensure zoning treats transitional and supportive housing as a residential use, subject only to those restrictions on residential uses contained in the same type of structure.

Housing Element Policies and Programs

Effective programs reflect the results of the local housing need analyses, identification of available resources, including land and financing, and the mitigation of identified governmental and nongovernmental constraints.

Programs consist of specific action steps the locality will take to implement its policies and achieve goals and objectives. Programs must

include a specific timeframe for implementation, identify the agencies or officials responsible for implementation, and describe the jurisdiction's specific role in implementation.

Where a jurisdiction does not provide an analysis demonstrating compliance with the provisions of SB 2 through existing zoning, the element must have a program(s) to address the results of that analysis. For example, if the element does not identify an existing zone to permit emergency shelters without a conditional use permit or other discretionary action, the element must include a program to establish the appropriate zoning, unless the jurisdiction has satisfied its needs through existing emergency shelters or a multi-jurisdictional



Gish Apartments – Supportive Housing, San Jose, CA
Photo courtesy of First Community Housing and Bernard Andre

agreement. If development and management standards do not encourage and facilitate emergency shelters or zoning does not treat transitional and supportive housing as a residential use, the element must include a program(s) to amend existing zoning or processing requirements to comply with SB 2.

Programs to address the requirements of SB 2 for emergency shelters must be implemented within one year of adoption of the housing element. Programs to address requirements for transitional and supportive housing should be implemented early in the planning period. Further, since the program for emergency shelters must be implemented within one year of adoption, the housing element should provide analysis to support and assure effective implementation of the program. For example, the analysis should examine the suitability of zones to be included in the program and whether sufficient and suitable capacity is available. The same type of analysis could evaluate development and management standards that will be considered as part of establishing or amending zoning. This analysis should demonstrate the necessary commitment to ensure zoning, permit procedures and development standards encourage and facilitate emergency shelters.

Timing: When SB 2 Applies

In accordance with Government Code Section 65583(e), any draft housing element submitted to the Department after March 31, 2008 will be required to comply with SB 2.

Section 2

Local Approval

(Government Code Section 65589.5)

The Housing Accountability Act

To promote predictability for the development of housing affordable to lower- and moderate-income households, the Housing Accountability Act (Government Code Section 65589.5) prohibits a jurisdiction from disapproving a housing development project, including housing for farmworkers and for very low-, low-, or moderate-income households, or conditioning approval in a manner that renders the project infeasible for development for the use of very low-, low-, or moderate-income households, including through the use of design review standards, unless it makes at least one of five specific written findings based on substantial evidence in the record (Government Code Section 65589.5).

SB 2 adds emergency shelters to the list of uses protected under the Housing Accountability Act. In addition, SB 2 clarifies that the definition of a housing development project includes transitional or supportive housing (see Attachment 1: SB 2 - changes are underlined).

Zoning Inconsistency

Pursuant to the Housing Accountability Act, a local government is prohibited from making the finding regarding zoning and general plan inconsistency (Section 65589.5(d)(5)) to disapprove a development if the jurisdiction identified the site in its general plan (e.g., housing or land-use element) as appropriate for residential use at the density proposed or failed to identify adequate sites to accommodate its share of the regional housing need for all income groups. In addition to extending these provisions to emergency shelters and transitional housing, SB 2 prohibits the use of the zoning and general plan inconsistency finding to disapprove an emergency shelter if the jurisdictions have:

- not identified a zone(s) where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit,
- not demonstrated the identified zone(s) include sufficient capacity to accommodate the need for emergency shelter, or
- not demonstrated the identified zone(s) can accommodate at least one emergency shelter.

This provision applies to any site identified in any element of the general plan for industrial, commercial, or multifamily residential uses. In any court action, the burden of proof is on the local jurisdiction to demonstrate its housing element satisfies the above requirements of SB 2.

Attachment 1

Statutory Changes to Housing Element Law (*underline version*)

Attachment 1

Changes to State Housing Element Law Chapter 633, Statutes of 2007 (SB 2) *(changes indicated in strikeouts and underlines)*

65582. As used in this article, the following definitions apply:

(a) "Community," "locality," "local government," or "jurisdiction" means a city, city and county, or county.

(b) "Council of governments" means a single or multicounty council created by a joint powers agreement pursuant to Chapter 5 (commencing with Section 6500) of Division 1 of Title 1.

(c) "Department" means the Department of Housing and Community Development.

(d) "Emergency shelter" has the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code.

(e) "Housing element" or "element" means the housing element of the community's general plan, as required pursuant to this article and subdivision (c) of Section 65302.

(f) "Supportive housing" has the same meaning as defined in subdivision (b) of Section 50675.14 of the Health and Safety Code.

(g) "Transitional housing" has the same meaning as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code.

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in

the analysis pursuant to paragraph (6), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities identified pursuant to, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph Transitional housing and supportive housing shall be ~~(5)~~ considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

~~(6)~~ (7) An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. The need for emergency shelter shall be ~~(7)~~ assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period.

(8) An analysis of opportunities for energy conservation with respect to residential development.

~~(8)~~ (9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2.

(B) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (89) of subdivision (a).

The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (89) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(7) The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.

(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit towards its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.

(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:

(A) How the joint facility will meet the jurisdiction's emergency shelter need.

(B) The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility.

(C) The amount and source of the funding that the jurisdiction contributes to the facility.

(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.

(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:

(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, whenever a city, county, or city and county submits a first draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, whenever the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.

Housing Accountability Act

65589.5. (a) The Legislature finds and declares all of the following:

(1) The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California. (2) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.

(3) Among the consequences of those actions are discrimination against low income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(4) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing projects, reduction in density of housing projects, and excessive standards for housing projects.

(b) It is the policy of the state that a local government not reject or make infeasible housing developments, including emergency shelters, that contribute to meeting the housing need determined pursuant to this article without a thorough analysis of the economic, social, and Environmental effects of the action and without complying with subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

(d) A local agency shall not disapprove a housing development project, including farmworker housing as defined in subdivision (d) of Section 50199.50 of the Health and Safety Code, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the project infeasible for development for the use of very low, low-, or moderate- income households, or an emergency shelter, including through the use of design review standards, unless it makes written findings, based upon substantial evidence in the record, as to one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the project. The share of the regional

housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

(3) The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.

(4) The development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) The development project or emergency shelter is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article.

(A) This paragraph cannot be utilized to disapprove or conditionally approve a housing development project if the development project is proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element, and consistent with the density specified in the housing element, even though it is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation.

(B) If the local agency has failed to identify in the inventory of land in its housing element sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584, then this paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed for a site designated in any element of the general plan for residential uses or designated in any element of the general plan for commercial uses if residential uses are permitted or conditionally permitted within commercial designations. In any action in court, the burden of proof shall be on the local agency to show that its housing element does identify adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the local agency's share of the regional housing need for the very low and low-income categories.

(e) This section does not relieve the local agency (C) if the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily residential uses. In any action in court, the burden of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the Congestion Management Program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 or the California Coastal Act (Division 20 (commencing with Section 30000) of the Public Resources Code). ThisNeither shall anything in this section also does notbe construed to relieve the local agency local-agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) This(1) Nothing in this section does notshall be construed to prohibit a local agency from requiring the development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need pursuant to Section 65584. However, the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development project. This. (2) Nothing in this section does notshall be construed to prohibit a local agency from requiring an emergency shelter project to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with paragraph (4) of subdivision (a) of Section 65583 and appropriate to, and consistent with, meeting the jurisdiction's need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. However, the development standards, conditions, and policies shall be applied by the local agency to facilitate and accommodate the development of the emergency shelter project.

(3) This section does not prohibit a local agency from imposing fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the development project or emergency shelter.

(g) This section shall be applicable to charter cities because the Legislature finds that the lack of housing, including emergency shelter, is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

(2) "Housing development project" means a use consisting of either any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses in which nonresidential uses are limited to neighborhood commercial uses and to the first floor of buildings that are two or more stories. As used in this paragraph, "neighborhood commercial" means small-scale general or specialty stores that furnish goods and services primarily to residents of the neighborhood.

(C) Transitional housing or supportive housing.

(3) "Housing for very low, low-, or moderate-income households" means that either (A) at least 20 percent of the total units shall be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, or (B) 100 percent of the units shall be sold or rented to moderate-income households as defined in Section 50093 of the Health and Safety Code, or middle-income households, as defined in Section 65008 of this code. Housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the lower income eligibility limits are based. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the moderate-income eligibility limits are based.

(4) "Area median income" means area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for very low or low-income households in accordance with the provisions of this subdivision for 30 years.

(5) "Disapprove the development project" includes any instance in which a local agency does either of the following:

(A) Votes on a proposed housing development project application and the application is disapproved.

(B) Fails to comply with the time periods specified in subparagraph (B) of paragraph (1) of subdivision (a) of Section 65950. An extension of time pursuant to Article 5 (commencing with Section 65950) shall be deemed to be an extension of time pursuant to this paragraph.

(i) If any city, county, or city and county denies approval or imposes restrictions, including design changes, a reduction of allowable densities or the percentage of a lot that may be occupied by a building or structure under the applicable planning and zoning in force at the time the application is deemed complete pursuant to Section 65943, that have a substantial adverse effect on the viability or affordability of a housing development for very low, low-, or moderate-income households, and the denial of the development or the imposition of restrictions on the development is the subject of a court action which challenges the denial, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivision (d) and that the findings are supported by substantial evidence in the record.

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(k) The applicant or any person who would be eligible to apply for residency in the development or emergency shelter may bring an action to enforce this section. If in any action brought to enforce the provisions of this section, a court finds that the local agency disapproved a project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households including farmworker housing, without making the findings required by this section or without making sufficient findings supported by substantial evidence, the court shall issue an order or judgment compelling compliance with this section within 60 days, including, but not limited to, an order that the local agency take action on the development project or emergency shelter. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner who proposed the housing development or emergency shelter, except under extraordinary circumstances in which the court finds that awarding fees would not further the purposes of this section. If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency, in which case the application for the project, as constituted at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed approved unless the applicant consents to a different decision or action by the local agency.

(l) If the court finds that the local agency (1) acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section and (2) failed to carry out the court's order or judgment within 60 days as described in paragraph subdivision (k), the court in addition to any other remedies provided by this section, may impose fines upon the local agency that the local agency shall be required to deposit into a housing trust fund. Fines shall not be paid from funds that are already dedicated for affordable housing, including, but not limited to, redevelopment or low- and moderate-income housing funds and federal HOME and CDBG funds. The local agency shall commit the money in the trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. For purposes of this section, "bad faith" shall mean an action that is frivolous or otherwise entirely without merit.

(m) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of

preparation of the record shall be borne by the local agency. Upon entry of the trial court's order, a party shall, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) This section shall be known, and may be cited, as the Housing Accountability Act.

Attachment 2

Definitions

Attachment 2

Definitions

Emergency Shelters (Health and Safety Code Section 50801(e))

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Transitional Housing (Health and Safety Code Section 50675.2)(h)

"Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Supportive Housing (Health and Safety Code 50675.14(b))

Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Target Population Definition per HSC 53260(d)

(d) "Target population" means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Attachment 3

Helpful Links

↓
Not Included in Packet.

of committed assistance for all units specified in the programs adopted pursuant to subparagraph (A), (B), or (C) of paragraph (2), the city or county shall, not later than July 1 of the fourth year of the planning period, adopt an amended housing element in accordance with Section 65585, identifying additional adequate sites pursuant to paragraph (1) of subdivision (c) of Section 65583 sufficient to accommodate the number of units for which committed assistance was not provided. If a city or county does not amend its housing element to identify adequate sites to address any shortfall, or fails to complete the rehabilitation, acquisition, purchase of affordability covenants, or the preservation of any housing unit within two years after committed assistance was provided to that unit, it shall be prohibited from identifying units pursuant to subparagraph (A), (B), or (C) of paragraph (2) in the housing element that it adopts for the next planning period, as defined in Section 65588, above the number of units actually provided or preserved due to committed assistance.

SEC. 3. Section 65583.2 is added to the Government Code, to read:

65583.2. (a) A city's or county's inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of Section 65583 shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584. As used in this section, "land suitable for residential development" includes all of the following:

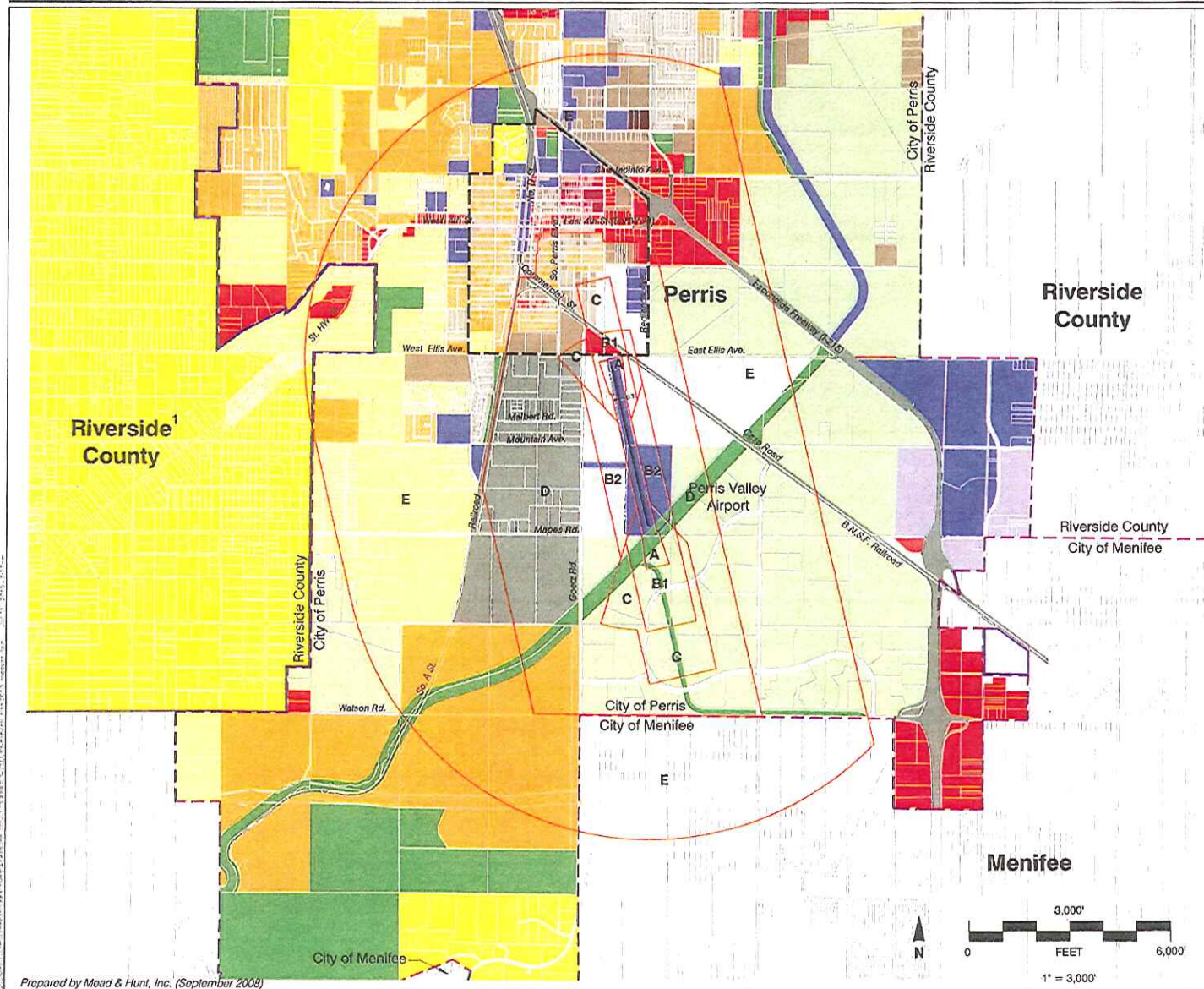
- (1) Vacant sites zoned for residential use.
- (2) Vacant sites zoned for nonresidential use that allows residential development.
- (3) Residentially zoned sites that are capable of being developed at a higher density.
- (4) Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for, residential use.

(b) The inventory of land shall include all of the following:

- (1) A listing of properties by parcel number or other unique reference.
- (2) The size of each property listed pursuant to paragraph (1), and the general plan designation and zoning of each property.
- (3) For nonvacant sites, a description of the existing use of each property.

(4) A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.

(5) A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to



Prepared by Moad & Hunt, Inc. (September 2008)

Legend

Boundary Lines

- - - City Limit Line
- - - City of Perris Sphero of Influence¹
- - - Downtown Specific Plan
- - - Airport Property Line
- Runway
- Compatibility Zones

City of Perris Land Use Designations²

- Single Family Residential, 20,000 sq. ft. Lot
- Single Family Residential, 10,000 sq. ft. Lot
- Single Family Residential, 8,400 sq. ft. Lot
- Single Family Residential, 7,200 sq. ft. Lot
- Single Family Residential, 6,000 sq. ft. Lot
- Multiple Family Residential, 14 dwelling units per acre
- Multiple Family Residential, 22 dwelling units per acre
- Neighborhood Commercial/Urban Residential
- Neighborhood Commercial
- Community Commercial
- Professional Office
- Business Park
- Light Industrial
- General Industrial
- Specific Plan
- Parks/Recreational/Open Space
- Public/Semi-Public Facilities/Utilities

¹ A Sphere of Influence (SOI) is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city's jurisdiction. The County of Riverside has land use authority over City Sphere areas, but typically must include the City in making land use decisions within the Sphere. -- (Source: City of Perris General Plan, 2005)

² Source: ?

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 West County Airports Background Data
 (July 2010 Draft)

Exhibit PV-8

**General Plan Land Use Designations
 City of Perris
 Perris Valley Airport**

EXCERPTS FROM DRAFT HOUSING ELEMENT

City of Perris 2014-2021 Housing Element

Prepared for:
City of Perris
101 North D Street
Perris, CA 92570

Prepared by:
Environmental Science Associates
626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017

January 2013



- Action 2.4: Revise Zoning Code Section 19.44, Industrial Zones, to permit emergency shelters by right in the General Industrial (GI) zone, excluding Specific Plan areas, without a conditional use permit or other discretionary permit.
- Responsible Agency: City of Perris Planning Division*
Timeframe: Revise Zoning Code by 2013
Potential Funding Source: General Fund, Emergency Shelter Grant Funds
- Action 2.5: The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.
- Responsible Agency: Perris Housing Authority*
Timeframe: Ongoing 2014-2021
- Action 2.6: Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage expansion of rental projects participating in the program, as well as provision of at least 20 units of public housing within the City.
- Responsible Agency: Perris Housing Authority and Riverside County Housing Authority*
Timeframe: Ongoing 2014-2021
Potential Funding Source: Riverside County Housing Authority, HUD Section 8
- Action 2.7: Provide incentives for development of lower income housing through the density bonus program. Actively promote its use in conjunction with mixed-use projects in the Downtown, for senior housing, and within Specific Plans.
- Responsible Agency: City of Perris Planning Division and Perris Housing Authority*
Timeframe: Ongoing 2014-2021
Potential Funding Source: General Fund, Tax Credits
- Action 2.8: Continue to support the City's effort of encouraging multi-family developments with affordability covenants on units through offering development incentives. These incentives could include reduction in development standards, and expedited permit processing.
- Responsible Agency: Perris Housing Authority*
Timeframe: 2014-2021
Potential Funding Source: CDBG, HOME funds, Bond Financing
- Action 2.9: Continue to support reasonable accommodation procedures through the Senior Housing Overlay zone. Reasonable accommodation provides senior and disabled individuals equal housing opportunity through residential unit modifications intended to improve mobility and accessibility, and to provide the flexibility necessary for developing housing for individuals with disabilities.
- Responsible Agency: City of Perris Planning Division*
Timeframe: 2014-2021
Potential Funding Source: General Fund, HUD Section 202/811 funds
- Action 2.10: Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multi-family programs, HUD Section 208/811 loans, and HOPE II and III



Action 3.2: Revise Zoning Code Sections 19.26 MFR-14 Multi-Family Residential and MFR-22 Multi-Family Residential, to allow transitional and supportive housing development as a permitted use without a conditional use permit or other discretionary permit, except within Airport Area I and II as mapped at www.rcaluc.org and within Compatibility Zones A, B1, B2 and C of the Airport Influence Area of the Perris Valley Airport, in effect as of July 1, 2011.

Responsible Agency: City of Perris Planning Division

Timeframe: Revise Zoning Code by 2013

Potential Funding Source: General Fund

Action 3.3: Revise Zoning Code Section 19.38, CC Community Commercial, to allow Single Room Occupancy (SRO) housing as a permitted use without a conditional use permit or other discretionary permit, except within Airport Area I as mapped at www.rcaluc.org and within Compatibility Zones A, B1, and B2 of the Airport Influence Area of Perris Valley Airport, in effect as of July 1, 2011.

Responsible Agency: City of Perris Planning Division

Timeframe: Revise Zoning Code by 2013

Potential Funding Source: General Fund

Action 3.4: Continue to permit manufactured housing on permanent foundations in residential zones if it meets compatibility criteria.

Responsible Agency: City of Perris Planning Division

Timeframe: Ongoing 2014-2021

Action 3.5 In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Perris.

Responsible Agency: City of Perris Planning Division

Timeframe: By January 1, 2014

Potential Funding Source: General Fund

Goal 4: Provide increased opportunities for homeownership.

Policy 4.1: Pursue a variety of private, local, state and federal assistance options to support development or purchase of housing within the income limits of lower income households.

Actions and Programs

Action 4.1: Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the County of Riverside's First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.

Responsible Agency: County of Riverside Housing Authority and Perris Housing Authority

Timeframe: Ongoing 2014-2021

Potential Funding Source: County of Riverside Economic Development Department



TABLE III-1
2014-2021 QUANTIFIED OBJECTIVES
CITY OF PERRIS

Income Category	New Construction (a)	Rehabilitation (b)	Conservation/ Preservation (c)
Extremely Low	513	12	--
Very-Low	513	13	--
Low	681	25	--
Moderate	759	10	--
Above Moderate	1,814	--	--
TOTALS	4,280	60	443

Notes:

- (a) Construction objectives represent the City's remaining RHNA.
- (b) Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. The rehabilitation objective is consistent with Action 1.3 of the City's Housing Plan.
- (c) The City will continue to work with the Riverside County Housing Authority, which provides Section 8 assistance for very low income rental households. The City will inform local rental property owners and eligible residents of Section 8 assistance when available. The conservation/preservation objective is consistent with the City's total count of affordable units that are permanent but could potentially be at-risk units (see Table V-9).



VI. HOUSING CONSTRAINTS ANALYSIS

This section of the Housing Element examines constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock. Constraints to the provision of housing may include governmental, market, infrastructure, and environmental factors. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvements of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of housing goals.

A. GOVERNMENTAL CONSTRAINTS

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Generally, most governmental constraints are local, including land use controls, building codes, processing procedures, and development fees which put in place standards that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

Land Use Controls

General Plan

Under State law, every city must have a General Plan establishing policy guidelines for all development within the City. The General Plan is the foundation of all land use controls in a jurisdiction and it establishes policy guidelines for all development within the City. The Land Use Element identifies the location, distribution and density of land uses in the City. In implementing the General Plan, the City of Perris utilizes a number of planning tools including the Specific Plan, Zoning Regulations, and Subdivision Ordinance. With these documents, the City establishes more specific development standards, allowable uses, and limitations. The Perris General Plan provides for seven residential land use designations and one commercial land use category that permits residential use in the City. General Plan residential land use designations express densities as dwelling units per acre (du/ac). Table VI-1 illustrates General Plan land use designations that permit residential uses.



TABLE VI-1
PERRIS GENERAL PLAN
LAND USE DESIGNATIONS WITH PERMITTED RESIDENTIAL USE

Designation	Description	Max Density Range ¹
R-20,000 Single-Family Residential, 20,000 sq ft lot	Comprised of low-density, single-family dwelling units in a semi-rural or agricultural setting. Other permitted uses include churches and schools. This designation allows for single-family residential dwellings.	Up to 2 units per acre
R-10,000 Single-Family Residential, 10,000 sq ft lot	Comprised of low-density, single-family residential dwellings	Up to 4 units per acre
R-8,400 Single-Family Residential, 9,400 sq ft lot	Allows for low-density, single-family dwellings	Up to 5 units per acre
R-7,200 Single-Family Residential, 7,200 sq ft lot	Allows for low-density, single-family dwellings	Up to 6 units per acre
R-6,000 Single-Family Residential, 6,000 sq ft lot	Allows for low-density, single-family dwellings. Note: Mobile home subdivisions (zoning classification R5) will also be allowed within this Land Use category. Minimum lot size is consistent with those for R-6,000, which will not increase intensity or density of these areas. By allowing Mobile home subdivisions within this Land Use category, this City can provide opportunities for affordable housing.	Up to 7 units per acre
MFR-14 Multiple-Family Residential	Comprised of medium-density, multiple-family residential units.	Up to 14 units per acre
MFR-22 Multiple-Family Residential	Includes high-density, multiple-family dwellings	Up to 22 units per acre

¹ Density range expressed in dwelling units per net acre.
Source: General Plan 2030, Land Use Element 2030, approved April 2005.

Zoning Code

The City's Zoning Code is in need of a comprehensive update to be consistent with the General Plan. This update is anticipated to occur in the upcoming planning period. State law requires that the General Plan and Zoning Code be consistent (Government Code Section 65454). Currently, there are sections in the Zoning Code, such as the Parking & Loading Standards that still reference the City's old zone titles. For the purposes of discussion, development standards that reference old zone titles have been substituted with the new zone titles that most closely match the old zone.

Zoning regulations serve as a key General Plan implementation tool. The City's Zoning Code accommodates a diversity of residential housing types. It allows for innovation in design standards within parameters designated in Table VI-2, provided the overall density and dwelling unit capacity is not exceeded. The Perris Zoning Code provides for nine residential zones, an additional "light



agricultural/interim zone” that allows residential use, and two overlay zones. Each of the zones is listed below:

- A-1 Light Agricultural/Interim zone
- R-20,000 Single-Family Residential, 20,000 square foot minimum lots
- R-10,000 Single-Family Residential, 10,000 square foot minimum lots
- R-8,400 Single-Family Residential, 8,400 square foot minimum lots
- R-7,200 Single-Family Residential, 7,200 square foot minimum lots
- R-6,000 Single-Family Residential, 6,000 square foot minimum lots
- MFR-14 Multiple-Family Residential, 6,000 square foot minimum lots
- MFR-22 Multiple-Family Residential, 6,00 square foot minimum lots
- R-4 District, Mobile Home Parks
- R-5 District, Mobile Home Subdivisions
- Planned Development Overlay (PDO) zone
- Senior Housing Overlay zone (SHO)

Zoning, which must be consistent with the General Plan, establishes specific development standards, allowable uses, and limitations. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces. Site development standards ensure a quality living environment for all household groups in the City, including special needs groups, and lower and moderate-income households.

Minimum lot size requirements and design standards such as roofing materials, architectural enhancements and landscaping may increase the costs of housing. These constraints can hinder the creation of affordable housing for low-income and senior residents. To minimize constraints and maintain incentive for affordable housing developers, the City relies primarily on the application of Density Bonuses and Specific Plans.

Specific Plan Areas

Specific Plans are plans pertaining to areas or projects within the City. A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

By Government Code, a specific plan in the City of Perris must encompass at least 75 acres of contiguous land. It may be developed in response to a single policy issue, or to address each applicable policy of the general plan. It may also diverge from the issues contained in the general plan into other subjects viewed by the community as being of relevance.

All specific plans must comply with Sections 65450 - 65457 of the Government Code. These provisions require that a specific plan be consistent with the City's General Plan. In addition, specific plans must be consistent with any Airport Land Use Plan pursuant to Public Utilities Code 21676. In turn, all subsequent subdivision and development, all public works projects and zoning regulations must be consistent with the specific plan.



The specific plans identified in this Housing Element to accommodate the housing need for the City of Perris are the following:

- Green Valley
- New Perris
- Parkwest
- River Glen
- Harvest Landing
- Downtown Specific Plan

Table VI-2 displays the development standards for zones that allow residential uses as well as Specific Plans used in this Housing Element Sites Inventory Analysis.



The MSHCP will reduce the land area available for a variety of uses, including residential development. Any development proposals for lands within the MSHCP Reserve area are subject to specialized review procedures which may create additional constraints to development of affordable housing. The MSHCP may also create additional constraints due to the MSHCP fees, which are applied per dwelling unit. Specific fee amounts are listed under “Additional Development Fees”.

March Joint Powers Authority General Plan

The March Joint Powers Authority General Plan is a long-range comprehensive plan that outlines use and development of the former March Air Force Base (AFB). The governing body that oversees the redevelopment project is the March Joint Powers Authority (JPA), a local reuse agency comprised of four public entities. The City of Perris one of the four agencies that make up the March JPA.

U.S. Air Force Air Installation Compatible Use Zone Study (AICUZ)

Portions of Perris Planning Area 1 are included within March Air Reserve Base Accident Potential Zones I and II and the Clear Zone as delineated in the AICUZ document. The AICUZ recommends that local jurisdictions such as the City of Perris prohibit new construction in the Clear Zone and restrict the types and intensities of uses on sites within the Accident Potential Zones to mostly non-residential, low-occupancy uses. Hence, Planning Area 1 is generally made up of industrial land use designations along the western end, which is near the former March AFB. New development on Specific Plan and R-6000 zoned sites in these areas may be subject to review by ALUC. Future residential development is located in the outer portions of the zone, to the south, which are within the City of Perris limits.

March Air Reserve Base / Inland Port Airport Joint Land Use Study

Portions of the City are located within the Airport Influence Area (AIA) of March Air Reserve Base, formerly March Air Force Base. The Airport Land Use Commission (ALUC) utilizes the Air Installation Compatible Use Zone Study (AICUZ) as a resource in evaluating development applications within the AIA. Airport Zone maps were adopted in 1986, but the maps relate back to the categories in the 1984 Riverside County Airport Land Use Plan (ALUP). There is no available evidence that a Base-specific written text was ever adopted. Park West, Harvest Valley, and a portion of the New Perris Specific Plan are constrained under the existing ALUP, which limits residential density to one dwelling unit per 2½ acres in certain areas. The City overruled ALUC’s determinations of inconsistency for the Park West and Harvest Landing Specific Plan projects. In the current draft of the text for the new MARB Airport Land Use Compatibility Plan (ALUCP), the Harvest Landing and Park West Specific Plans are proposed to be exempted from the Plan’s density limits, such as the three dwelling units per acre limit in proposed Zone C1.

Per State law, the Housing Element must undergo review and approval by Riverside County ALUC. A consistency determination by the ALUC will be made in March 2013 regarding the Housing Element and the Airport Land Use Plan.

Perris Valley Airport Land Use Compatibility Plan

Perris Valley Airport (PVA) is a privately-owned, public-use airport generally located southeast of the intersection of Ellis Avenue and Goetz Road within the City of Perris. A total of 148 aircrafts are based on this field, and an average of 94 aircraft operations occur per day. The Riverside County ALUC is required to prepare and adopt an airport land use compatibility plan for each airport within its jurisdiction. The current Perris Valley ALUCP was adopted in 2011, and no further changes are anticipated at this time. A conflict between the Perris Valley ALUCP and Specific Plan land use designations occurs within portions of the Green Valley Specific Plan. Coordination between the City of Perris and ALUC has resulted in the provision of additional Compatibility Policies that allow for development at a greater



density and intensity in areas northerly of Ellis Avenue, including the Downtown Specific Plan, than would otherwise have been provided pursuant to County-wide criteria. The Downtown Specific Plan was reviewed by ALUC and determined to be consistent with applicable Plans in 2010, and the Perris Valley ALUCP was designed to recognize the consistency determination of that Plan.

Per State law, the Housing Element must undergo review and approval by Riverside County ALUC. A consistency determination by the ALUC will be made in March 2013 regarding the 2014-2021 Housing Element and the Airport Land Use Plan.

Residential Care Facilities and Housing with Supportive Services

The Zoning Code accommodates both small and large residential care facilities. Small residential care facilities that serve six or fewer persons are outright permitted in nearly all of the residential zones, with the exceptions of the R-4 and R-5 zones, and are treated as standard residential uses, consistent with State law.

Large residential care facilities and care centers are subject to the review and approval of a conditional use permit. The City's Zoning Code indicates that large residential care facilities (7 to 12 persons) require a permit with conditions of approval and is required to comply with development standards of the applicable zone and additional parking standards to ensure that there is adequate off-street parking for employees and those residing at the facility.

Residential care centers (12 or more) require a conditional use permit and are deemed a non-residential use in the Zoning Code. Residential care centers have more stringent development standards that include standards such as: minimum floor area, requirements for common areas and recreational and entertainment facilities, trash receptacles, etc.

Emergency Shelters and Transitional Housing

Emergency shelters provide housing for homeless persons for a limited period of time, while transitional housing facilities provide support and housing for persons transitioning out of homelessness into permanent housing. Providing adequate housing for the homeless must be demonstrated in the Housing Element. To comply with SB 2, the Housing Element must identify a zone suitable to develop at least one emergency and transitional shelter in the planning period.

To implement Action 2.4, the City will revise the Zoning Code to allow emergency shelters as a permitted use in the General Industrial (GI) zone, particularly the GI land that is bounded by Malbert Road to the north and Mountain Avenue to the south; located at least 1200 feet southerly of Ellis Avenue. This area is located within Perris Valley Airport Compatibility Zone D in which residential uses are currently permitted. Coordination between the City of Perris and Riverside County Airport Land Use Commission has resulted in the provision of additional Compatibility Policies that would allow for development, under specific conditions, within the Zone D at a greater density and intensity. Portions of this area are in transition from older manufacturing and warehouse uses to office and retail commercial uses. As a result, environmental impacts associated with industrial uses are reduced making the area more suitable for residential development. The amount of available land zoned GI in the southern portion of Perris is sufficient to accommodate at a minimum one (1) emergency shelter.

Per Action 2.4, the City will adopt an ordinance which will include objective development and management standards described in the Senate Bill 2 statute, below:

- The maximum number of beds or persons permitted to be served nightly by the facility (maximum 100 beds per acre)



- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City has identified the MFR-22 and MFR-14 zone to permit transitional and supportive housing. Land zoned MFR-22 and MFR-14 is near the downtown where public services, transportation facilities and infrastructure are in place to accommodate the development of transitional housing. The Coachella Valley Housing Authority currently has a transitional and supportive housing project located in the MFR-14 Zone scheduled to go to hearing in February 2013. The project will provide a total of 15 units to serve as transitional and supportive housing. Pursuant to Action 3.2, the Housing Plan will amend the MFR-22 and MFR-14 Zoning Code to include transitional and supportive housing as a permitted use by right in the MFR-22 and MFR-14 zones, except within Airport Areas I and II as mapped at www.rcaluc.org and within Compatibility Zones A, B1, B2, and C of the Airport Influence Area of Perris Valley Airport, in effect as of July 1, 2011.

Single Room Occupancy Housing Facilities

Generally, single room occupancy (SRO) housing facilities are buildings with a common entrance containing a cluster of at least five rental units which provide sleeping and living facilities for one or two persons, where kitchen and/or bathroom facilities may be shared. Due to funding reductions and staff cutbacks the City was unable to complete the Zoning Code amendments to address SRO units in the time specified by the 2008-2014 Housing Plan. The City has drafted an Ordinance amending the Zoning Code to permit SRO's by right in the Community Commercial (CC) Zone. The Zoning Code does not permit Single Room Occupancy as a result, Action 3.3 of the Housing Plan will amend the Zoning Code to allow SRO Occupancy housing as a permitted use by right except within the Airport Area I as mapped at www.rcaluc.org and within Compatibility Zones A, B1, and B2 of the Airport Influence Area of Perris Valley Airport, in effect as of July 1, 2011 in the CC zone. Additionally, the ordinance revision will include a limit of 75 rooms per acre of land.

Farmworker Housing

The City of Perris has the A-1 zone that is for existing agricultural uses and also acts as a "holding" or interim zone that is in place until the site/property can be developed consistent with the General Plan. This zone permits any uses permitted in the R-6,000 zone, which includes attached and detached one-family dwellings and small family day care homes. Neither zone specifically references farmworker housing.

Manufactured and Mobile Homes

Manufactured housing is permitted by right in all zones which permit single-family houses, pursuant to State law. Additionally, mobile homes are permitted in the R-4 and R-5 Districts. Mobile home parks are subject to a conditional use permit in all other residential zones.



VII. HOUSING RESOURCES

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Perris. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

A. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Perris' Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period has been determined by SCAG to be 4,280 housing units, including 513 units for very low-income households, 681 units for low-income households, 759 units for moderate-income households, and 1,814 units for above moderate-income households.¹⁰

TABLE VII-1
2014 – 2021 RHNA

Income Category					Total
Extremely Low Income (31-50% AMI) ¹¹	Very Low (31-50% AMI)	Low (51-80% AMI)	Moderate (81-120%)	Above Moderate (121%+)	
513	513	681	759	1,814	4,280

Source: SCAG, 2012.

Identifying Adequate Sites

State law requires that a community identify an adequate number of sites to accommodate and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under State law (California Government Code section 65583.c.1), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes the following:

- Vacant residentially zoned sites
- Vacant non-residentially zoned sites which allow residential uses (such as mixed-use)

¹⁰ In RHNA, there are rounding differences in some localities between the total housing need and the sum of the four income groups. In such cases, communities may choose which of the income categories it will adjust by one unit to maintain consistency with the approved total housing need. For Perris, the one unit difference has been allocated to the above moderate-income category.

¹¹ AB2634 mandates that localities calculate the subset of the very low income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the AMI).

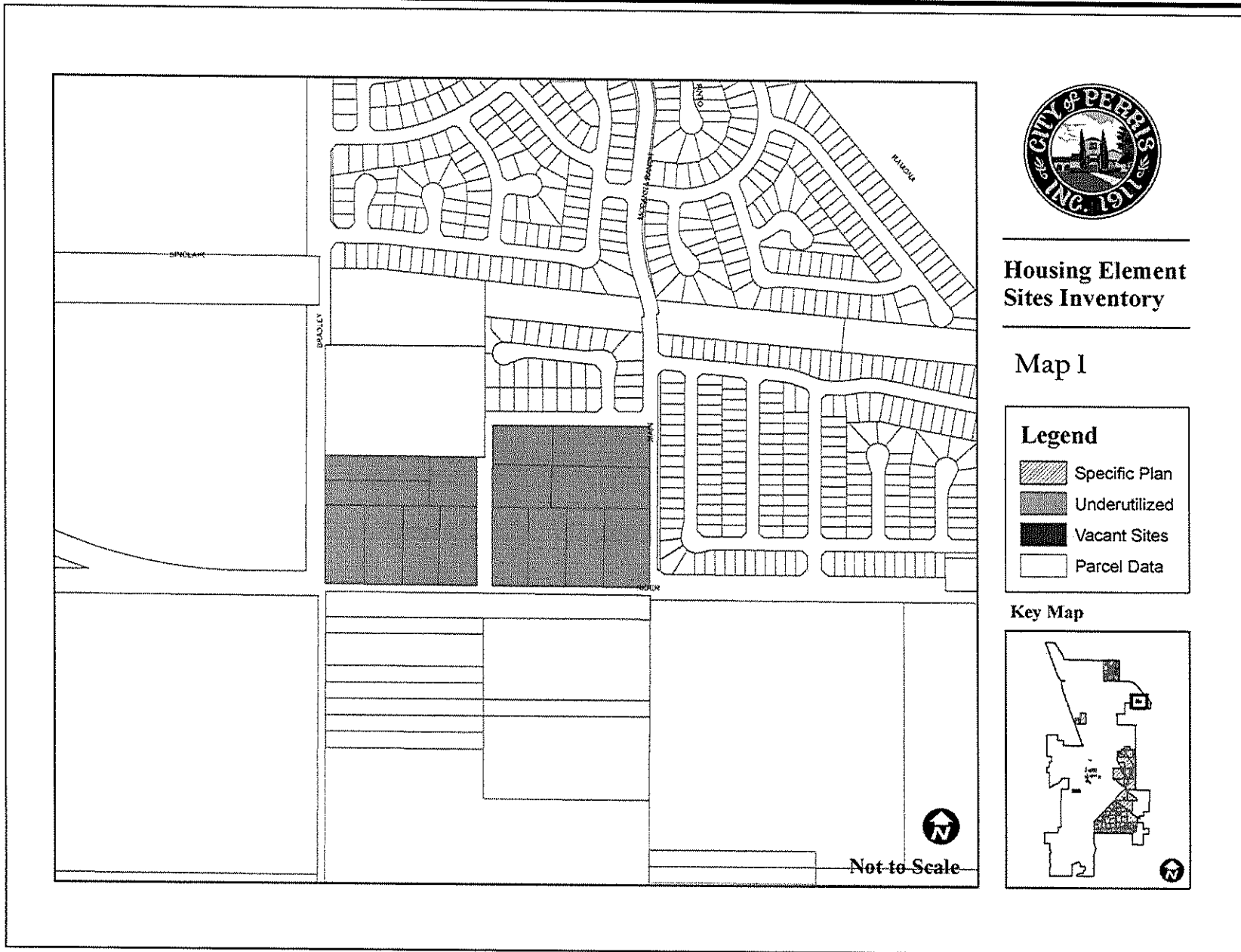


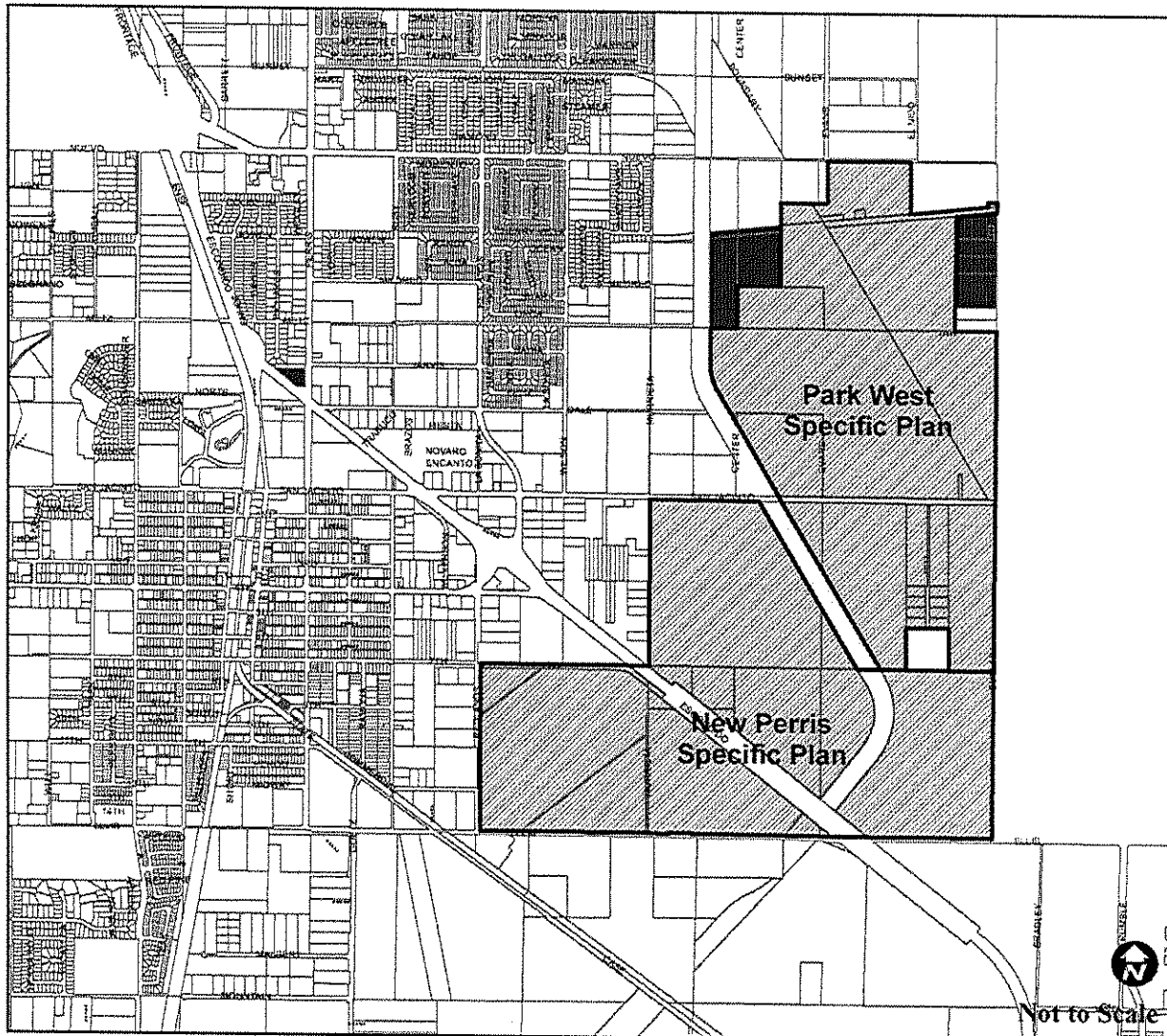
- Underutilized residentially zoned sites that are capable of being developed at a higher density or with greater intensity
- Non-residential zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions)

An important component of the Perris Housing Element is the identification of remaining sites and future housing development opportunities in the 2014-2021 planning period. Since Perris has a sufficient amount of undeveloped land, the majority of sites identified in the Sites Inventory focus on vacant sites within Specific Plan Land Use Designations. Opportunities for residential development in the City fall into one of three categories:

- Land within Specific Plan Land Use Designations;
- Vacant land that is designated for residential use; and
- Underutilized residentially zoned sites where the current use of the property is less than the maximum density allowed by the general plan designation.

The following maps identify sites within the City that fall under one of the three categories identified previously. The “Key Map” at the bottom right-hand corner of each map outlines the geographic location of the area within the City.









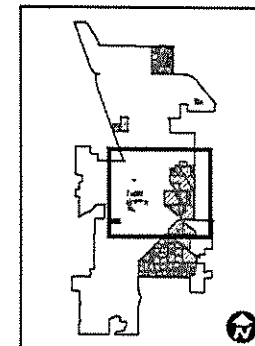
Housing Element Sites Inventory

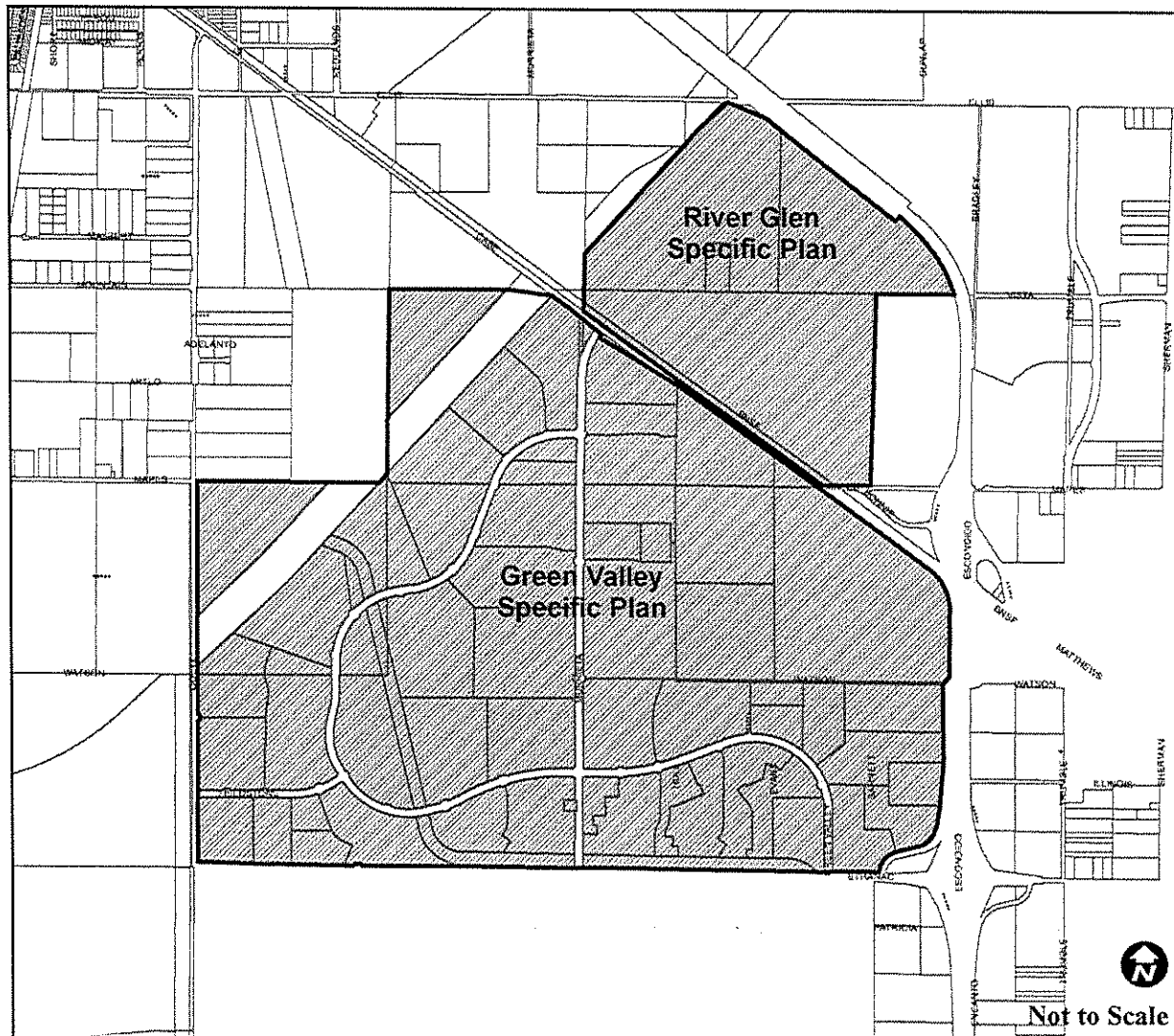
Map 3

Legend

-  Specific Plan
-  Underutilized
-  Vacant Sites
-  Parcel Data

Key Map





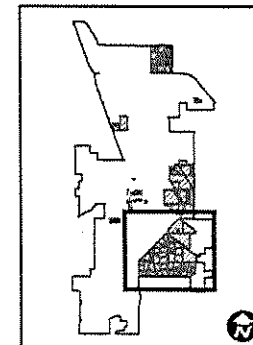
**Housing Element
Sites Inventory**

Map 5

Legend

- Specific Plan
- Underutilized
- Vacant Sites
- Parcel Data

Key Map





Residential Sites Inventory and Analysis of Suitability and Availability

The maps identify sites that the City determined to be ideal for accommodating future housing, including affordable housing. Analyses based on potential environmental constraints, infrastructure, and realistic development capacity calculations are discussed. Estimates of potential capacity on the vacant or significantly underutilized land are based on a ratio of 85 percent, which was established in the City's General Plan as the average rate for residential development (not including a density bonus) to account for development standards such as lot coverage requirements, parking, setbacks, open space, infrastructure and public facilities. This rate has been applied in calculating the capacity for vacant and underutilized sites to ensure that it is consistent with projections contained in the General Plan.

Summary of Land Available

Perris is a growing community and has a sufficient amount of vacant land. The City's inventory of vacant land realistically suitable for residential development totals nearly 57 acres. However, this inventory does not include all vacant sites within the City, rather, vacant sites identified by the City as falling into one of the three categories mentioned previously. The identified sites are best suited for meeting the City's share of the regional housing need. Together, the identified sites yield a total of 13,106 units without utilizing the density bonus. The total capacity of identified sites far exceeds this need; therefore, the City is able to accommodate future development of affordable housing.

Land within Specific Plan Land Use Designations

The majority of vacant sites in the City of Perris are within land designated Specific Plans (SP). For these sites, information on the number of residential units is based on land use plans for the respective specific plan. Each site with a SP designation listed in Table VII-2 is followed with the name of the adopted Specific Plan in parentheses/vacant land within sites designated Specific Plan have the potential to generate a total of 12,239 housing units, of which 2,533 units are in a zone allowing a density greater than 30 dwelling units per acre. It is anticipated that a majority of the City's remaining RHNA can be accommodated in the specific plan areas. A parcel-specific listing of these available sites is provided in Appendix A.

Each specific plan, except for the River Glen SP, shown in Map 5, has at least one zone that allows medium to higher density residential development, ranging approximately from 14-22 dwelling units per acre. Additionally, the Downtown Specific Plan was adopted in January 2012, and includes two zones that permit densities of 32 and 35 dwelling units per acre. Zoning in the Downtown Specific Plan will be discussed later in this chapter under the heading "Zoning Appropriate to Accommodate Housing for Lower Income Households."



TABLE VII-2
RESIDENTIAL CAPACITY ON VACANT SITES IN PERRIS

Map	Land Use Designation and Zoning	Max. Residential Density	Acreage	Capacity without Density Bonus
2	SP (Harvest Landing)			
	MDR (medium density)	12 du/ac	41.2	420
	MHDR (medium high density)	15 du/ac	18.0	230
	HDR (high density)	22 du/ac	45.7	855
3	SP (Parkwest)			
	R-5,000	6.5 du/ac	190.39	1,050
	R-6,000	4.7 du/ac	88.91	355
	Multi-family Townhomes	11.5 du/ac	80.64	788
	SP (New Perris)			
Single-family Residential	5 du/ac	439.25	1,866	
Multi-family Residential	20 du/ac	8.26	140	
4	SP (Downtown)			
	Downtown Promenade	32 du/ac	51.67	1,447
	Urban Village	35 du/ac	37.71	1,086
	Neighborhood	6 du/ac	3.1	15.81
5	SP (Green Valley)			
	Residential	4.5 du/ac	388.72	1,486
	Mixed Use	15 du/ac	56.05	714
	SP (River Glen)			
	R-5,500	6.4 du/ac	262.13	1,425
R-6,500	6.2 du/ac	68.64	361	
Total			1,780	12,238

Vacant Residentially Zoned Land

Vacant sites not included within specific plan areas total approximately 57 acres. These two vacant sites are shown in Map 4 and are located on either side of the Parkwest Specific Plan and are both zoned MFR-14. Table VII-3 displays the acreage and unit capacity in vacant residentially zoned sites. A parcel-specific listing of the sites is provided in Appendix A.



TABLE VII-3
RESIDENTIAL CAPACITY ON VACANT SITES IN PERRIS

Map	Land Use Designation and Zoning	Max Residential Density	Vacant Residential Acreage	Capacity without Density Bonus
4	MFR-14	14 du/ac	56.68	674
Total			56.68	674

Underutilized Residentially Zoned Sites

Underutilized sites are located in the eastern portion of the City bounded by Rider Avenue and Bradley Street adjacent to the Villages of Avalon and May Ranch Specific Plans. The sites have been identified as underutilized because the current uses on the sites (single-family residences) are not built to the maximum density permitted within the MFR-14 zoning designation. Table VII-4 lists underutilized land that is designated for residential use. The sites have the potential capacity for 194 residential units. A parcel-specific listing of the sites is provided in Appendix A.

TABLE VII-4
SUMMARY OF RESIDENTIAL CAPACITY ON UNDERUTILIZED LAND

Map	Land Use Designation and Zoning	Max Residential Density	Underutilized Residential Acreage	Capacity without Density Bonus
2	MFR-14	14 du/ac	16.4	194
Total			16.4	194

Zoning Appropriate to Accommodate Housing for Lower Income Households

Density is a critical factor in the development of affordable housing. Maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to the potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development and zero lot line development, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools and public facilities.

Affordability is typically correlated with density. The State Housing and Community Development Department (HCD) has established “default densities” that by definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000 and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). Perris has a population greater than 25,000 and is within the Riverside MSA; consequently the default density for the City is 30 dwelling units per acre. To facilitate and encourage the development of housing units affordable to very low- and low-income residents, the Downtown Specific Plan has two



zones, the Downtown Promenade and Urban Village, which will allow 32 dwelling units per acre and 35 dwelling units per acre, respectively. These densities exceed the established default density for Perris.

The Downtown Promenade zone permits one- to three-story commercial block buildings, stacked flats, or courtyard buildings with retail uses on the ground floors and office and/or residential uses above. The majority of land zoned DP is located along “D” Street and west of Perris Boulevard. The Downtown Promenade zone has an average density of 32 dwelling units per acre. The Urban Village zone permits three- to five-story stacked flats, row-houses, courtyard housing, live-work, and mixed-use commercial block buildings. In 2013, when the Zoning Code is amended, this zone will permit transitional housing, and single room occupancy living facilities by right. The Urban Village zone also allows neighborhood serving commercial uses on the ground floor with residential uses above. The majority of the area located south of 5th Street consists of vacant, underutilized sites, which makes this a prime location for residential and mixed-use infill development. The Urban Village zone permits a density of 35 dwelling units per acre accommodating approximately 2,367 dwelling units on land zoned Urban Village. The City anticipates accommodating the majority of its lower-income RHNA obligation within the Downtown Specific Plan. Please refer to Appendix F for a land use map of the Downtown Specific Plan.

The downtown is an ideal location for the development of future affordable housing as many public service buildings such as the library, City Hall, senior center, recreation center, police facilities, medical clinic, County of Riverside administrative building and the future Metrolink train station are located in the downtown. Current development is concentrated along D Street. There is a mix of uses including single-family housing, multi-family housing, retail, professional, industrial, auto-repair, and underutilized/vacant parcels. There is also potential for redevelopment along Perris Boulevard, a smaller arterial with multi-family housing and underutilized industrial uses located east of D Street. There is a potential for redevelopment particularly between First and Third St along Perris Boulevard. There are several underutilized uses in the vicinity as well as vacant lots which are viable for redevelopment. A detail description and aerial image of specific sites are provided in the following pages to illustrate the potential of the area to accommodate affordable housing. Sites inventoried are at least an acre in size and have been identified by City staff or land owners as prime for redevelopment. The City will offer incentives to further facilitate and encourage the redevelopment of these sites, prioritizing funding opportunities for extremely low- and very low-income housing.



Site A



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 1.64 acres
Existing Land Use: Commercial
Estimated Housing Potential: 57 units

Description: Site A is located east of D Street adjacent to the 215 northbound on ramp. This site had been designated to provide commercial units and contains three separate one-story structures, all well worn. There is one mini-storage business on the site. The business does not occupy the majority of the site. In fact, the remainder of the site (approximately 50 percent of the site), is flat surface, looks

unfinished, and consists of gravel, earth and unmaintained vegetation growth. The area, configuration of the lots, and prevalence of other residential uses in the vicinity make this site conducive for residential development.

Affordable Housing Development Incentives and Requirements: The proposed density could accommodate the development of 57 units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer a menu of development incentive opportunities including: fast track processing, density bonus incentives, flexibility in development and parking standards, as indicated in the Housing Plan.

Site B



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 4.1 acres
Existing Land Use: Cement Batch Plant
Estimated Housing Potential: 143 units

Description: Site B is located east of Perris Boulevard and north of Second Street. The site contains 5 structures; the existing uses are a cement batch plant and 3 single-family residential homes. The structures occupy only a minimal amount of the space on the site. Approximately 80 percent of the site is paved for vehicular circulation and storage purposes. The existing cement batch plant is in the

process of relocating to another site. The area, configuration of the lots, and prevalence of other residential uses in the vicinity make this site conducive for conversion to residential development.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 143 units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer a menu of development incentive opportunities including: fast track processing, density bonus incentives, flexibility in development and parking standards, as indicated in the Housing Plan.



Site C

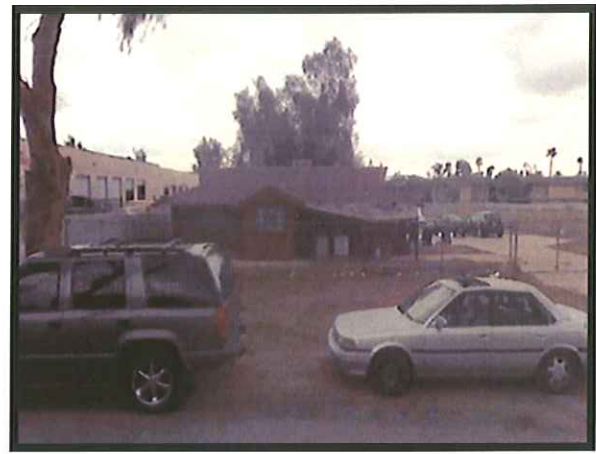
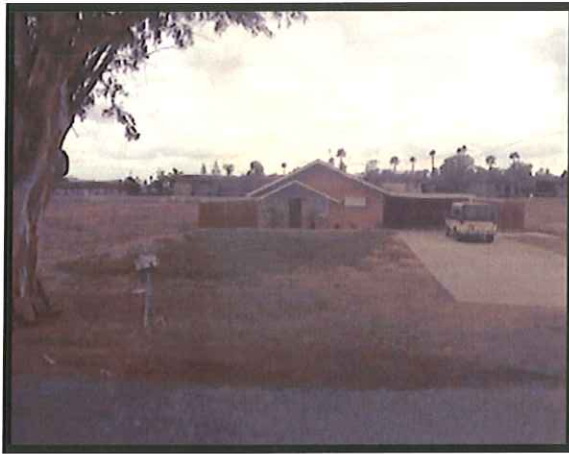


General Plan Designation: Specific Plan
Zoning Designation: Urban Village
Acreage: 4.1 acres
Existing Land Use: Transportation Yard
Estimated Housing Potential: 143 units

Description: Site C is located west of G Street and north of Second Street. This site contains 2 structures that cover approximately 15 percent of the lot. Each of the two structures contain separate industrial businesses. Approximately 85 percent of site is paved area for parking vehicles and storage of material related to the existing businesses. Some of the pavement and driveway areas show wear and tear, with visible cracks in the pavement. There are also single-family homes located directly across the street. The area, configuration of the lots, and prevalence of other residential uses in the vicinity make the this site conducive for residential development.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 143 units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer a menu of development incentive opportunities including: fast track processing, density bonus incentives, flexibility in development and parking standards, as indicated in the Housing Plan.

Site D



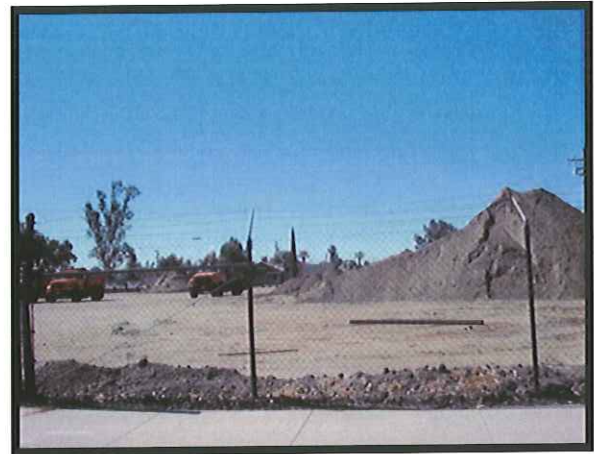
General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 8.96 acres
Existing Land Use: Residential
Estimated Housing Potential: 313 units

Description: Site D is located east of G Street and north of Second Street. The site contains two single story residential structures that make up approximately less than 10 percent of the site. The remainder of the site is vacant, unmaintained vegetation. Surrounding uses are predominantly residential. The existing condition of the site, vacancies, and proximity to other residential uses in

the area make the this site conducive for residential development.

Affordable Housing Development Incentives and Requirements: The proposed density allowing the development of 313 affordable units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.

Site E



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 4.1 acres
Existing Land Use: Contractors Yard
Estimated Housing Potential: 143 units

Description: Site E is multiple parcels located south of 2nd Street, north of Third Street and between F and G Streets. The largest parcel is a County of Riverside Maintenance yard. A smaller contractor's yard is located on the southeast corner of 2nd and F Streets. Two smaller parcels are used for residential purposes. Except for the County Yard, the maintenance level on all structures appears low and neglected. Dead

vegetation was also prominent around the site. The existing condition of the site, vacancies, and proximity to other residential uses in the area make this site conducive for residential development.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 143 units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.



Site F



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 1.80 acres
Existing Land Use: City Yard
Estimated Housing Potential: 57 units

Description: Site F is located east of G Street and north of 6th street and is occupied by one separate single-story structure. The majority of the site, approximately 90 percent, is surface parking for the City of Perris Public Works Yard. The two other structures on the lot are being used for residential purposes. The maintenance level on all structures appears low and neglected. Dead vegetation was also

prominent around the site. The land owner (City of Perris), area, configuration of the lots, and prevalence of other residential uses in the vicinity makes this site conducive for residential development

Affordable Housing Development Incentives and Requirements: The proposed density allowing the development of 57 units could yield a minimum of 32 affordable units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.

Site G



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 4.32 acres
Existing Land Use: Vacant
Estimated Housing Potential: 138 units

Description: Site G as shown is the one of the City yards at the intersection of 4th and G streets. The total site also includes the parcel south of the parcel fronting 4th Street. The parcel is currently owned by City and is a total of 4.32 acres.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 138 units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.



Site H



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 1.01 acres
Existing Land Use: Vacant
Estimated Housing Potential: 35 units

Description: Site H is located north of San Jacinto Ave and west of C Street.

Affordable Housing Development Incentives and Requirements: The proposed density would allow the development of 35 units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale

controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.

Site I



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 19.06 acres
Existing Land Use: Vacant
Estimated Housing Potential: 667 units

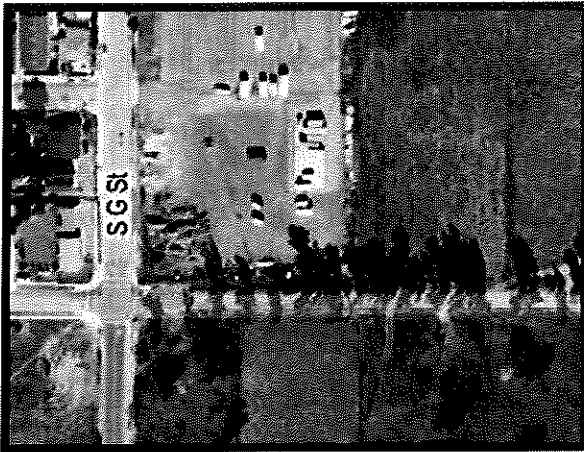
Description: Site I is located north 7th Street and west of Redlands Avenue.

Affordable Housing Development Incentives and Requirements: The proposed density allowing the development of 667 units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale

controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.



Site J



General Plan Designation: Specific Plan
Zoning Designation: Urban Village (UV)
Acreage: 2.52 acres
Existing Land Use: City Yard
Estimated Housing Potential: 88 units

Description: Site J located east of G Street and north of 7th Street. The majority of the site, approximately 90 percent, is surface parking for the City of Perris (City Yard). The maintenance level on all structures appears low and neglected. Dead vegetation was also prominent around the site. The land owner (City of Perris), area, configuration of the lots, and prevalence of other residential uses in the vicinity makes this site

conducive for residential development.

Affordable Housing Development Incentives and Requirements: The proposed density allowing the development of 88 units could yield a minimum of 35 affordable units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.



Site K



General Plan Designation: Specific Plan
Zoning Designation: Neighborhood
Acreage: 3.1 acres
Existing Land Use: Vacant
Estimated Housing Potential: 108 units

Description: This parcel located west of C Street and south of 3rd Street.

Affordable Housing Development Incentives and Requirements: The proposed density allowing the development of 108 units. The City's Staff would coordinate with developer to market, find qualified low-income tenants and administer their resale

controls for the affordable units. Depending upon market conditions and other factors, the entire site could be made affordable. To further encourage and facilitate the development of affordable units for low- and very low-income families on the site, the City will offer development incentive opportunities including: fast track processing, density bonus incentives, and flexibility in development and parking standards, as indicated in the Housing Plan.

The Downtown Specific Plan area has incredible potential as a transit-oriented, multi-modal village for the City of Perris. Although the existing conditions of the area are underutilized, the Perris Valley Metrolink line will encourage reinvestment and create a positive change. In order for the Downtown to be revitalized and grow, the population needs to be increased in a strategic pattern of residential development. The Downtown Specific Plan provides the policies and zoning for this to occur.



Most of the housing to be constructed in the Downtown Specific Plan will be infill development. The new Downtown Specific Plan amends the existing Downtown Specific Plan that was adopted in 1993. The amended Downtown Specific Plan updates the existing specific plan to focus goals and policies on smart growth and new urbanism principles, such as walkability, transit-oriented development, higher densities, and sustainable development. The intent of the new Downtown Specific Plan is to transform the downtown into the “center” of the City with a mix of uses, and bring a pedestrian-friendly live/work space to the City. The City anticipates offering development incentives, such as reductions in parking standards to facilitate lot consolidation of smaller sites to create opportunities for more intense residential development in the downtown area. This lot consolidation coupled with development incentives will facilitate the economies of scale necessary for the development of affordable housing. Action 1.12 of the housing plan implements development incentives to promote lot consolidation.

Environmental Constraints

Potential environmental constraints to future development of sites identified in Tables VII-2, VII-3, and VII-4 include the Multiple Species Habitat Conservation Plan (MSHCP) and seismic and flooding hazards, which are addressed in the Non-Governmental Constraints Section of the Housing Element. Locations identified in the Sites Inventory were compared with all hazards maps included in the City's Safety Element; none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried in Tables VII-2, VII-3, and VII-4 already have a residential land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are little additional constraints that would impede the development of new housing units in the future on the identified sites.

Infrastructure

The City's Land Use Element indicates that several improvements are in need through the Year 2030 to address: unimproved or deteriorated roadways and roadways without sufficient capacity for anticipated new development; inadequate storm drain infrastructure; insufficient parkland and recreation facilities; and inadequate public safety facilities. The City understands that improvements can be achieved with a comprehensive approach that includes reviewing infrastructure plans for each application for discretionary approval of General Plan amendments, tentative parcel or tentative tract maps, or development proposals that includes extension of an existing street or construction of a new street. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is enough capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

B. RESOURCES

Implementation Tools

A variety of federal, State and local programs are available to create and/or maintain rental and purchase affordability for lower income households and for persons with special needs. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. Table VII-5 summarizes financial resources available to the City, private and non-profit parties to preserve/create housing that is affordable.

In previous years, the primary source of funds for affordable housing activities in Perris was from the 20% Redevelopment Agency housing set-aside fund. The consolidated plan 2009 – 2014 allocated funding for housing programs during that period, as indicated below:



APPENDIX A – LAND INVENTORY

Please note that estimates of potential capacity on land designated Specific Plan, and vacant or underutilized land are based on a ratio of 85%, which was established in the City's General Plan as the average rate for residential development (not including a density bonus) to account for development standards such as lot coverage requirements, parking, setbacks, open space, infrastructure and public facilities.

As discussed in Section VI, Housing Constraints Analysis, portions of the City are located within the Airport Influence Area (AIA) of the March Air Reserve Base (MARB), formerly March Air Force Base (AFB). The Airport Land Use Commission (ALUC) utilizes the Air Installation Compatibility Use Zone study (AICUZ) as a resource in evaluating development applications within the AIA. Airport Zone maps were adopted in 1986, but the maps relate back to the categories in the 1984 Riverside County Airport Land Use Plan (ALUP). Park West Specific Plan (Map 3), Harvest Landing Specific Plan (Map 2), and a portion of the New Perris Specific Plan (Map 3) are constrained under the existing ALUP. The City overruled ALUC's determinations of inconsistency for the Park West and Harvest Land Specific Plans. The adopted 1984 ALUP is undergoing on update and the current draft text for the new MARB Airport Land Use Compatibility Plan (ALUCP), the Harvest Landing and Park West Specific Plans are proposed to be exempted from the Plan's density limits.

Perris Valley Airport (PVA) is privately-owned, public-use airport generally located southeast of the intersection of Ellis Avenue and Goetz Road within the City of Perris. A conflict between the Perris Valley ALUCP and Specific Plan land use designations occurs within portions of the Green Valley Specific Plan (Map 5). Coordination between the City of Perris and ALUC has resulted in the provision of additional Compatibility Policies that allow for development at a greater density and intensity in areas northerly of Ellis Avenue, including the Downtown Specific Plan (Map 4), than would otherwise have been provided pursuant to County-wide criteria. The Downtown Specific Plan was reviewed by ALUC and determined to be consistent with applicable plans in 2010, the Perris Valley ALUCP was designed to recognize the consistency determination of that Plan.

The Housing Element Land Inventory identifies (via the Airport Constraints column) those parcels whose residential development potential is constrained by the density restrictions included in either the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, or the Perris Valley Airport Land Use Compatibility Plan. Once the Draft MARB ALUCP is adopted, constraints from the MARB will be modified which will result in less constrained parcels. It must be noted that current airport constrained parcels are not relied on to meet the City's RHNA.

Map I
Underutilized Land Inventory

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation	Existing Use	Infrastructure Capacity	On-Site Constraints	Airport Constraints
308200014	1.45	14 du/ac	17	MFR-14	SFR	Yes	No	No
308200015	0.88	14 du/ac	10	MFR-14	SFR	Yes	No	No
308200013	0.95	14 du/ac	11	MFR-14	SFR	Yes	No	No
308200011	0.86	14 du/ac	10	MFR-14	SFR	Yes	No	No
308200010	0.92	14 du/ac	11	MFR-14	SFR	Yes	No	No
308200009	1.50	14 du/ac	18	MFR-14	SFR	Yes	No	No
308200012	0.95	14 du/ac	11	MFR-14	SFR	Yes	No	No
308200001	1.15	14 du/ac	14	MFR-14	SFR	Yes	No	No
308200002	1.10	14 du/ac	13	MFR-14	SFR	Yes	No	No



308200003	1.06	14 du/ac	13	MFR-14	SFR	Yes	No	No
308200004	1.09	14 du/ac	13	MFR-14	SFR	Yes	No	No
308200005	1.03	14 du/ac	12	MFR-14	SFR	Yes	No	No
308200006	1.09	14 du/ac	13	MFR-14	SFR	Yes	No	No
308200007	1.09	14 du/ac	13	MFR-14	SFR	Yes	No	No
308200008	1.30	14 du/ac	15	MFR-14	SFR	Yes	No	No
Total	16.4		194					

Map 2
Specific Plan Land Inventory (Harvest Landing Specific Plan)

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity**	On-Site Constraints	Airport Constraints
305070003	17.6	12 du/ac	180	SP (MDR)	Vacant	Yes	No	Yes
305070003	15.73	22 du/ac	295	SP (HDR)	Vacant	Yes	No	Yes
305110015	0.5	12 du/ac	5	SP (MDR)	Vacant	Yes	No	Yes
305110016	0.65	12 du/ac	7	SP (MDR)	Vacant	Yes	No	Yes
305110022	3.15	12 du/ac	32	SP (MDR)	Vacant	Yes	No	Yes
305110023	0.83	12 du/ac	8	SP (MDR)	Vacant	Yes	No	Yes
305110024	0.83	12 du/ac	8	SP (MDR)	Vacant	Yes	No	Yes
305110025	0.83	12 du/ac	8	SP (MDR)	Vacant	Yes	No	Yes
305110026	1.96	12 du/ac	20	SP (MDR)	Vacant	Yes	No	Yes
305110027	6.84	12 du/ac	70	SP (MDR)	Vacant	Yes	No	Yes
305110032	0.88	12 du/ac	16	SP (MDR)	Vacant	Yes	No	Yes
305110032	0.6	15 du/ac	8	SP (MHDR)	Vacant	Yes	No	Yes
305110033	4.93	12 du/ac	50	SP (MDR)	Vacant	Yes	No	Yes
305110034	4.03	15 du/ac	51	SP (MHDR)	Vacant	Yes	No	Yes
305110035	1.55	12 du/ac	16	SP (MDR)	Vacant	Yes	No	Yes
305110035	1.24	15 du/ac	16	SP (MHDR)	Vacant	Yes	No	Yes
305140012	0.33	15 du/ac	4	SP (MHDR)	Vacant	Yes	No	Yes
305140027	0.67	15 du/ac	9	SP (MHDR)	Vacant	Yes	No	Yes
305140031	0.98	15 du/ac	12	SP (MHDR)	Vacant	Yes	No	Yes
305140032	0.94	15 du/ac	12	SP (MHDR)	Vacant	Yes	No	Yes
305140034	2.51	15 du/ac	32	SP (MHDR)	Vacant	Yes	No	Yes
305140053	0.39	15 du/ac	5	SP (MHDR)	Vacant	Yes	No	Yes
305140054	0.48	15 du/ac	6	SP (MHDR)	Vacant	Yes	No	Yes
305140055	0.66	15 du/ac	8	SP (MHDR)	Vacant	Yes	No	Yes
305140056	0.87	15 du/ac	11	SP (MHDR)	Vacant	Yes	No	Yes
305140057	1.08	15 du/ac	14	SP (MHDR)	Vacant	Yes	No	Yes
305140058	1.12	15 du/ac	14	SP (MHDR)	Vacant	Yes	No	Yes
305140059	1.06	15 du/ac	14	SP (MHDR)	Vacant	Yes	No	Yes
305140060	0.94	15 du/ac	12	SP (MHDR)	Vacant	Yes	No	Yes
305160003	0.05	22 du/ac	1	SP (HDR)	Vacant	Yes	No	Yes
305160024	0.99	22 du/ac	19	SP (HDR)	Vacant	Yes	No	Yes
305160025	3.82	22 du/ac	71	SP (HDR)	Vacant	Yes	No	Yes
305160026	0.46	22 du/ac	9	SP (HDR)	Vacant	Yes	No	Yes
305160027	0.99	22 du/ac	19	SP (HDR)	Vacant	Yes	No	Yes
305190014	0.73	22 du/ac	14	SP (HDR)	Vacant	Yes	No	No



APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity**	On-Site Constraints	Airport Constraints
305190019	1.08	22 du/ac	20	SP (HDR)	Vacant	Yes	No	No
305190020	1.3	22 du/ac	24	SP (HDR)	Vacant	Yes	No	No
305190028	0.53	22 du/ac	10	SP (HDR)	Vacant	Yes	No	No
305190029	0.73	22 du/ac	14	SP (HDR)	Vacant	Yes	No	No
305190030	0.91	22 du/ac	11	SP (HDR)	Vacant	Yes	No	No
305190031	0.96	22 du/ac	18	SP (HDR)	Vacant	Yes	No	No
305190032	8.64	22 du/ac	162	SP (HDR)	Vacant	Yes	No	No
305220011	1.49	22 du/ac	28	SP (HDR)	Vacant	Yes	No	No
305220020	0.09	22 du/ac	2	SP (HDR)	Vacant	Yes	No	No
305220021	0.03	22 du/ac	1	SP (HDR)	Vacant	Yes	No	No
305220049	0.86	22 du/ac	16	SP (HDR)	Vacant	Yes	No	No
305220050	0.86	22 du/ac	16	SP (HDR)	Vacant	Yes	No	No
305220051	2.59	22 du/ac	48	SP (HDR)	Vacant	Yes	No	No
305220052	2.87	22 du/ac	54	SP (HDR)	Vacant	Yes	No	No
Total	104.16		1,500					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.

**Infrastructure improvements anticipated during development of the specific plan area.



Map 3
Specific Plan Land Inventory (Parkwest Specific Plan)

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity	On-Site Constraints	Airport Constraints
310180047	25.33	4.7 du/ac	101	SP (R-6,000)	Vacant	Yes	No	Yes
310180008	3.77	4.7 du/ac	15	SP (R-6,000)	Vacant	Yes	No	Yes
310180020	5.90	4.7 du/ac	23	SP (R-6,000)	Vacant	Yes	No	Yes
310180033	33.91	4.7 du/ac	135	SP (R-6,000)	Vacant	Yes	No	Yes
310180011	20.00	4.7 du/ac	80	SP (R-6,000)	Vacant	Yes	No	Yes
310190009	158.33	6.5 du/ac	874	SP (R-5,000)	Vacant	Yes	No	Yes
310190005	0.16	6.5 du/ac	1	SP (R-5,000)	Vacant	Yes	No	Yes
310190008	31.10	6.5 du/ac	171	SP (R-5,000)	Vacant	Yes	No	Yes
310190015	0.80	6.5 du/ac	4	SP (R-5,000)	Vacant	Yes	No	Yes
310200004	7.42	11.5 du/ac	72	SP (Multi-Family Townhomes)	Vacant	Yes	No	No
310200006	62.80	11.5 du/ac	613	SP (Multi-Family Townhomes)	Vacant	Yes	No	No
310210013	1.11	11.5 du/ac	10	SP (Multi-Family Townhomes)	Vacant	Yes	No	No
310210003	1.11	11.5 du/ac	10	SP (Multi-Family Townhomes)	Vacant	Yes	No	No
310210008	1.11	11.5 du/ac	10	SP (Multi-Family Townhomes)	Vacant	Yes	No	No
310200005	5.97	11.5 du/ac	58	SP (Multi-Family Townhomes)	Vacant	Yes	No	No
310210007	1.12	11.5 du/ac	10	SP (Multi-Family Townhomes)	Vacant	Yes	No	No
Total	359.94		2,193					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.



Map 3
Specific Plan Land Inventory (New Perris Specific Plan)

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity	On-Site Constraints	Airport Constraints
310180048	0.52	5 du/ac	2	SP (SFR)	Vacant	Yes	No	Yes
310180016	0.73	5 du/ac	3	SP (SFR)	Vacant	Yes	No	Yes
310200014	139.29	5 du/ac	591	SP (SFR)	Vacant	Yes	No	No
310210001	9.69	5 du/ac	41	SP (SFR)	Vacant	Yes	No	No
310210011	8.62	5 du/ac	36	SP (SFR)	Vacant	Yes	No	No
310210002	1.11	5 du/ac	4	SP (SFR)	Vacant	Yes	No	No
310210009	1.11	5 du/ac	4	SP (SFR)	Vacant	Yes	No	No
310210004	1.11	5 du/ac	4	SP (SFR)	Vacant	Yes	No	No
310210005	1.12	5 du/ac	4	SP (SFR)	Vacant	Yes	No	No
310210022	3.76	5 du/ac	15	SP (SFR)	Vacant	Yes	No	No
310220003	9.43	5 du/ac	40	SP (SFR)	Vacant	Yes	No	No
310220047	45.76	5 du/ac	194	SP (SFR)	Vacant	Yes	No	No
310220048	27.18	5 du/ac	115	SP (SFR)	Vacant	Yes	No	No
310220049	110.74	5 du/ac	470	SP (SFR)	Vacant	Yes	No	No
310220029	1.45	5 du/ac	6	SP (SFR)	Vacant	Yes	No	No
310170005	4.42	5 du/ac	18	SP (SFR)	Vacant	Yes	No	No
310170006	8.26	20 du/ac	140	SP (MFR)	Vacant	Yes	No	No
310220027	0.64	5 du/ac	2	SP (SFR)	Vacant	Yes	No	No
310220028	1.26	5 du/ac	5	SP (SFR)	Vacant	Yes	No	No
310220050	68.42	5 du/ac	290	SP (SFR)	Vacant	Yes	No	No
310220034	2.56	5 du/ac	10	SP (SFR)	Vacant	Yes	No	No
310220030	0.33	5 du/ac	1	SP (SFR)	Vacant	Yes	No	No
Total	447.51		2,006					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.

Map 4
Vacant Residentially Zoned Land Inventory

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation	Existing Use	Infrastructure Capacity	On-Site Constraints	Airport Constraints
310180035	1.49	14 du/ac	18	MFR-14	Vacant	Yes	No	Yes
310180034	0.67	14 du/ac	8	MFR-14	Vacant	Yes	No	Yes
310180010	12.31	14 du/ac	147	MFR-14	Vacant	Yes	No	Yes
310180009	9.83	14 du/ac	117	MFR-14	Vacant	Yes	No	Yes
310180006	5.94	14 du/ac	71	MFR-14	Vacant	Yes	No	Yes
310180029	5.04	14 du/ac	60	MFR-14	Vacant	Yes	No	Yes
310180030	0.13	14 du/ac	2	MFR-14	Vacant	Yes	No	Yes
310180031	0.13	14 du/ac	2	MFR-14	Vacant	Yes	No	Yes
310180032	0.13	14 du/ac	2	MFR-14	Vacant	Yes	No	Yes
310180043	3.85	14 du/ac	46	MFR-14	Vacant	Yes	No	Yes
310180044	3.87	14 du/ac	46	MFR-14	Vacant	Yes	No	Yes
310180024	7.83	14 du/ac	93	MFR-14	Vacant	Yes	No	Yes
310180025	2.72	14 du/ac	32	MFR-14	Vacant	Yes	No	Yes
310180026	2.73	14 du/ac	32	MFR-14	Vacant	Yes	No	Yes
Total	56.68		674					



APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity	On-Site Constraints	Airport Constraints
313092012	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
313081004	0.12	35 du/ac	4	SP (UV)	Vacant	Yes	No	No
313092022	0.39	35 du/ac	12	SP (UV)	Vacant	Yes	No	No
313092019	0.35	35 du/ac	10	SP (UV)	Vacant	Yes	No	No
313092021	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
313093020	0.51	35 du/ac	15	SP (UV)	Vacant	Yes	No	No
313093001	0.15	35 du/ac	4	SP (UV)	Vacant	Yes	No	No
313082006	0.18	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
313093005	0.16	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
311120007	1.70	35 du/ac	51	SP (UV)	Vacant	Yes	No	No
311100015	1.01	35 du/ac	30	SP (UV)	Vacant	Yes	No	No
310021001	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310021002	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310021003	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310021004	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310021005	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310021006	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310021007	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310021008	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310031005	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310031006	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310031007	1.02	35 du/ac	30	SP (UV)	Vacant	Yes	No	No
310031016	0.34	35 du/ac	10	SP (UV)	Vacant	Yes	No	No
310061020	0.43	35 du/ac	13	SP (UV)	Vacant	Yes	No	No
310061018	0.56	35 du/ac	17	SP (UV)	Vacant	Yes	No	No
310022008	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310022009	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310022015	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310022014	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310070001	0.89	35 du/ac	27	SP (UV)	Vacant	Yes	No	No
310070002	0.91	35 du/ac	27	SP (UV)	Vacant	Yes	No	No
310023006	0.18	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310023009	0.34	35 du/ac	10	SP (UV)	Vacant	Yes	No	No
310033003	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310023016	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310023015	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310023010	0.52	35 du/ac	15	SP (UV)	Vacant	Yes	No	No
310033006	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310024006	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No



APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity	On-Site Constraints	Airport Constraint
310024007	0.17	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
310090003	0.96	35 du/ac	28	SP (UV)	Vacant	Yes	No	No
310090004	0.96	35 du/ac	28	SP (UV)	Vacant	Yes	No	No
310090005	0.96	35 du/ac	28	SP (UV)	Vacant	Yes	No	No
310090006	0.96	35 du/ac	28	SP (UV)	Vacant	Yes	No	No
310090007	0.96	35 du/ac	29	SP (UV)	Vacant	Yes	No	No
310090008	2.88	35 du/ac	86	SP (UV)	Vacant	Yes	No	No
310090009	0.96	35 du/ac	29	SP (UV)	Vacant	Yes	No	No
310090010	0.96	35 du/ac	29	SP (UV)	Vacant	Yes	No	No
310090011	3.39	35 du/ac	101	SP (UV)	Vacant	Yes	No	No
310090014	2.53	35 du/ac	75	SP (UV)	Vacant	Yes	No	No
310090012	0.89	35 du/ac	26	SP (UV)	Vacant	Yes	No	No
313081016	0.75	35 du/ac	22	SP (UV)	Vacant	Yes	No	No
***	0.15	35 du/ac	5	SP (UV)	Vacant	Yes	No	No
313261013	1.67	35 du/ac	14	SP (UV)	Vacant	Yes	No	No
313261023	2.47	35 du/ac	73	SP (UV)	Vacant	Yes	No	No
313263026	0.06	35 du/ac	2	SP (UV)	Vacant	Yes	No	No
313263012	0.06	35 du/ac	2	SP (UV)	Vacant	Yes	No	No
313263013	0.06	35 du/ac	2	SP (UV)	Vacant	Yes	No	No
313263014	0.06	35 du/ac	2	SP (UV)	Vacant	Yes	No	No
313263016	0.06	35 du/ac	2	SP (UV)	Vacant	Yes	No	No
313263017	0.06	35 du/ac	2	SP (UV)	Vacant	Yes	No	No
313271012	0.53	35 du/ac	16	SP (UV)	Vacant	Yes	No	No
313271013	0.12	35 du/ac	4	SP (UV)	Vacant	Yes	No	No
313272001	0.12	35 du/ac	4	SP (UV)	Vacant	Yes	No	No
313272003	0.25	35 du/ac	7	SP (UV)	Vacant	Yes	No	No
313272005	0.13	35 du/ac	4	SP (UV)	Vacant	Yes	No	No
313272007	0.12	35 du/ac	4	SP (UV)	Vacant	Yes	No	No
313272020	0.13	35 du/ac	4	SP (UV)	Vacant	Yes	No	No
313272021	0.13	35 du/ac	4	SP (UV)	Vacant	Yes	No	No
313272016	0.13	35 du/ac	4	SP (UV)	Vacant	Yes	No	No
313272015	0.13	35 du/ac	4	SP (UV)	Vacant	Yes	No	No
313272009	0.20	35 du/ac	6	SP (UV)	Vacant	Yes	No	No
Total	89.38		2,532.8					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.

**Infrastructure improvements anticipated during development of the specific plan area.

*** GIS data included acreage for this parcel; however, an APN was not listed.



Map 5
Specific Plan Land Inventory (Green Valley Specific Plan)

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity**	On-Site Constraints	Airport Constraints
327200010	17.92	4.5 du/ac	68	SP (Residential)	Vacant	Yes	No	No
327200011	11.97	4.5 du/ac	45	SP (Residential)	Vacant	Yes	No	No
327200012	19.40	4.5 du/ac	74	SP (Residential)	Vacant	Yes	No	No
327200013	0.80	4.5 du/ac	3	SP (Residential)	Vacant	Yes	No	No
327210013	15.18	4.5 du/ac	58	SP (Residential)	Vacant	Yes	No	No
327210014	8.87	4.5 du/ac	33	SP (Residential)	Vacant	Yes	No	No
327210015	4.95	4.5 du/ac	18	SP (Residential)	Vacant	Yes	No	No
327220007	27.27	15 du/ac	347	SP (Mixed Use)	Vacant	Yes	No	No
327220010	7.53	4.5 du/ac	28	SP (Residential)	Vacant	Yes	No	No
327220011	12.70	4.5 du/ac	48	SP (Residential)	Vacant	Yes	No	No
327220017	14.07	15 du/ac	179	SP (Mixed Use)	Vacant	Yes	No	No
327220027	14.71	15 du/ac	187	SP (Mixed Use)	Vacant	Yes	No	No
330110019	22.50	4.5 du/ac	86	SP (Residential)	Vacant	Yes	No	No
330140015	23.72	4.5 du/ac	90	SP (Residential)	Vacant	Yes	No	No
330140016	24.06	4.5 du/ac	92	SP (Residential)	Vacant	Yes	No	No
330140017	28.90	4.5 du/ac	110	SP (Residential)	Vacant	Yes	No	No
330140018	37.69	4.5 du/ac	144	SP (Residential)	Vacant	Yes	No	No
330140019	38.83	4.5 du/ac	148	SP (Residential)	Vacant	Yes	No	No
330150006	12.74	4.5 du/ac	48	SP (Residential)	Vacant	Yes	No	No
330150007	20.57	4.5 du/ac	78	SP (Residential)	Vacant	Yes	No	Yes
330150010	10.75	4.5 du/ac	41	SP (Residential)	Vacant	Yes	No	Yes
330150011	7.80	4.5 du/ac	29	SP (Residential)	Vacant	Yes	No	Yes



APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity**	On-Site Constraints	Airport Constraints
330150012	5.09	4.5 du/ac	19	SP (Residential)	Vacant	Yes	No	Yes
330150016	21.24	4.5 du/ac	81	SP (Residential)	Vacant	Yes	No	Yes
330150017	27.65	4.5 du/ac	105	SP (Residential)	Vacant	Yes	No	Yes
330150019	7.86	4.5 du/ac	30	SP (Residential)	Vacant	Yes	No	Yes
Total	444.77		2,189					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.

**Infrastructure improvements anticipated during development of the specific plan area.



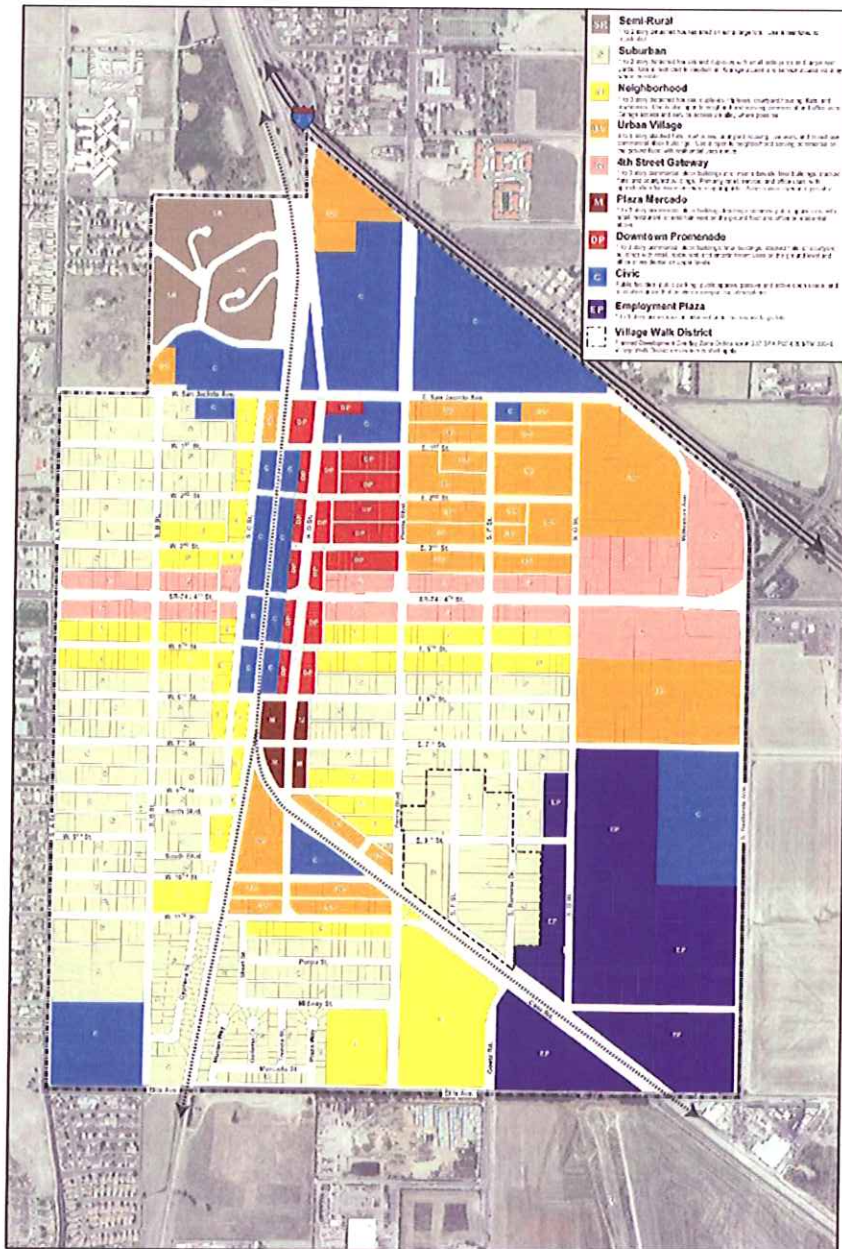
Map 5
Specific Plan Land Inventory (River Glen Specific Plan)

APN	Acreage	Allowable Density	Realistic Unit Capacity	General Plan/Zoning Designation*	Existing Use	Infrastructure Capacity**	On-Site Constraints	Airport Constraints
327020009	105.60	6.4 du/ac	574	SP (R-5,500)	Vacant	Yes	No	No
327020006	68.64	6.2 du/ac	361	SP (R-6,500)	Vacant	Yes	No	No
327200001	141.77	6.4 du/ac	771	SP (R-5,500)	Vacant	Yes	No	No
327200007	9.76	6.4 du/ac	53	SP (R-5,500)	Vacant	Yes	No	No
327200005	5.00	6.4 du/ac	27	SP (R-5,500)	Vacant	Yes	No	No
Total	330.77		1,786					

*The zoning designation in parenthesis is the specific plan land use designation for that particular parcel.

**Infrastructure improvements anticipated during development of the specific plan area.

APPENDIX F – DOWNTOWN SPECIFIC PLAN LAND USE PLAN



NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

DATE OF HEARING: March 14, 2013

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1005RG12 – City of Perris – A proposal by the City of Perris to adopt an Updated Housing Element for the Plan Years of 2014 through 2021. The Housing Element is an integral part of the City's overall General Plan, as one of seven required General Plan elements mandated by State law. The Element assesses the current and future housing needs of various demographic groups, formulates goals, policies, and programs to address housing needs in the City, and sets forth an action plan for implementation of those goals during the eight-year planning period. (March Air Reserve Base and Perris Valley Airport Influence Areas).

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Diane Sbardellati of the City of Perris Planning Department, at (951) 943-5003.

APPLICATION FOR MAJOR LAND USE ACTION REVIEW
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP1005RG12

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 12/17/2012
 Property Owner City of Perris Phone Number (951) 943 - 5003
 Mailing Address 135 N. "D" Street
Perris, CA 92570-220

Agent (if any) Diane Sbardellati, Associate Planner Phone Number (951) 943 - 5003
 Mailing Address 101 North "D" Street
Perris, CA 92570

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT) See attachment

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address The City of Perris is located in Riverside County.

Assessor's Parcel No. _____ Parcel Size _____
 Subdivision Name _____ Zoning _____
 Lot Number _____ Classification _____

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT) See attachment

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees. Include additional project description data as needed

Existing Land Use N/A
 (describe) _____

Proposed Land Use N/A
 (describe) _____

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A
 For Other Land Uses Hours of Use N/A
 (See Appendix C) Number of People on Site Maximum Number N/A
 Method of Calculation N/A

Height Data Height above Ground or Tallest Object (including antennas and trees) N/A ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site N/A ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes
 No
 If yes, describe _____

REFERRING AGENCY (TO BE COMPLETED BY AGENCY STAFF)

Date Received	<u>12-20-12</u>	Type of Project	<input type="checkbox"/> General Plan Amendment
Agency Name	<u>City of Perris</u>	<input type="checkbox"/> Zoning Amendment or Variance	<input type="checkbox"/> Subdivision Approval
Staff Contact	<u>Diane Spardellati</u>	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Public Facility
Phone Number	<u>(951) 943-5003</u>	<input type="checkbox"/> Other	
Agency's Project No.	<u>GPA 12-03-0004</u> <u>Amended GPE Review</u>		

ALUC REVIEW (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

Application Receipt	Date Received _____	By _____
	is Application Complete? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	If No, cite reasons _____	

Airport(s) Nearby Primary Criteria Review	Compatibility Zone(s) <input type="checkbox"/> A <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> Ht. Allowable (not prohibited) Use? <input type="checkbox"/> Yes <input type="checkbox"/> No Density/Intensity Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No Open Land Requirement Met? <input type="checkbox"/> Yes <input type="checkbox"/> No Height Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No Easement/Deed Notice Provided? <input type="checkbox"/> Yes <input type="checkbox"/> No
--	---

Special Conditions	Describe: _____
--------------------	-----------------

Supplemental Criteria Review	Noise	_____
	Safety	_____
	Airspace Protection	_____
	Overflight	_____

ACTIONS TAKEN (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

ALUC Executive Director's Action	<input type="checkbox"/> Approve	Date _____
	<input type="checkbox"/> Refer to ALUC	

ALUC Action	<input type="checkbox"/> Consistent	Date _____
	<input type="checkbox"/> Consistent with Conditions (list conditions/attach additional pages if needed)	
	<input type="checkbox"/> Inconsistent (list reasons/attach additional pages if needed)	

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.3

HEARING DATE: March 14, 2013

CASE SUMMARY

CASE NUMBER: ZAP1010PS13 – Palm Springs Unified School District and Reno Contracting (Representative: Toby Foster)

APPROVING JURISDICTION: Palm Springs Unified School District (relates to previously approved City of Palm Springs Design Review Case No. PA09-003)

JURISDICTION CASE NO.: Building permits from City

MAJOR ISSUES: Whether to require a glare analysis for the addition of solar photovoltaic canopies over parking areas at a site located in Compatibility Zones C and D of Palm Springs International Airport, easterly of the runways, but not along the extended runway centerline.

RECOMMENDATION:

Staff recommends a finding of CONSISTENCY, subject to the conditions specified herein.

PROJECT DESCRIPTION:

The applicant previously obtained approval for, and constructed, a 79,670 square foot service center providing food preparation, reprographic, and maintenance services for facilities of the Palm Springs Unified School District, as well as warehouse and storage space. Pursuant to the conditions of ZAP1006PS09, by which the service center was determined to be consistent with the Palm Springs International Airport Land Use Compatibility Plan, the District was required to set aside 2.9 acres as ALUC-qualifying open area. One of these areas was proposed as a parking area. Now the District is proposing to construct solar photovoltaic canopies over the previously uncovered parking areas, thereby making these areas no longer qualifying to constitute open areas. The applicant is proposing to amend the open area exhibit approved for ZAP1006PS09, relocating a portion of the open area, which triggered the requirement for ALUC review.

PROJECT LOCATION:

The project site is located at 150 District Center Drive, easterly of Gene Autry Trail, westerly of San Joaquin Drive, and northerly of Mission Drive in the City of Palm Springs, approximately 1,305 feet easterly of Runway 13L-31R at Palm Springs International Airport.

LAND USE PLAN: 2005 Palm Springs International Airport Land Use Compatibility Plan

- a. Airport Influence Area: Palm Springs International Airport
- b. Land Use Policy: Airport Compatibility Zones C and D
- c. Noise Levels: Outside the 60 CNEL noise contour

BACKGROUND:

Pursuant to Section 21670(f) of the California Public Utilities Code, “special districts, school districts, and community college districts are included among the local agencies that are subject to airport land use laws and other requirements of this article.”

Land Use/Intensity: The average intensity and the highest single-acre intensity of the building were analyzed in 2009, and it was determined that both the average and single-acre intensities met criteria for Compatibility Zone C.

Noise: The project is located outside the 60 CNEL noise contour, and no new noise-sensitive uses are proposed.

Part 77: The District Service Center building was previously evaluated through Aeronautical Study No. 2009-AWP-5146-OE, and it was determined that a building height of 38 feet and a maximum elevation at top point of 441 feet above mean sea level would not result in a hazard to air navigation. The canopies are approximately 225 feet closer to the runway than the building, but are a maximum of 18 feet in height. Based on a 7:1 ratio, a canopy with maximum elevation at top point of 425 feet or less above mean sea level would not result in an obstruction hazard to air navigation.

Open Area: Criteria for Compatibility Zone C require that 20% of land area within major projects be set aside as open land that could potentially serve as emergency landing areas (minimum of 75 feet in width and 300 feet in length). Compatibility Zone D requires a 10% set aside. A total of 2.9 acres of open area are required for this project. Pursuant to Countywide Policy 3.3.5, when evaluating consistency, “any parcel...split by compatibility zone boundaries shall be considered as if it were multiple parcels divided at the compatibility zone boundary line.”

Condition No. 7 of the original project approval required submittal of a site plan delineating the location of qualifying area to remain as permanent open space to both the City of Palm Springs and the Riverside County Airport Land Use Commission. This exhibit was provided and determined acceptable by ALUC staff. It featured 2.34 acres within the right-of-way of an adjacent street, with the remainder on-site in the front parking lot. However, the District is now proposing to install solar canopies over the area of the front parking lot that had formerly constituted the remaining open area, rendering that area non-qualifying. Therefore, a revised open areas plan had to be submitted with this application. The revised open areas plan relocates the remaining open area, known as Zone 5, to a driveway and parking area at the rear of the project site. This area would be 0.62 acres in size, bringing the total acreage of open areas to 2.95 acres.

Glare: ALUC has established a policy of requiring a glare study for solar energy generation facilities within Airport Influence Areas. However, this project falls in a middle ground. It is not simply solar panels on a residence to reduce use of electrical power from the grid, but it is also not the establishment of a solar energy generation facility as the primary use of a parcel of land. Many facilities, from Riverside's Goeske Senior Center to Loma Linda's Veterans Administration Hospital, have established solar canopies over parking areas in recent years, and staff is not aware of aviation hazards resulting from operation of such facilities. On that basis, staff has not required the applicant to submit a glare study of the type that has been demanded of solar energy generation facilities.

This property is located very close to the airport in Compatibility Zones C and D, and, as it is located due east of the airport, the panels would be facing west (toward the airport runways) at sunset, which is a factor that could potentially indicate the possibility of a hazard resulting from glare. For this reason, we have included our standard condition regarding mitigation of glare in the event of an accident, "near-miss," or incident. It should also be noted that the property is located lateral to the runway, such that aircraft approaching or departing using a straight-in/straight-out pattern would not be directly facing these panels. Additionally, the distance between the nearest runway and the panels (1,300 feet) exceeds the width of the setback from the extended runway centerline required of the Palo Verde Mesa project.

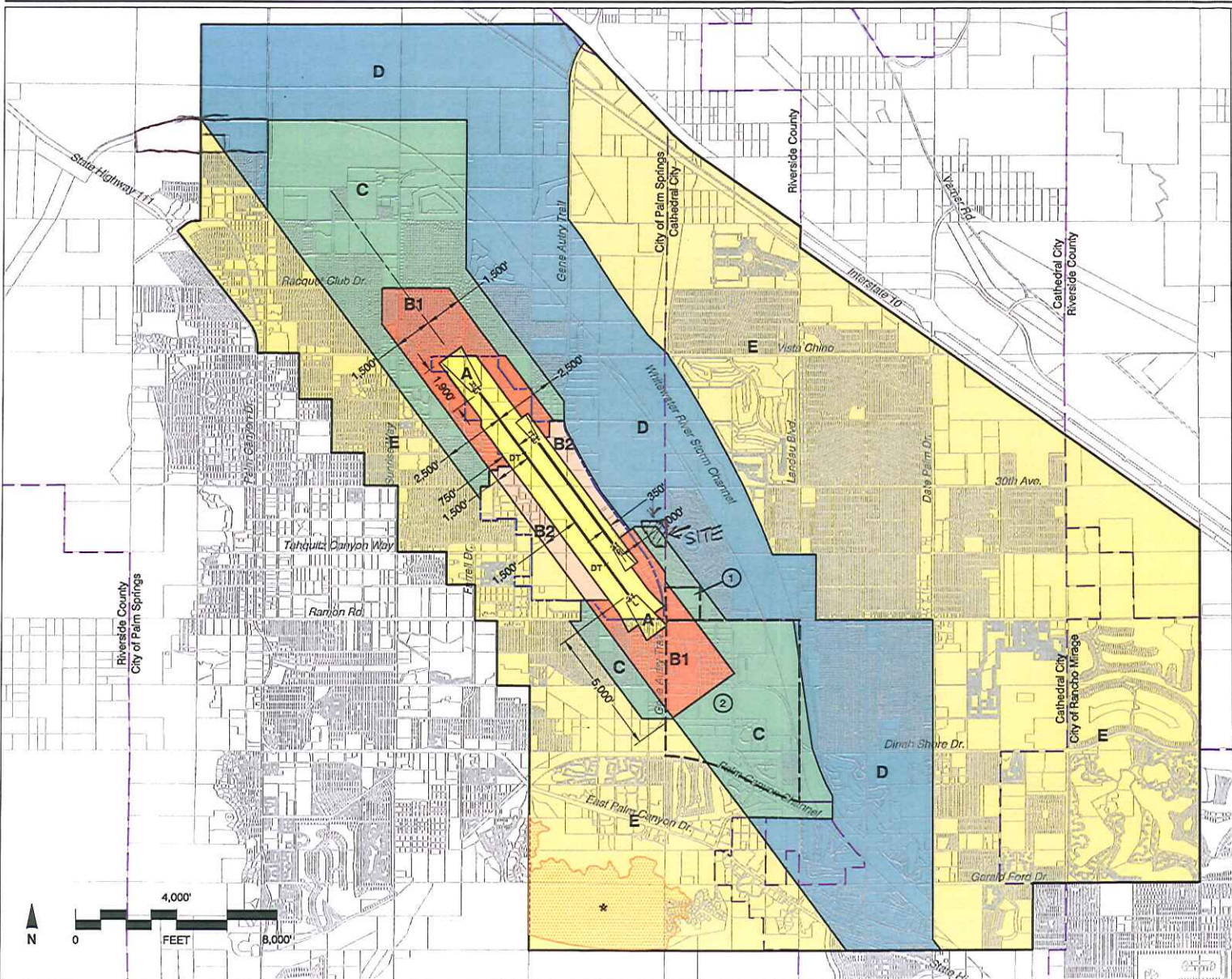
CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - 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 climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an 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.
 - 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, artificial marshes, composting operations, 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. Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses, and, in the structures located partially or wholly in Compatibility Zone C, libraries and day care centers.
3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
4. Any retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The maximum height of the proposed solar canopy shall not exceed 18 feet above ground level, and the maximum elevation of the solar canopies located westerly (in front) of the building at top point shall not exceed 425 feet above mean sea level.
6. A minimum of 2.9 acres of open area as defined by Countywide Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan shall be provided on-site, as depicted on the exhibit entitled ALUC Enlarged Site Plan, Sheet S.2, dated November 12, 2012, on file with the Riverside County Airport Land Use Commission. Such open areas shall have a minimum width of 75 feet and a minimum length of 300 feet, and shall not be obstructed by walls, trash enclosures, large trees or poles greater than 4 inches in diameter at a height greater than 4 feet, or overhead wires.
7. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels or covering them at the time of day when incidences of glare occur to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
 - Height Review Overlay Zone

- Boundary Lines**
- Airport Property Line
 - City Limits

Notes
 All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

See Chapter 2, Table 2A for compatibility criteria associated with this map.

See Policy PS.2.1.

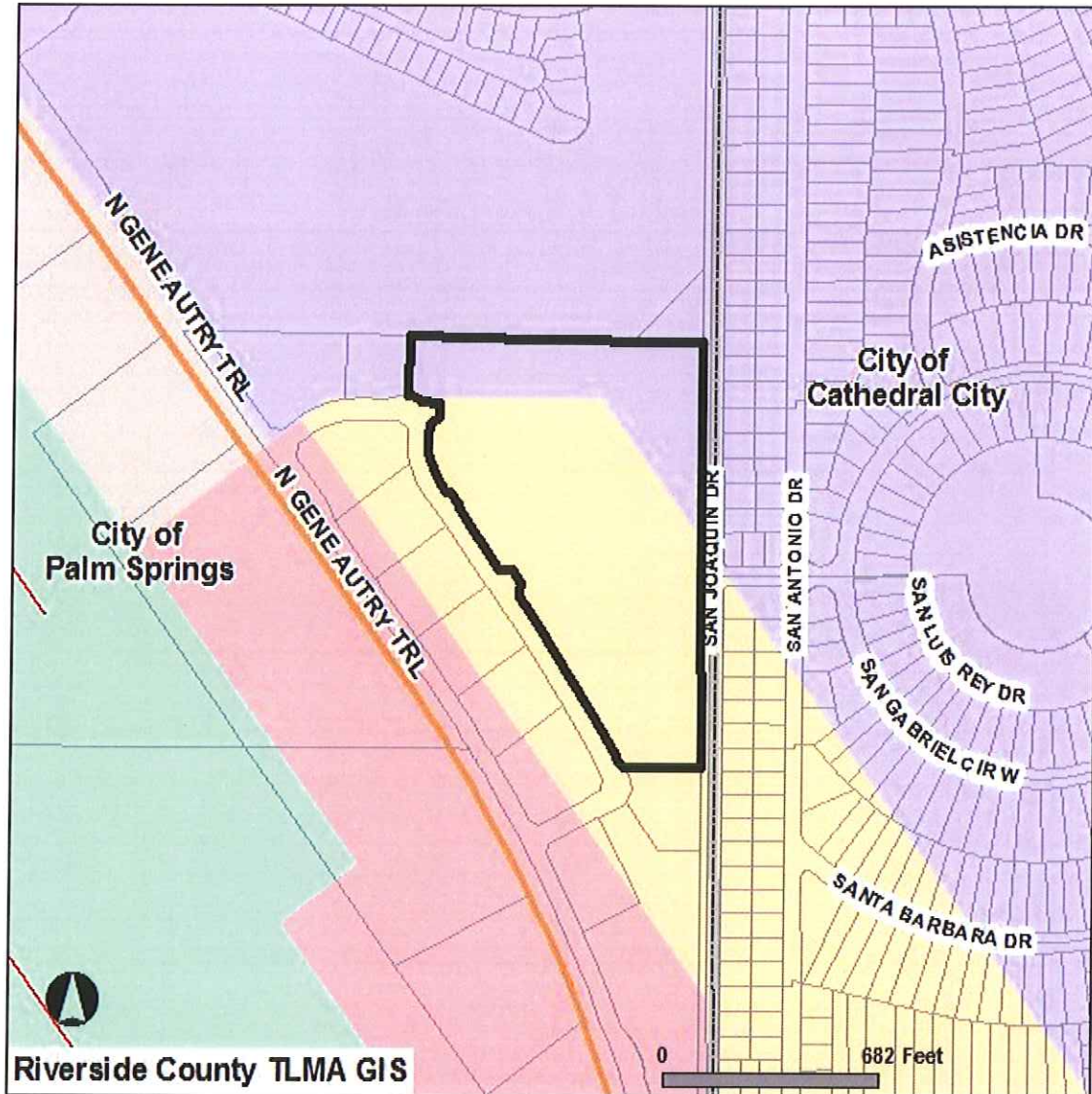
Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
 (Adopted March 2005)

Map PS-1

Compatibility Map
 Palm Springs International Airport

PSP-compatibility

RIVERSIDE COUNTY GIS



Selected parcel(s):
677-540-027

AIRPORTS

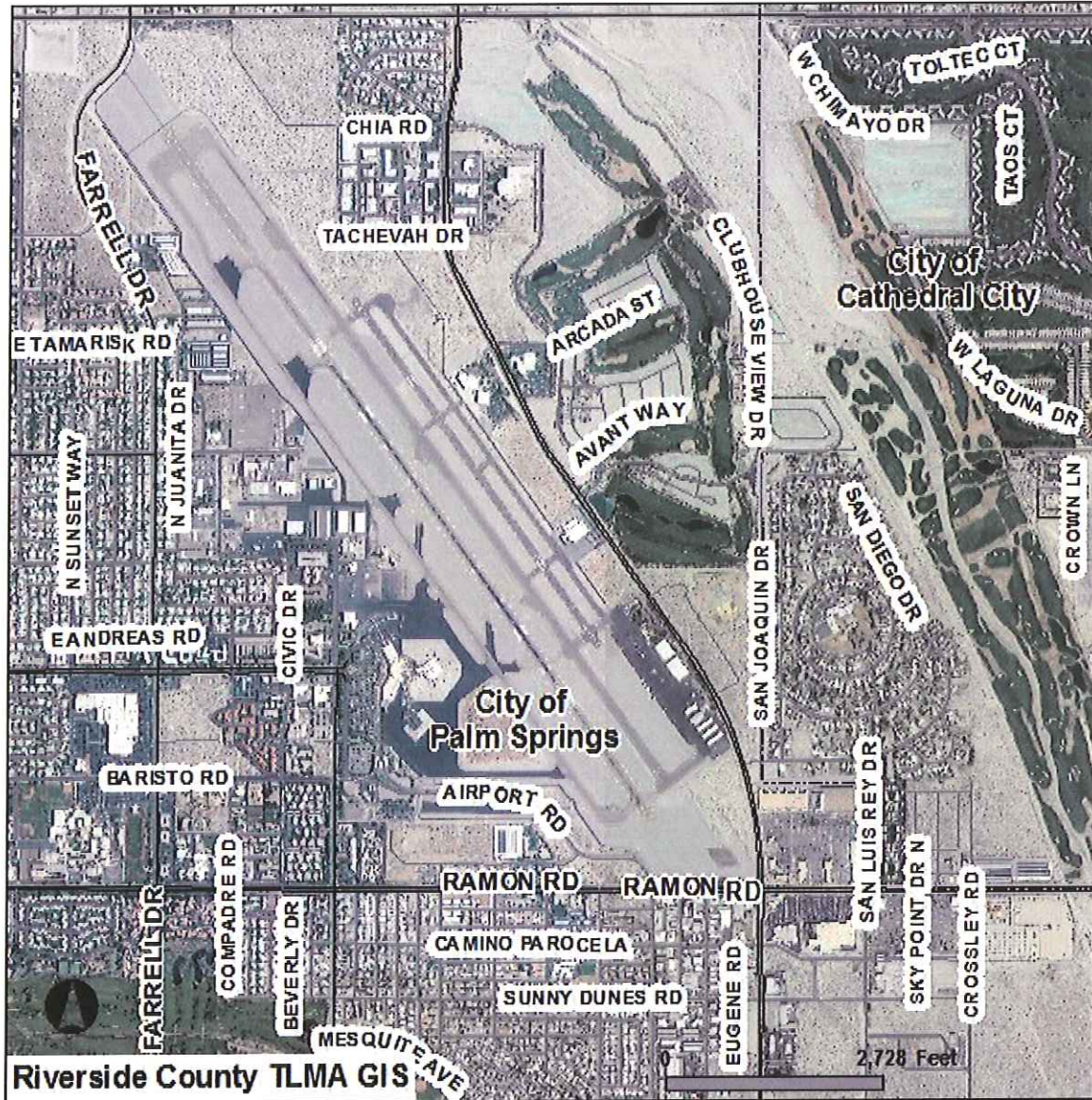
- | | | | |
|-----------------------|-------------------------|----------------------|----------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | PARCELS |
| AIRPORT RUNWAYS | AIRPORT INFLUENCE AREAS | AIRPORT BOUNDARIES | COMPATIBILITY ZONE A |
| COMPATIBILITY ZONE B1 | COMPATIBILITY ZONE B2 | COMPATIBILITY ZONE C | COMPATIBILITY ZONE D |

IMPORTANT
 Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Feb 28 17:06:05 2013

Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
677-540-027

LEGEND

INTERSTATES

HIGHWAYS

STREETS

CITY

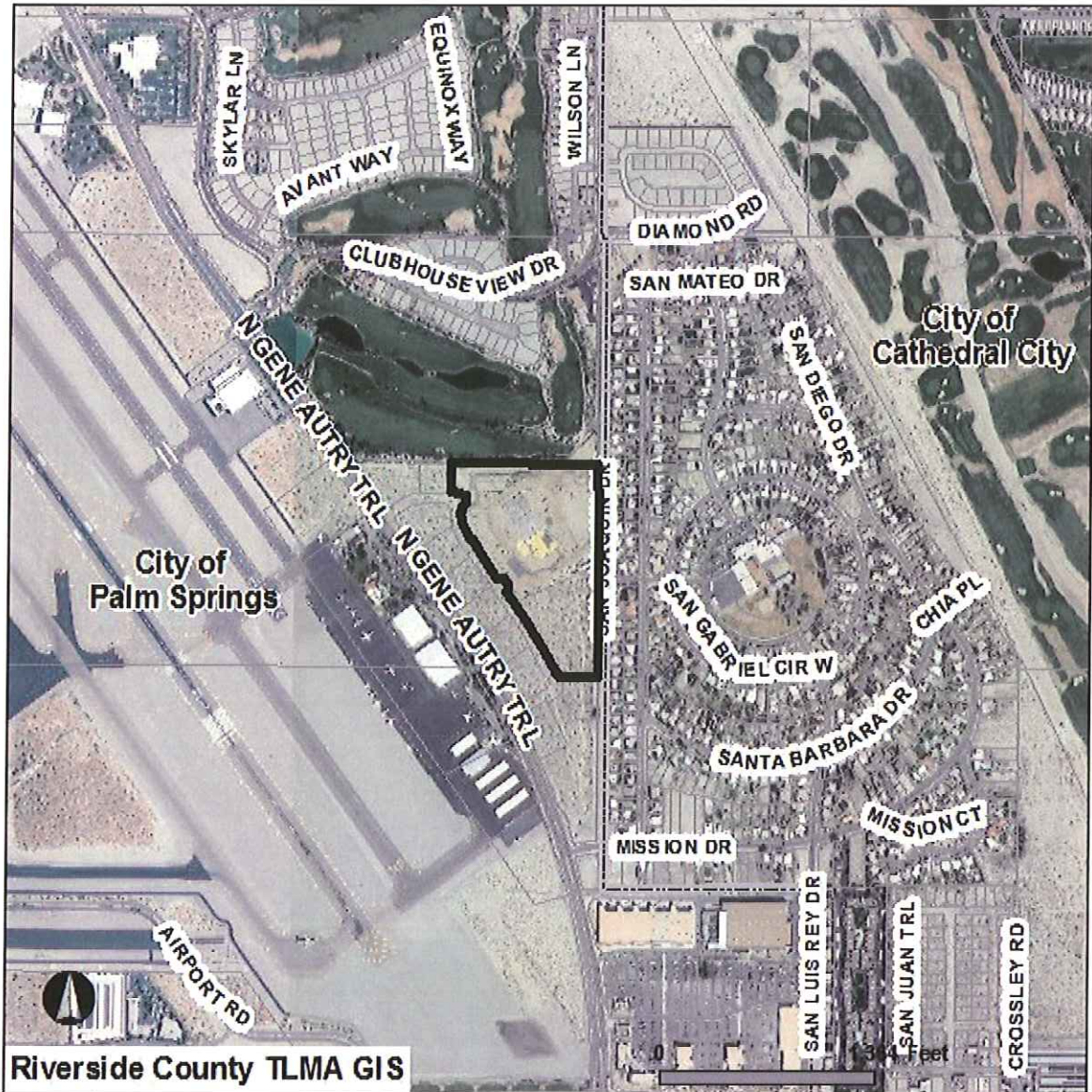
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Feb 28 17:08:28 2013

Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
677-540-027

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CITY

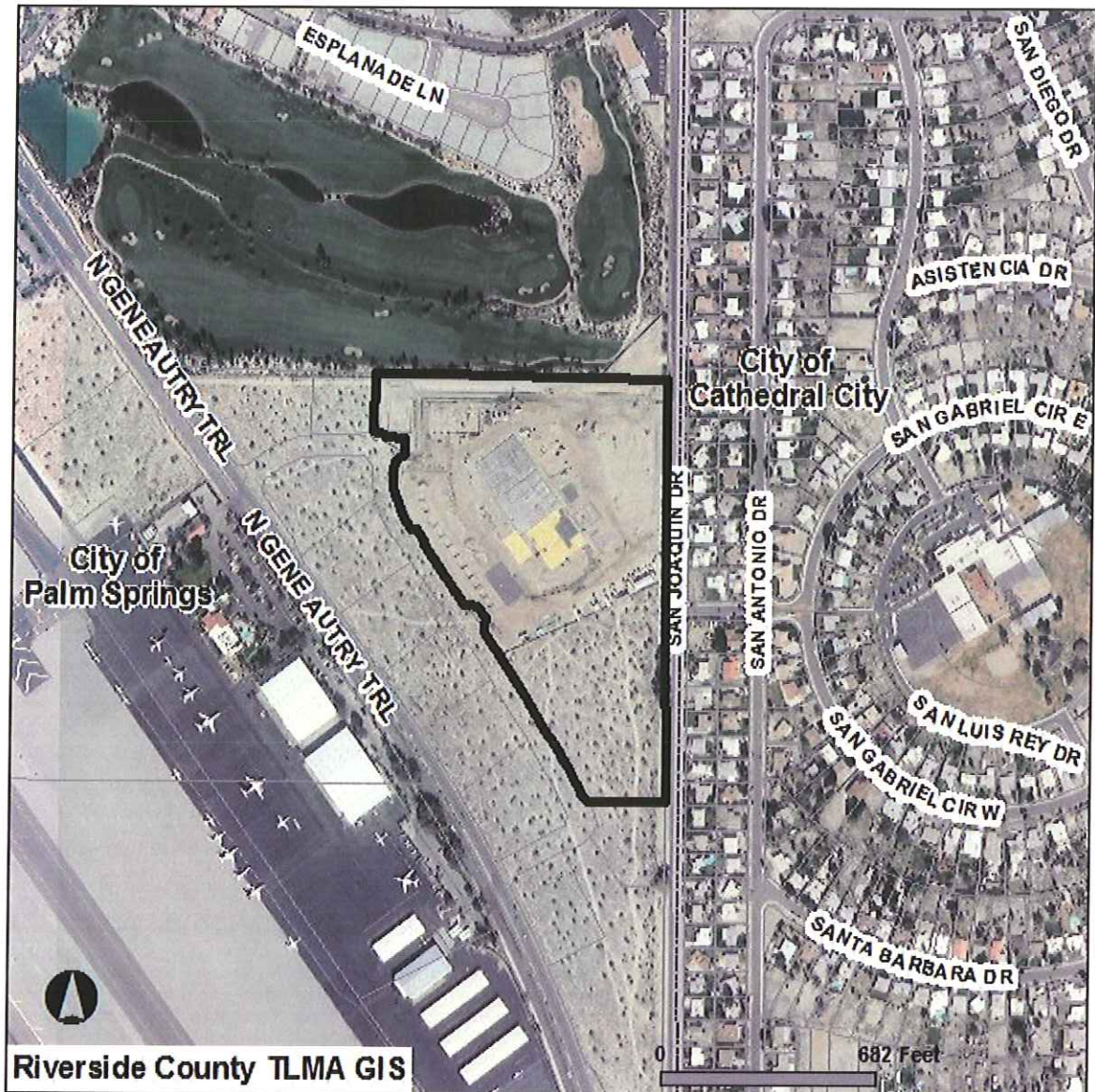
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Feb 28 17:09:03 2013

Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
677-540-027

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CITY

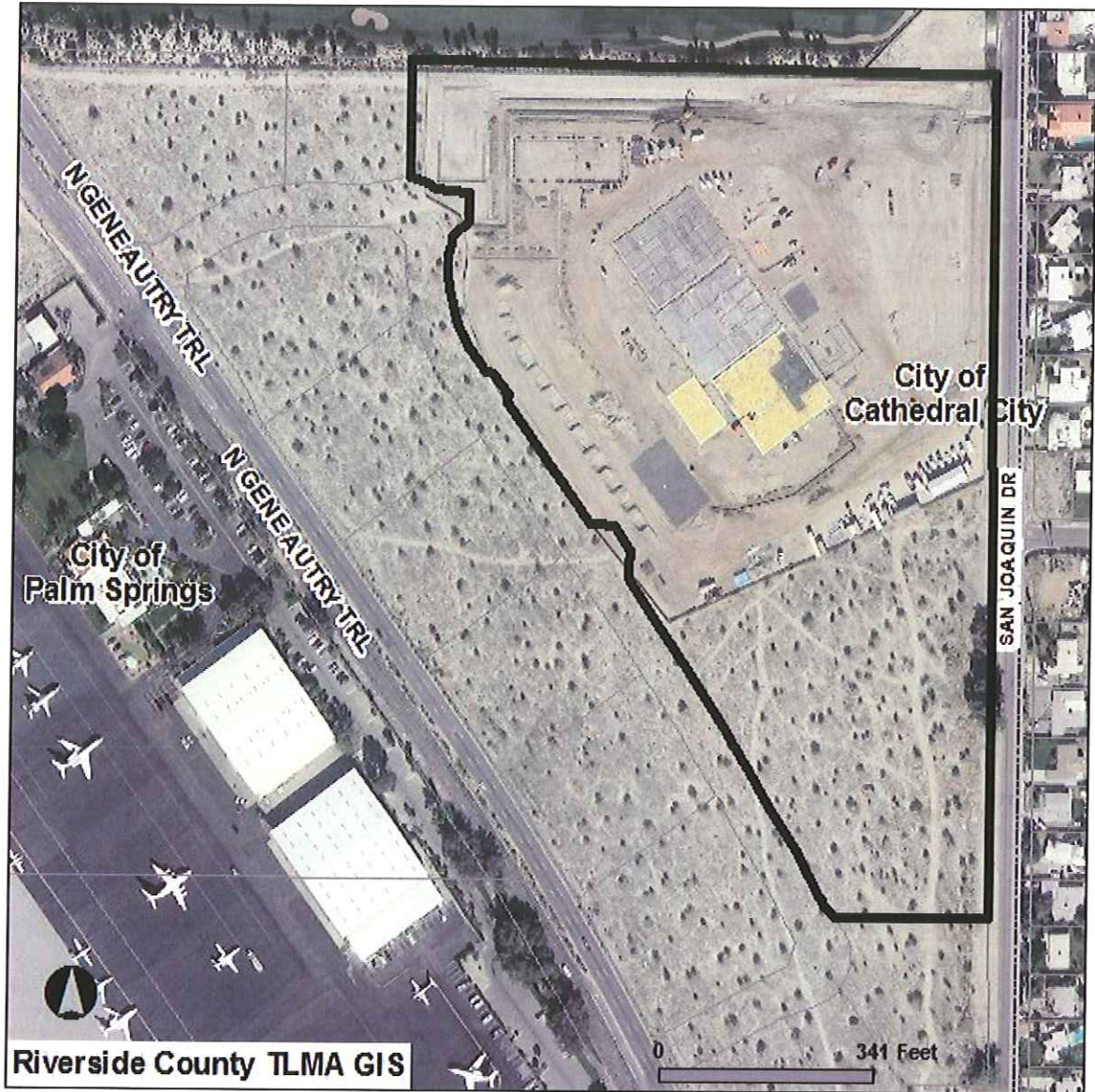
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Feb 28 17:09:28 2013

Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
677-540-027

LEGEND

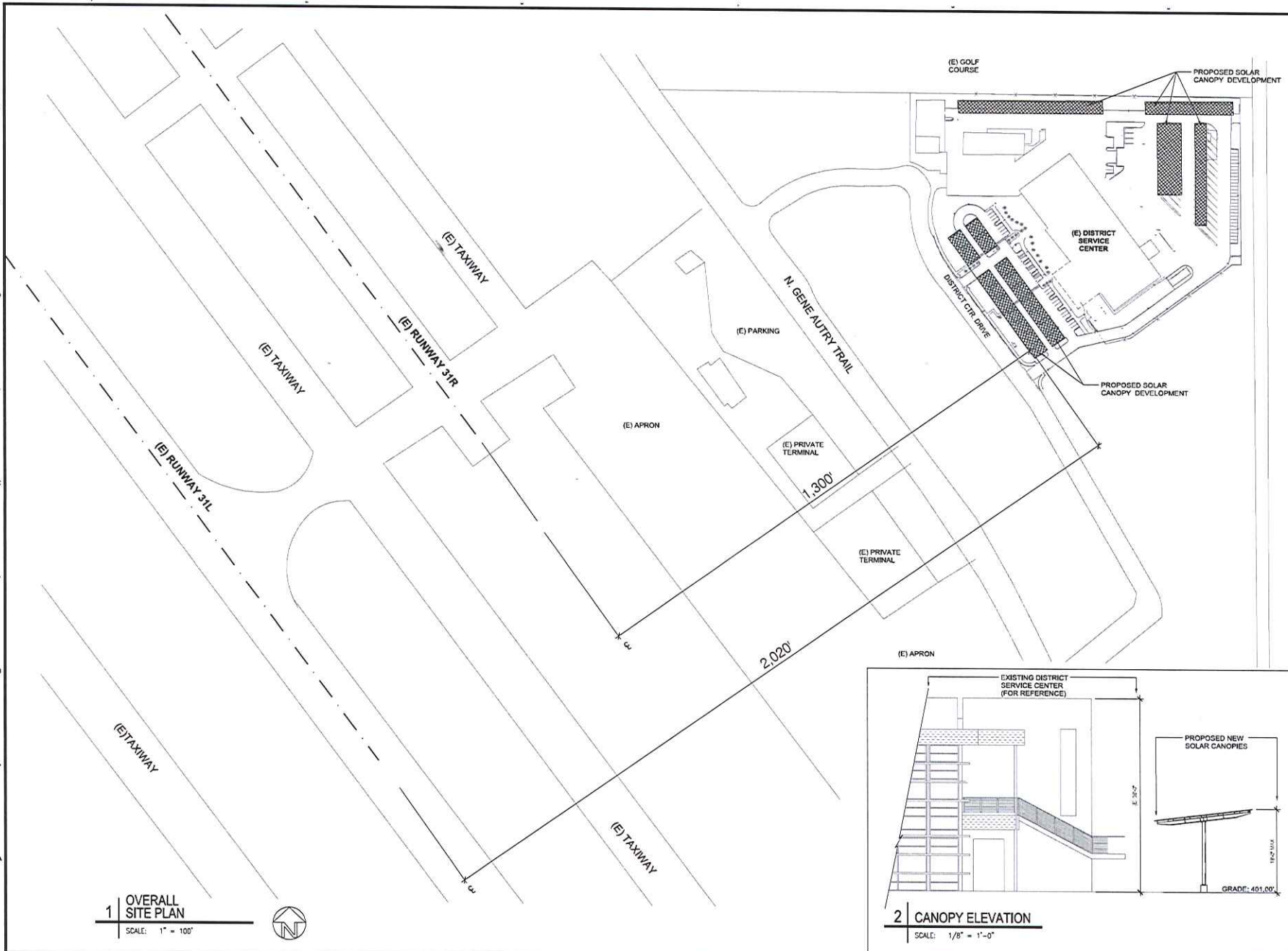
- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- CITY

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Feb 28 17:10:17 2013

Version 121101



DISTRICT
Palm Springs
PALM SPRINGS DISTRICT SCHOOL DISTRICT
380 E. TANGUET CANYON WAY
PALM SPRINGS, CA 92262 (760) 448-6100

DEVELOPER
Sun Edison
15,287 SUN EDISON, LLC AND ITS AFFILIATES.
ALL RIGHT RESERVED.
400 FLEMING DRIVE, BELLFLOWER, CA 94422 (442) 946-7700
WWW.SUNEDISON.COM
SUN EDISON, LLC IS AN EQUAL OPPORTUNITY EMPLOYER AND PROVIDES REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES. PLEASE CONTACT US AT 714.942.1000 FOR MORE INFORMATION.

CONTRACTOR
RENO SOLAR
1450 FRAZEE ROAD, SUITE 100
SAN DIEGO, CA 92108
PHONE: 619.220.0224

STRUCTURAL ENGINEER
Berger ABAM
FLORES LUND
CONSULTANTS
2071 HIGHWAY 101, SUITE 100
SAN DIEGO, CA 92108 (619) 584-0200

STEEL CONTRACTOR
TWC INC.

ARCHITECTS
MOSHER
UDREW

ELECTRICAL ENGINEER
BE ELEN
CONSULTING
10011 LINDSEY DRIVE, SUITE 100
SAN DIEGO, CA 92126 (619) 584-0200

ELECTRICAL CONTRACTOR
Bergelectric

DESIGNER OF RECORD STAMP
BERGER ABAM
FLORES LUND
CONSULTANTS
2071 HIGHWAY 101, SUITE 100
SAN DIEGO, CA 92108 (619) 584-0200

ENGINEER STAMP

SITE INFO
DISTRICT SERVICE CENTER
150 DISTRICT CENTER DR.
PALM SPRINGS, CA 92262
SUNEDISON PROJECT NUMBER
CA-11-0621

REVISION	MARK	DATE	DESCRIPTION

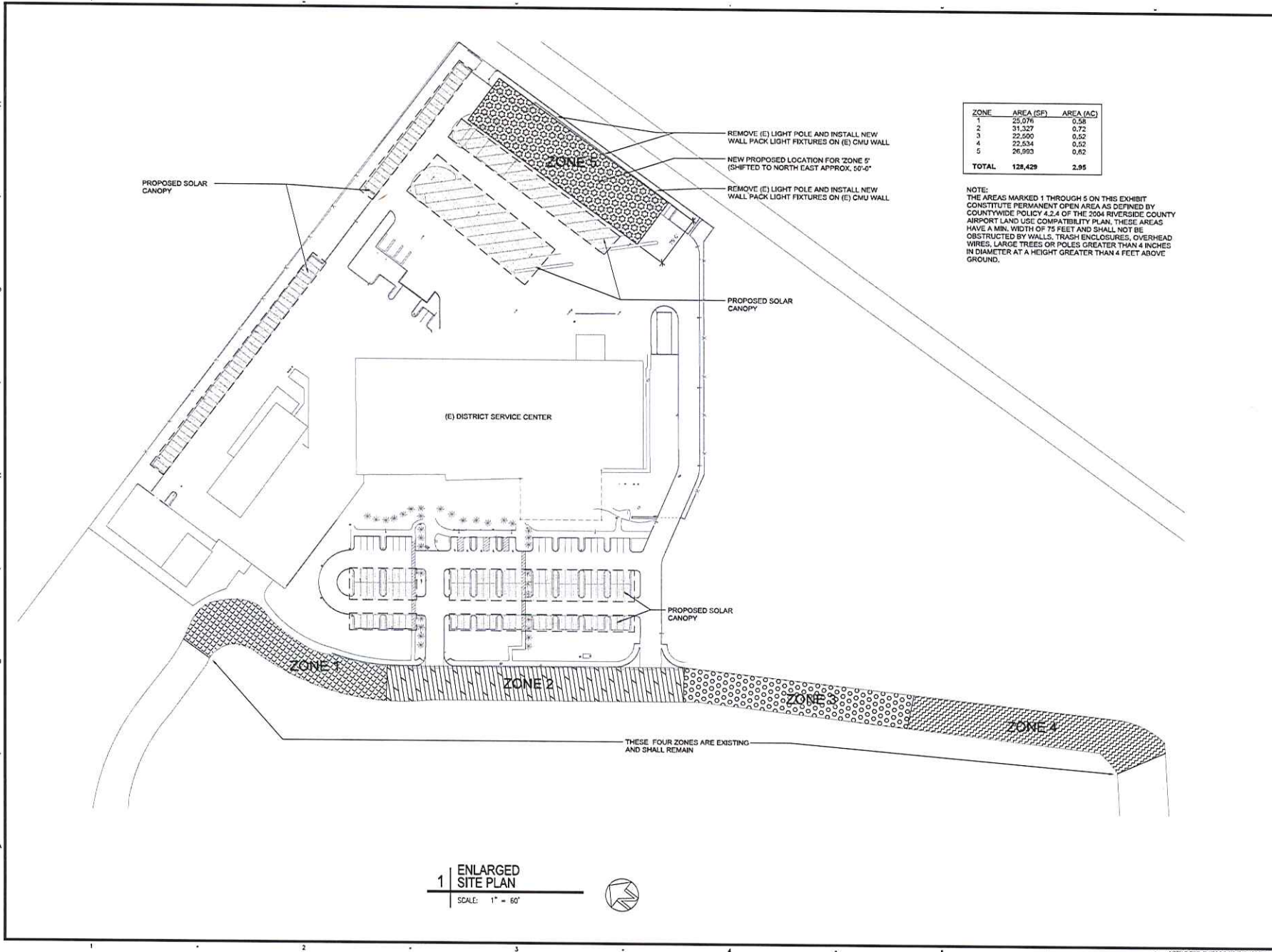
DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE: 11-12-12

AGENCY APPROVAL

SHEET TITLE
ALUC SITE PLAN

SHEET NUMBER
S.1

6 NOTE: IF DIM. IS NOT 24"x30", IT IS NOT FULL SIZE.



ZONE	AREA (SF)	AREA (AC)
1	25,076	0.58
2	31,327	0.72
3	22,590	0.52
4	22,534	0.52
5	26,993	0.62
TOTAL	128,429	2.95

NOTE:
THE AREAS MARKED 1 THROUGH 5 ON THIS EXHIBIT CONSTITUTE PERMANENT OPEN AREA AS DEFINED BY COUNTYWIDE POLICY 4.2.4 OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN. THESE AREAS HAVE A MIN. WIDTH OF 75 FEET AND SHALL NOT BE OBSTRUCTED BY WALLS, TRASH ENCLOSURES, OVERHEAD WIRES, LARGE TREES OR POLES GREATER THAN 4 INCHES IN DIAMETER AT A HEIGHT GREATER THAN 4 FEET ABOVE GROUND.

1 | ENLARGED SITE PLAN
SCALE: 1" = 60'

DISTRICT
Palm Springs
PALM SPRINGS SUIPER SCHOOL DISTRICT
191E TANGUIT CYN WAY
PALM SPRINGS, CA 92262 (760) 415-6000

DEVELOPER
Sun Edison
SUN EDISON, LLC AND ITS AFFILIATES
ALL RIGHT RESERVED
890 CLIFFSIDE DRIVE, RIVINGTON, CA 94951 (415) 964-2700
WWW.SUNEDISON.COM
SUN EDISON IS AN EQUAL OPPORTUNITY EMPLOYER
SUN EDISON IS AN EQUAL OPPORTUNITY EMPLOYER
SUN EDISON IS AN EQUAL OPPORTUNITY EMPLOYER

CONTRACTOR
RENO SOLAR
1450 FRAZEE ROAD, SUITE 100
SAN DIEGO, CA 92108
PHONE: 619.220.0224

STRUCTURAL ENGINEER
Berger ABAM
FLORES LUND
CONSULTANTS
3711 STATE STREET, SUITE 200
SAN DIEGO, CA 92103 (619) 584-0000

STEEL CONTRACTOR
TWC INC.

ARCHITECTS
JOSHUA
UDREW

ELECTRICAL ENGINEER
BE ELEN
CONSULTING
10111 VIA CALLE, SUITE 100
SAN DIEGO, CA 92126 (619) 584-0000
WWW.BEELEN.COM

ELECTRICAL CONTRACTOR
Bergelectric

DESIGNER OF RECORD STAMP
Professional Engineer
No. 2909
207 47th St.
Palmdale, CA 93550

ENGINEER STAMP

SITE INFO
DISTRICT SERVICE CENTER
150 DISTRICT CENTER DR.
PALM SPRINGS, CA 92262
SUNEDISON PROJECT NUMBER
CA-11-0621

REVISION	MARK	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE: 11-12-12

AGENCY APPROVAL

SHEET TITLE
ALUC ENLARGED SITE PLAN

SHEET NUMBER
S.2

NOTE: IF DWG. IS NOT 24X36", IT IS NOT FULL SIZE.

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

DATE OF HEARING: March 14, 2013

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1010PS13 – Palm Springs Unified School District/Reno Contracting (Representative: Toby Foster). A proposal to amend the open areas exhibit approved pursuant to ZAP1006PS09 and to add solar photovoltaic canopies over parking areas at the District service center located at 150 District Center Drive, easterly of Gene Autry Trail, westerly of San Joaquin Drive, and northerly of Mission Drive, in the City of Palm Springs. (Compatibility Zones C and D of Palm Springs International Airport Influence Area).

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982 or Russell Brady at (951) 955-0549. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions.

Noel Garza
30590 San Joaquin Drive
Cathedral City, CA 92234

Ismael Ramirez
30220 San Joaquin Drive
Cathedral City, CA 92234

Miguel Serrano Laguna
32259 Shifting Sands Trail
Cathedral City, CA 92234

Donald Dumas
30130 San Diego Drive
Cathedral City, CA 92234

Matthew Bruce
30472 San Joaquin Drive
Cathedral City, CA 92234

Fernando Jaimes Rios
30440 San Joaquin Drive
Cathedral City, CA 92234

Juli Rocha
30410 San Joaquin Drive
Cathedral City, CA 92234

Greg Lang
74478 Highway 111
#224
Palm Desert, CA 92260

Raul Nunez
30346 San Joaquin Drive
Cathedral City, CA 92234

Juan Antonio Rios
30310 San Joaquin Drive
Cathedral City, CA 92234

Saturnino Hernandez
30311 San Antonio Drive
Cathedral City, CA 92234

Chan Augusto Juarez
30345 San Antonio Drive
Cathedral City, CA 92234

Lorena Castaneda
30387 San Antonio Drive
Cathedral City, CA 92234

Maria Medina
30411 San Antonio Drive
Cathedral City, CA 92234



Filiberto Moreno
30441 San Antonio Drive
Cathedral City, CA 92234

Simon Garcia Serrano
30473 San Antonio Drive
Cathedral City, CA 92234

Philip Palacios
30499 San Antonio Drive
Cathedral City, CA 92234

Gabriel Ortiz
30523 San Antonio Drive
Cathedral City, CA 92234

Jimmy Vega
2924 Brunswick Circle
Corona, CA 92879

Santos Juarez
30591 San Antonio Drive
Cathedral City, CA 92234

Antonio Hernandez
PO Box 2063
Cathedral City, CA 92235

Rosa Loya
30334 San Antonio Drive
Cathedral City, CA 92234

Juana Munoz
30366 San Antonio Drive
Cathedral City, CA 92234

Lena Weinstein
185 W Santa Catalina Rd
Palm Springs, CA 92262

Jorge Sanudo
30404 San Antonio Drive
Cathedral City, CA 92234

Bernal Maria Josefina Carbajal
30422 San Antonio Drive
Cathedral City, CA 92234

Medardo Marquez
30472 San Antonio Drive
Cathedral City, CA 92234

Francisca Flores
30488 San Antonio Drive
Cathedral City, CA 92234

Elanne Sara Youngberg
30514 San Antonio Drive
Cathedral City, CA 92234

Celia Jara
67248 Asistencia Drive
#D
Cathedral City, CA 92234

Som Bali
30588 San Antonio Drive
Cathedral City, CA 92234

Martin Hernandez
37195 Avenida Del Germo
Cathedral City, CA 92234

Grace Bjornberg
30533 San Luis Rey Drive
Cathedral City, CA 92234

Adolfo & Maria Mitre
30702 San Gabriel Cir W
Cathedral City, CA 92234

Maria Rosalva Meza Dearce
30488 San Antonio Drive
Cathedral City, CA 92234

Thomas Blair
30411 San Luis Rey Drive
Cathedral City, CA 92234

Milton Quintanilla
30616 San Joaquin Drive
Cathedral City, CA 92234

Kathleen Schulte
30644 San Joaquin Drive
Cathedral City, CA 92234

Ovide Labonte
30670 San Joaquin Drive
Cathedral City, CA 92234

Luis Garcia
30700 San Joaquin Drive
Cathedral City, CA 92234

Miguel Ramirez
PO Box 752
Palm Springs, CA 92263

Adolfo Mitre
30702 San Gabriel Cir W
Cathedral City, CA 92234



Gonzalo Pinuelas
PO Box 147
Cathedral City, CA 92235

Rofolfo Valdez
PO Box 903
Cathedral City, CA 92235

Rosario Munoz
30701 San Antonio Drive
Cathedral City, CA 92234

Maria Rios Villa
30673 San Antonio Drive
Cathedral City, CA 92234

Simon Rosas
30645 San Antonio Drive
Cathedral City, CA 92234

Carlos Fregoso
30617 San Antonio Drive
Cathedral City, CA 92234

Hector Nuno
30606 San Antonio Drive
Cathedral City, CA 92234

Gerald Houcek
30632 San Antonio Drive
Cathedral City, CA 92234

Blanca Rios
30673 San Antonio Drive
Cathedral City, CA 92234

Robert & Zora Henkel
35330 Corregidor Drive
Cathedral City, CA 92234

Jesus Gonzalez
30615 San Gabriel Cir W
Cathedral City, CA 92234

Carlos Dolores Martinez
30601 San Gabriel Cir W
Cathedral City, CA 92234

Cesar Garcia
30750 San Antonio Drive
Cathedral City, CA 92234

Jose Jesus Munoz
30648 San Antonio Drive
Cathedral City, CA 92234



German Escobar
30612 San Gabriel Cir W
Cathedral City, CA 92234

Cesar Figueroa
30646 San Gabriel Cir W
Cathedral City, CA 92234

Oscar Maldonado
1276 Rolling Curtis Place
Los Angeles, CA 90037

Adolfo & Maria Mitre
30702 San Gabriel Cir W
Cathedral City, CA 92234

Jorge Nunez
30734 San Gabriel Cir W
Cathedral City, CA 92234

Jose Sanudo
30778 San Gabriel Cir W
Cathedral City, CA 92234

Herminio Agpawa
30988 San Joaquin Drive
Cathedral City, CA 92234

Cornelio Soria
30968 San Joaquin Drive
Cathedral City, CA 92234

Otto Chaclan
30932 San Joaquin Drive
Cathedral City, CA 92234

Beryl Lawrence
30870 San Joaquin Drive
Cathedral City, CA 92234

Jose Martha
67039 San Jose Drive
Cathedral City, CA 92234

Otto Chaclan
30932 San Joaquin Drive
Cathedral City, CA 92234

Nora Serrano
30903 San Antonio Drive
Cathedral City, CA 92234

Evelia Castillo
30931 San Antonio Drive
Cathedral City, CA 92234



Liceth Zavala
30967 San Antonio Drive
Cathedral City, CA 92234

Amalia Cervantes
30989 San Antonio Drive
Cathedral City, CA 92234

Patrick Cervantes Rivas
30978 San Antonio Drive
Cathedral City, CA 92234

Maria Gladys Mejia
66977 Acoma Ave
Desert Hot Springs, CA 92240

Ambrosio Rios
30931 San Gabriel Cir W
Cathedral City, CA 92234

Salvador Medina
30967 San Gabriel Cir W
Cathedral City, CA 92234

Teresa Medina
30983 San Gabriel Cir W
Cathedral City, CA 92234

Juan Carlos Martin
30907 San Gabriel Cir W
Cathedral City, CA 92234

Diego Lopez
30917 San Gabriel Cir W
Cathedral City, CA 92234

Epifania Ruiz
30923 San Gabriel Cir W
Cathedral City, CA 92234

Veronica Medina
30930 San Gabriel Cir W
Cathedral City, CA 92234

Jose Lara
30896 San Gabriel Cir W
Cathedral City, CA 92234

Emigdio Zaragoza
30864 San Gabriel Cir W
Cathedral City, CA 92234

Ramiro Solis
30844 San Gabriel Cir W
Cathedral City, CA 92234



Ramirez Martin Silva
30806 San Gabriel Cir W
Cathedral City, CA 92234

Tomas Castro
31040 San Antonio Drive
Cathedral City, CA 92234

Jose & Maria Gutierrez
67052 Santa Barbara Drive
Cathedral City, CA 92234

Carolina Layson Goodman
13938 Cumpston St
Sherman Oaks, CA 91401

Juan Carlos Barajas
67068 Santa Barbara Drive
Cathedral City, CA 92234

Liduvina Granados
67080 Santa Barbara Drive
Cathedral City, CA 92234

Maria Austria
67090 Santa Barbara Drive
Cathedral City, CA 92234

Jose Perez
31021 San Gabriel Cir W
Cathedral City, CA 92234

Liduvina Granados
31017 San Gabriel Cir W
Cathedral City, CA 92234

Jose Medrano
68285 Corta Rd
Cathedral City, CA 92234

Gregorio Sarmiento
30991 San Gabriel Cir W
Cathedral City, CA 92234

Guillermo & Amparo Borquez
31272 San Joaquin Drive
Cathedral City, CA 92234

Fidel Correa
67128 Santa Barbara Drive
Cathedral City, CA 92234

Pedro Lerma
37965 Porter Drive
Cathedral City, CA 92234

Roberto & Juliet Ebilane
31182 San Joaquin Drive
Cathedral City, CA 92234

Moises Valdez
31160 San Joaquin Drive
Cathedral City, CA 92234

Arturo Argumedo
31146 San Joaquin Drive
Cathedral City, CA 92234

Tim Bradley
31130 San Joaquin Drive
Cathedral City, CA 92234

Alfredo Mosqueda
31090 San Joaquin Drive
Cathedral City, CA 92234

Minerva Dolores Barfknecht
81806 Paseo Cielo
Indio, CA 92201

Virgilio Acu
31018 San Joaquin Drive
Cathedral City, CA 92234

Jose Lopez
31017 San Antonio Drive
Cathedral City, CA 92234

Argelia Cassian
30931 San Antonio Drive
Cathedral City, CA 92234

Sergio Garcia
31091 San Antonio Drive
Cathedral City, CA 92234

Jose Ibarra
31129 San Antonio Drive
Cathedral City, CA 92234

Adolfo Mitre
30702 San Gabriel Cir W
Cathedral City, CA 92234

Dora Lee
31161 San Antonio Drive
Cathedral City, CA 92234

Manuel Recendez
31181 San Antonio Drive
Cathedral City, CA 92234

Juan Laguna
31215 San Antonio Drive
Cathedral City, CA 92234

Manuel Quintero
31245 San Antonio Drive
Cathedral City, CA 92234

Philip Godinez
68640 Hermosillo Rd
Cathedral City, CA 92234

Natividad Maneja
31214 San Antonio Drive
Cathedral City, CA 92234

Magdalena Marroquin
67075 Santa Barbara Drive
Cathedral City, CA 92234

Gilberto & Margarita Alvarez
67087 Santa Barbara Drive
Cathedral City, CA 92234

Sergio Garcia-Rodriguez
31091 San Antonio Drive
Cathedral City, CA 92234

Osbaldo Castro
31319 San Antonio Drive
Cathedral City, CA 92234

Antonio Recendez
31350 San Joaquin Drive
Cathedral City, CA 92234

Edward Schweizer
PO Box 711
Chesapeake City, MD 21915

Eduardo Munoz
31298 San Joaquin Drive
Cathedral City, CA 92234

Patricia Cuesta
31296 San Antonio Drive
Cathedral City, CA 92234

Holdings Wessman
300 S Palm Canyon Drive
Palm Springs, CA 92262

APPLICATION FOR MAJOR LAND USE ACTION REVIEW
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP1010PS13

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application January 23, 2013
 Property Owner Palm Springs Unified School District Phone Number 760.416.6000
 Mailing Address 980 E Tahquitz Canyon Way
Palm Springs, CA 92262

Agent (if any) _____ Phone Number _____
 Mailing Address _____

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address 150 District Center Drive
Palm Springs, CA 92262
 Assessor's Parcel No. 677.540.027 Parcel Size 20 Acres
 Subdivision Name N/A Zoning M1 & M1P
 Lot Number N/A Classification _____

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe) Maintenance & Operations Facility for PSUSD.

Proposed Land Use (describe) Solar Photovoltaic canopies located in the main parking lot and back lot.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) _____
 For Other Land Uses Hours of Use 0
 (See Appendix C) Number of People on Site Maximum Number 0
 Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) 18' ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 441 ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes No

If yes, describe _____

REFERRING AGENCY (TO BE COMPLETED BY AGENCY STAFF)

Date Received 1-30-13
 Agency Name City of Palm Springs
 Staff Contact _____
 Phone Number _____
 Agency's Project No. Amended

- Type of Project
- General Plan Amendment
 - Zoning Amendment or Variance
 - Subdivision Approval
 - Use Permit
 - Public Facility
 - Other _____

ALUC REVIEW (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

Application Receipt Date Received _____ By _____
 Is Application Complete? Yes No
 If No, cite reasons _____

Airport(s) Nearby _____

Primary Criteria Review

Compatibility Zone(s) A B1 B2 C D E Ht.

Allowable (not prohibited) Use? Yes No

Density/Intensity Acceptable? Yes No

Open Land Requirement Met? Yes No

Height Acceptable? Yes No

Easement/Deed Notice Provided? Yes No

Special Conditions Describe: _____

Supplemental Criteria Review

Noise _____

Safety _____

Airspace Protection _____

Overflight _____

ACTIONS TAKEN (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

ALUC Executive Director's Action Approve Refer to ALUC Date _____

ALUC Action Consistent Consistent with Conditions (list conditions/attach additional pages if needed) Date _____

Inconsistent (list reasons/attach additional pages if needed)

ADDITIONAL INFORMATION PROVIDED BY REPRESENTATIVE

Study on Anti-reflection Coated Glass for Photovoltaic Modules

B. Yin, Y. Tang, G. Wang, J. Liu, R. Gao, Q. Guo, J. Wen, G. Zhang

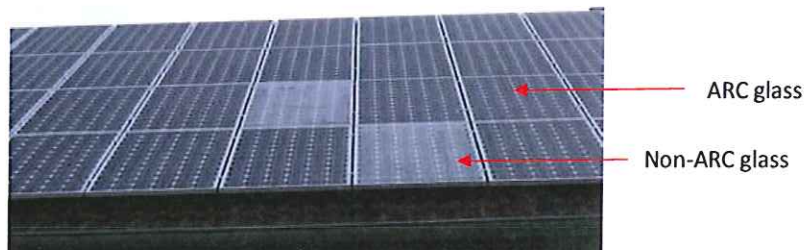
Suntech Power Co., Ltd, 16 Xinhua Road, New District, Wuxi, Jiangsu, China 214028

Photovoltaic modules with higher power are pursued by both module manufacturers and end users. In order to increase modules' power output, anti-reflection coated (ARC) glass as one of many technical methods, has been studied at Suntech since 2006 with a dedicated partner. This paper reported Suntech's work on ARC glass.

(1) Verification of Power Gain

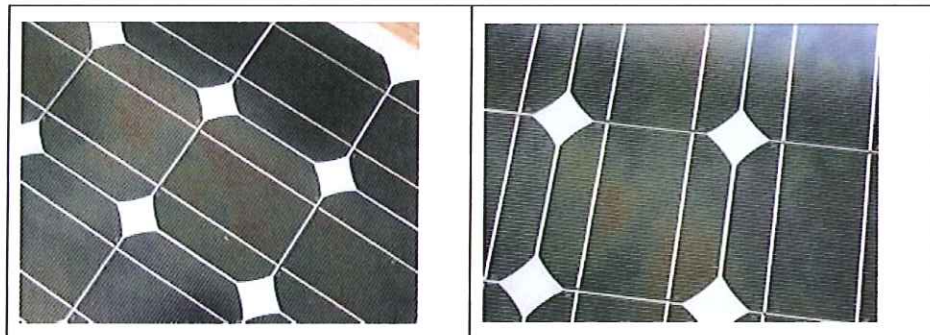
A certain percentage of power gain from using ARC glass for photovoltaic modules is critical to cover the cost on the coating process. In past 5 years, the percentage of power gain increased from about 0.8% to 1.5%, 2.5%, and to about 3% now, based on transmittance measurement of ARC glass and indoor I-V measurement of modules.

In order to verify that ARC glass works in the field, module arrays were installed outdoor for long-term purpose. Actual electricity generation indicated that ARC modules performed well as expected. Normalized output indicated modules with ARC glass even performed better than non-ARC modules because of better self-cleaning and low-angle effect of ARC glass. It should be pointed out that modules with ARC glass would be visually different from modules with non-ARC glass in the field as shown below. It is not recommended to mix using them in the same application.



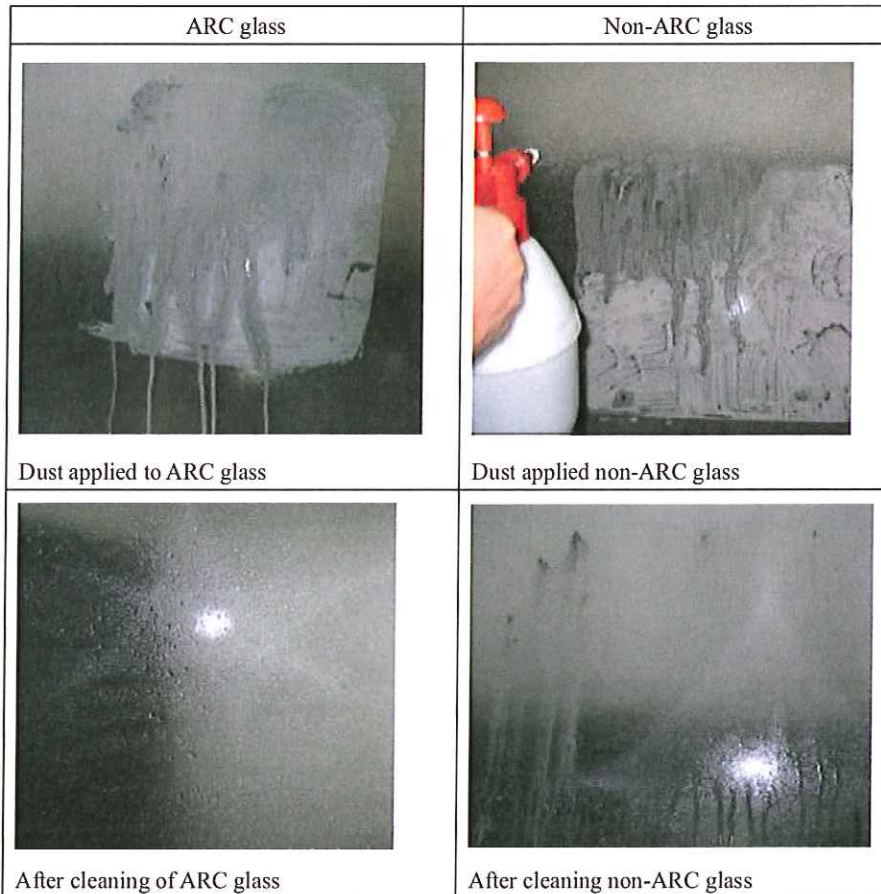
(2) Coating Uniformity

Uniform coating is very important both visually and functionally. Modules with uniform ARC glass were shipped worldwide by Suntech. However, the coating uniformity was not acceptable at the very beginning as shown below.



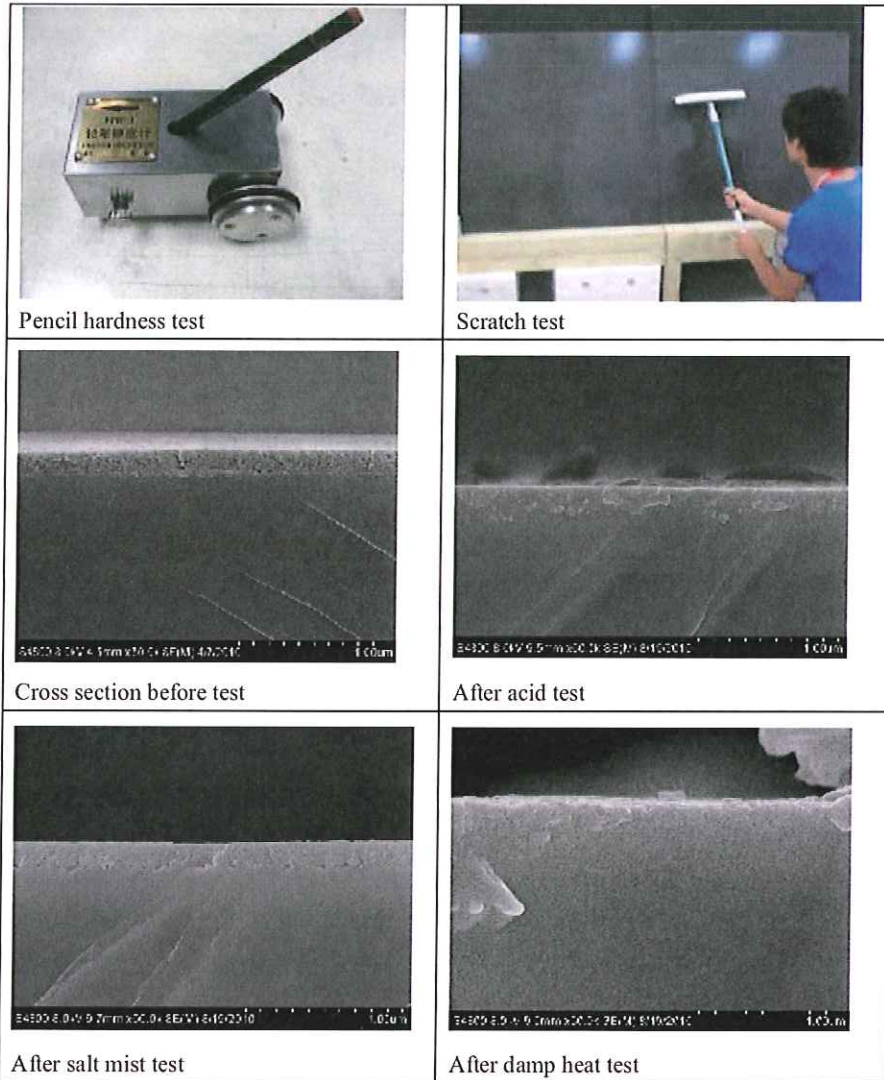
(3) Self cleaning capability

It's hoped that ARC glass can offer better self cleaning than non-ARC glass. Test shown in following pictures indicated that ARC glass has better self cleaning capability than non-ARC glass.



(4) Indoor Reliability Test

- Modules with ARC glass passed nicely DH1000, TC200, UV, HF10 and salt spray tests per IEC and UL standards.
- Beyond standard tests, acid test, adhesion test, pencil hardness test, scratch test and SEM analysis were carried out to ARC glass. Results indicated that anti-reflection coating survived well after these tests.



(5) Conclusion

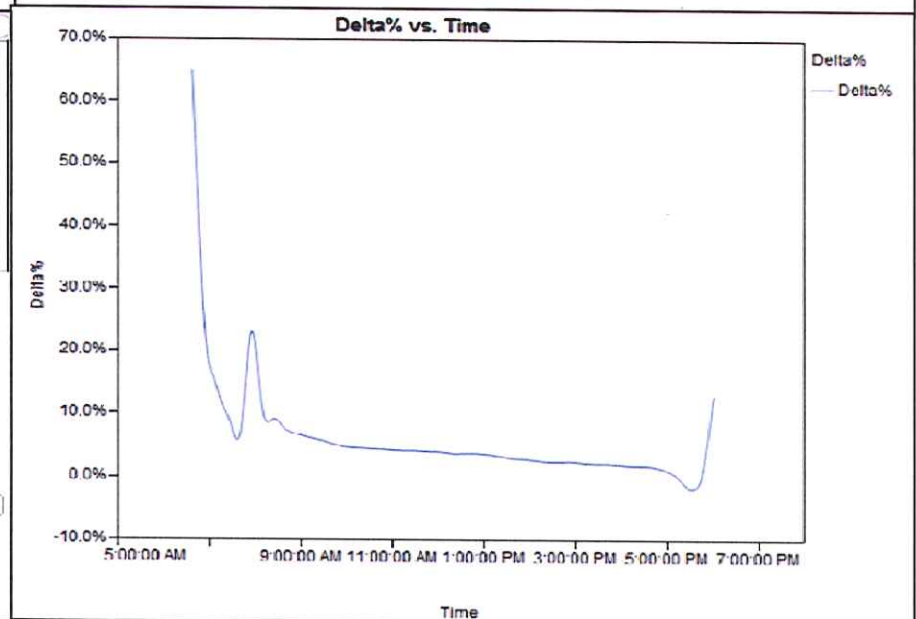
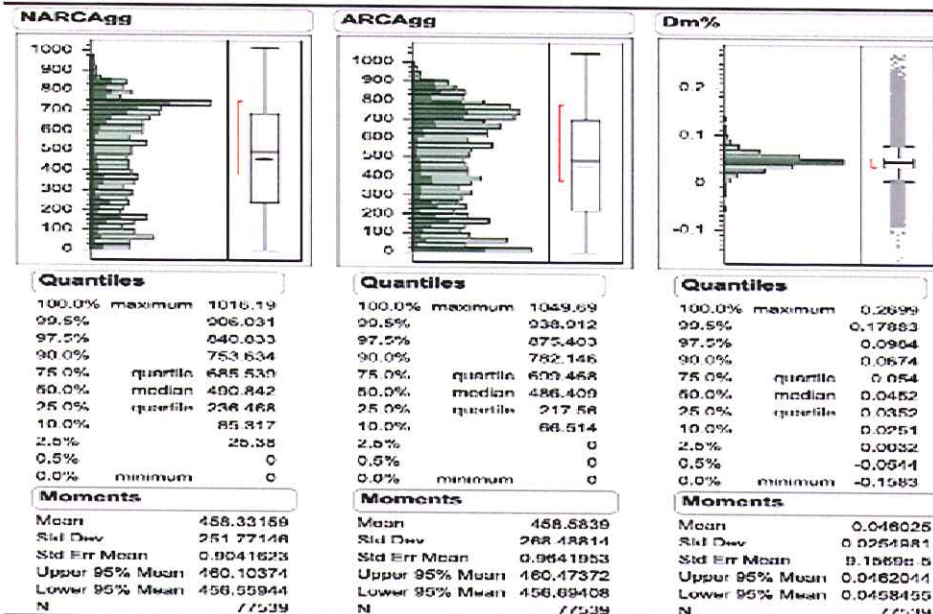
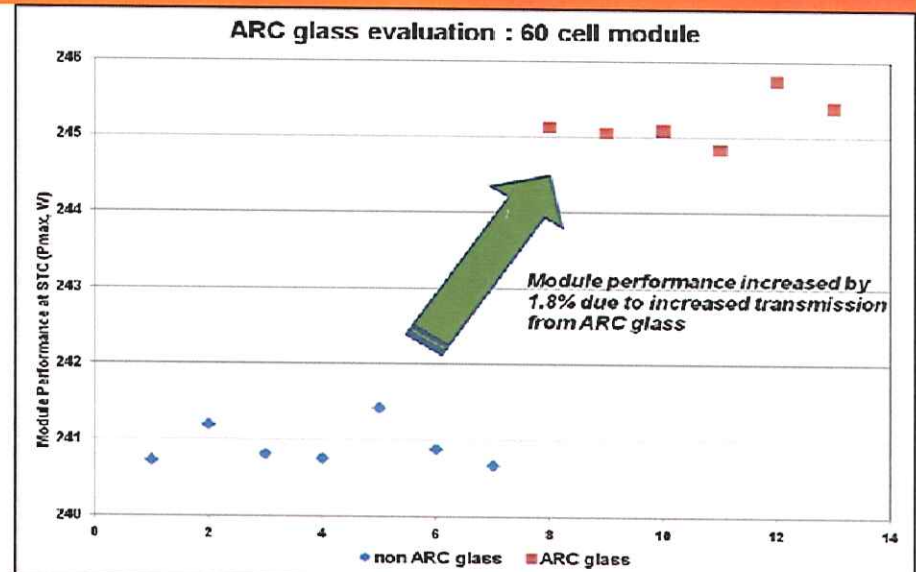
Based on our indoor reliability testing, outdoor measurement in house, and feedback from field applications, it is concluded that ARC glass is reliable, while it helps increasing power output of photovoltaic modules. The study is being continued.

Benefit of ARC

Report 



- A few 60 cell mono modules were built with Shanghai Flat Glass (SFG) ARC glass
 - Pmax improved by 1.8%
- Field data measured by RETC at Nevada shows an average energy gain of 4.5%. Significant increase was at the start and end of a day



Fraunhofer Center for Sustainable Energy Systems

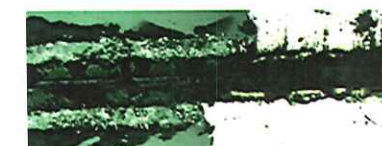
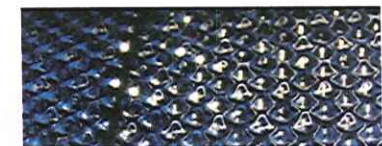
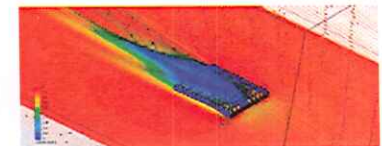
Approaches to Energy Yield Improvement in PV Modules

DR. DAN DOBLE

Group Leader, PV Modules

PRESENTED AT

*Intersolar North America 2010
San Francisco, CA, USA
July 13th, 2010*

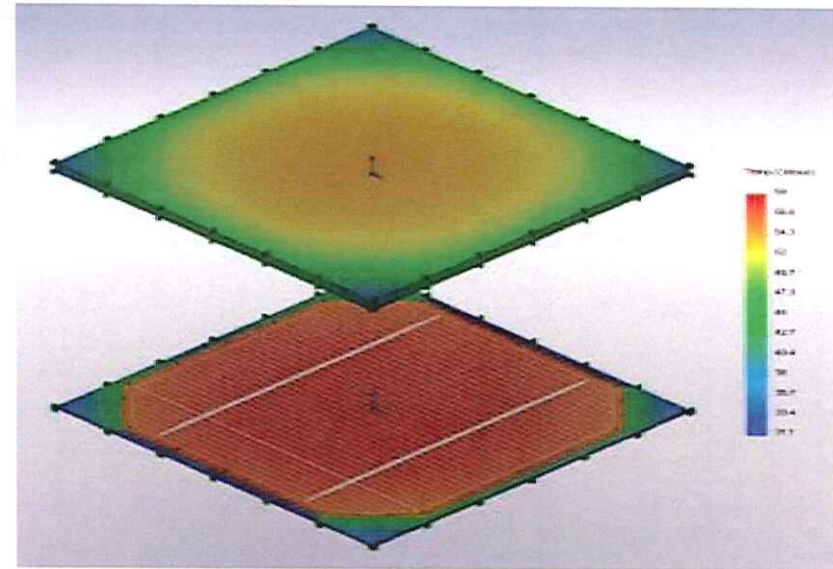


Energy Loss Mechanisms in PV Modules

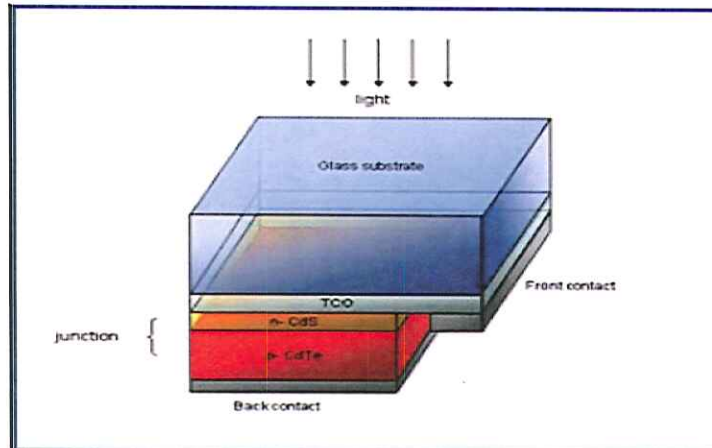
Light Losses



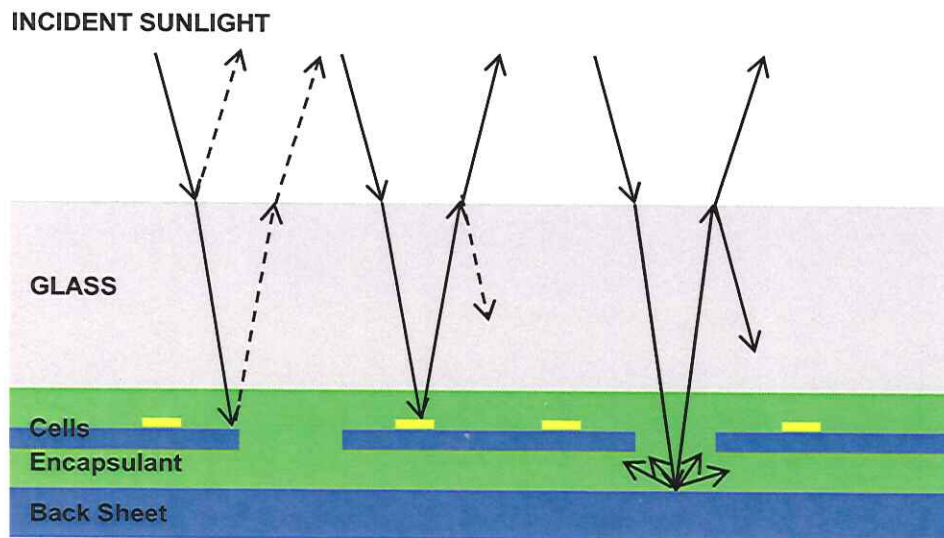
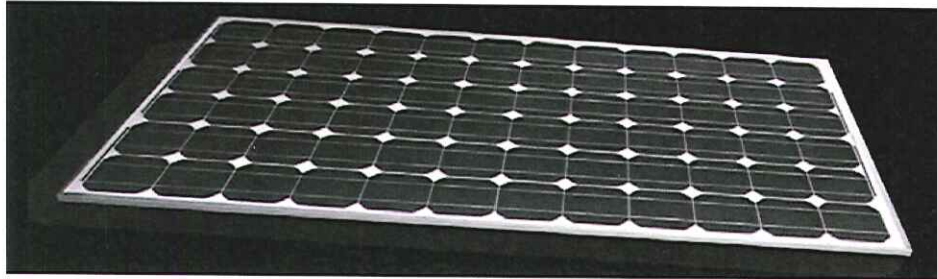
Temperature Losses



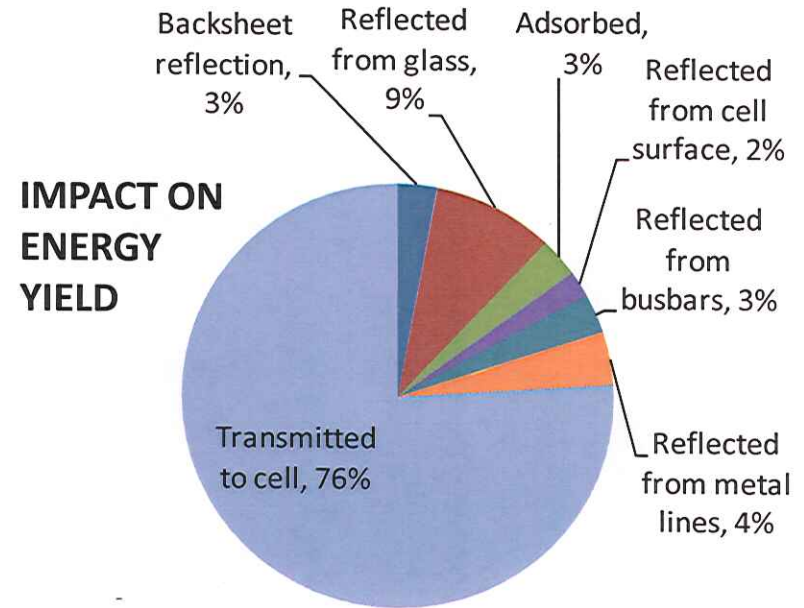
Electrical Losses



Light Loss Mechanisms in PV Modules



SOURCES: S. Krauter, *Solar Electric Power Generation*, Springer 2005; K. McIntosh et al, 2009 PV IEEE, Philadelphia.

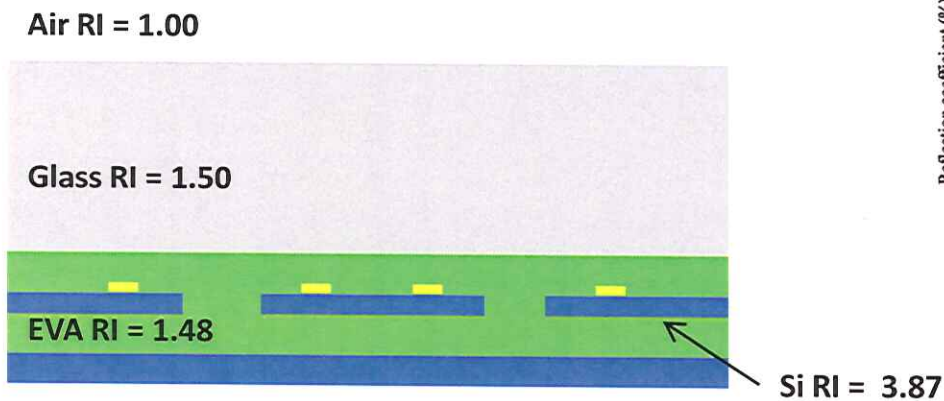


Assumptions: Incident sunlight, No ARC on glass, 4mm low Fe glass, 0.5mm EVA encapsulant, SiN ARC on textured cells, 7.5% of cell area is metallization, 93% cell packing factor in module. Excludes frame and edges. Energy yield is calculated for 33° on 07/01/2010 at 42° latitude. **Note:** Actual transmission to cell = 65% to >90% depending upon technology, architecture and orientation

A SIGNIFICANT PORTION OF SUNLIGHT MAY NEVER ENTER CELLS.

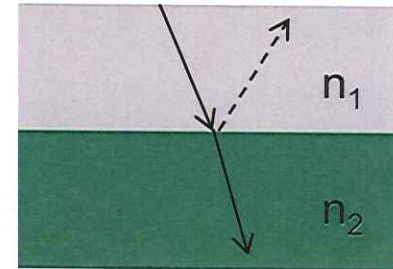
Reflection at Interfaces

- Fresnel reflection occurs between two materials of differing refractive index
- Highly dependant upon several factors:
 - Light polarization
 - Angle of incidence
 - Wavelength of incident sunlight
- In solar modules there are only two interfaces with a serious mismatch in RI, resulting in Fresnel reflection:
 - Air-glass interface
 - Encapsulant-cell interface

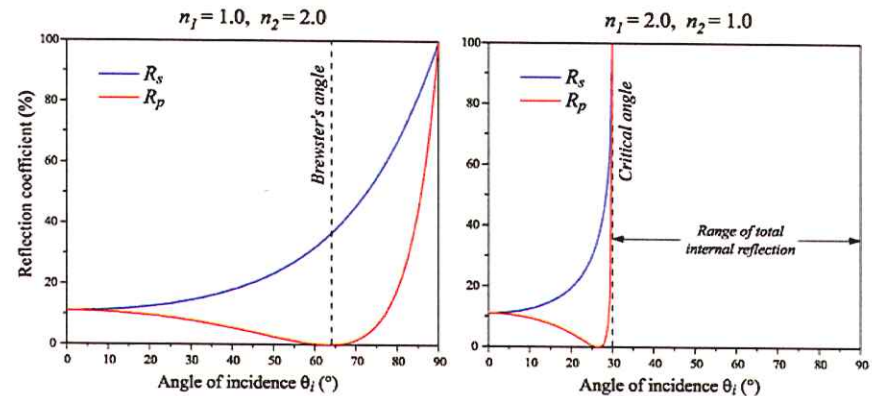


For normally incident light:

$$R = R_s = R_p = \left(\frac{n_1 - n_2}{n_1 + n_2} \right)^2$$

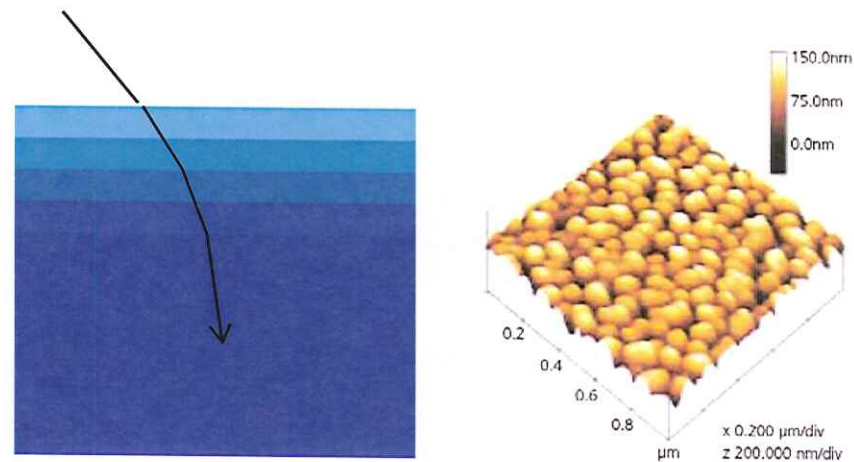
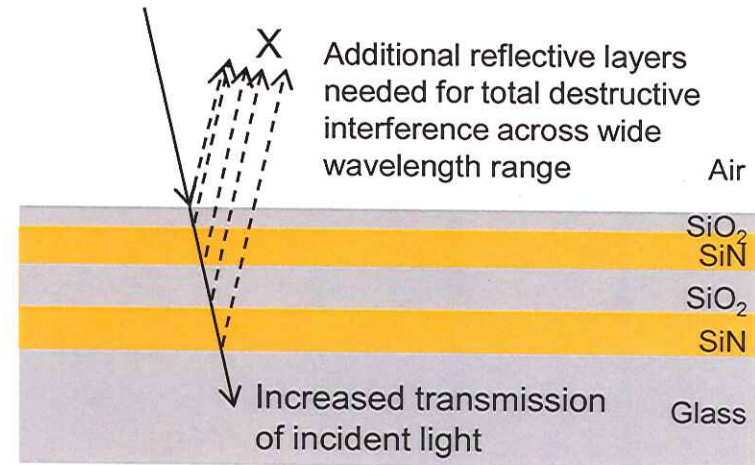


For light that is incident at an angle:



Technology 1: Anti-Reflective Coatings

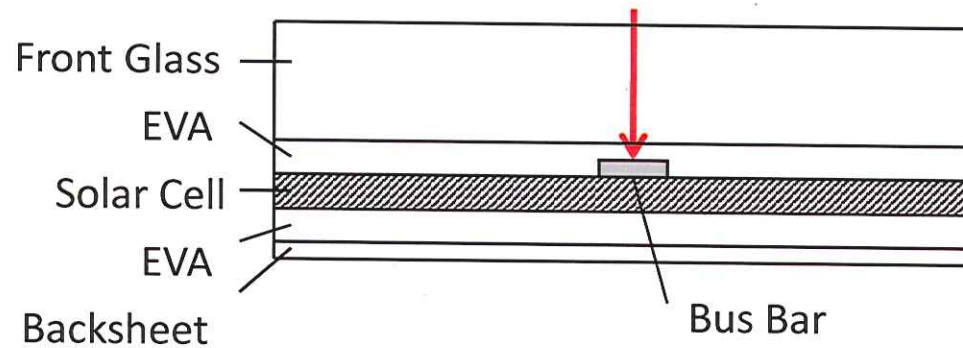
- Coating applied to the surface of glass
- Main technology types:
 - Destructive interference
 - Graded refractive index
- Graded RI can be accomplished with nano-textured surfaces
 - Porous surface produced from sol-gel liquid processing
 - Occurs in nature on the surface of a moth's eye



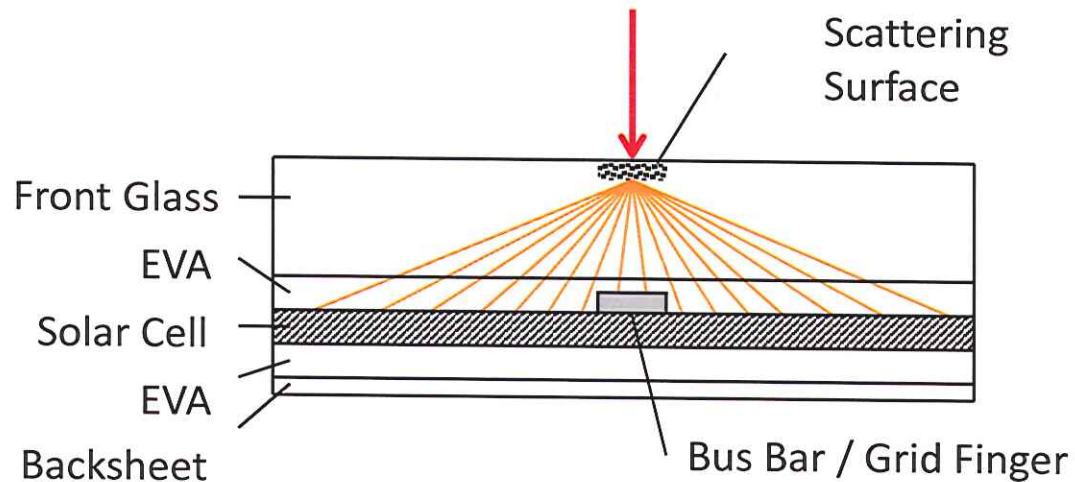
SOURCES: Saint Gobain Glass; Doble, Graff, *PV World*, 2009; Fraunhofer Magazine Volume 2, 2005

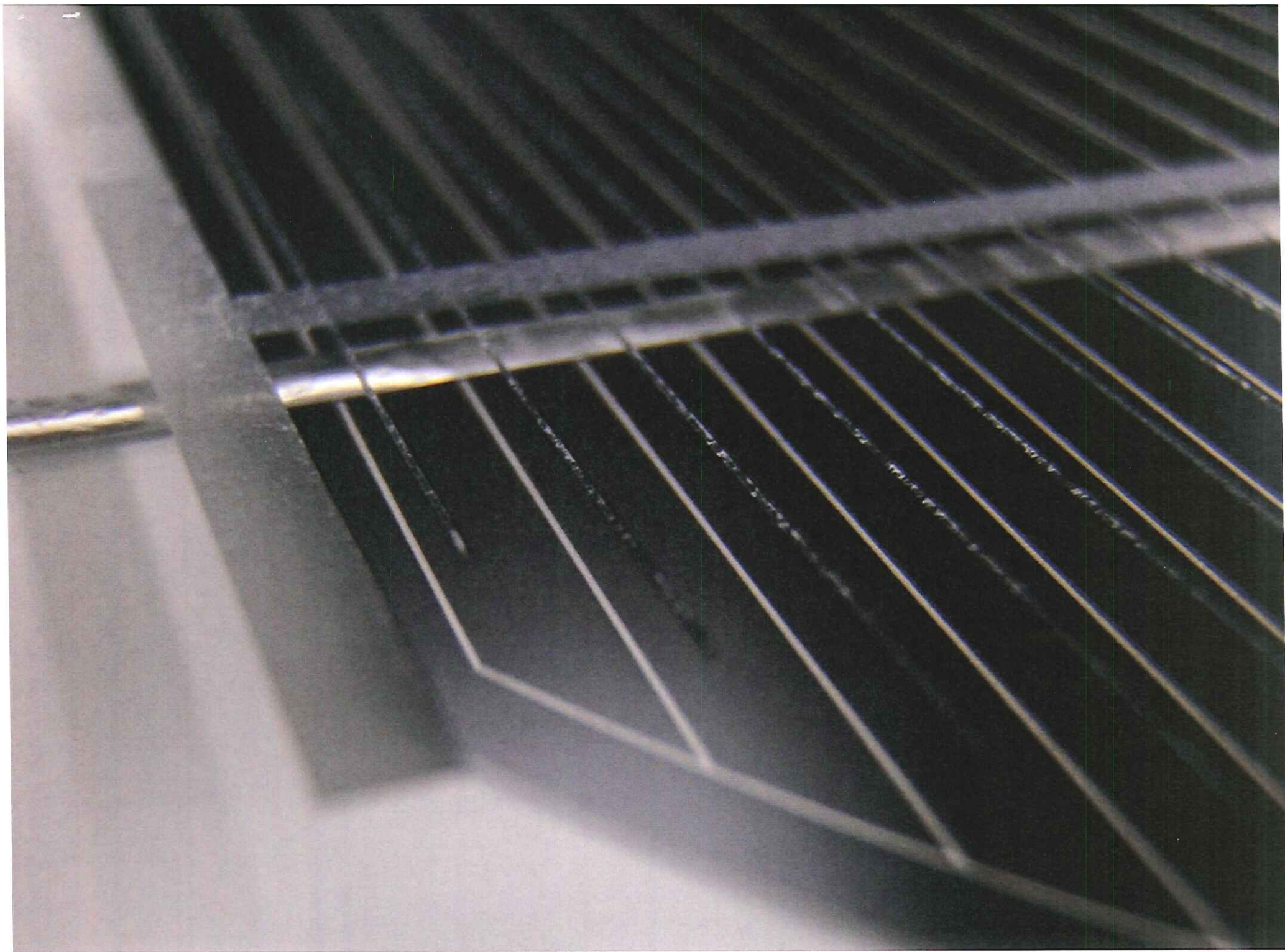
Technology 2: Laser Roughening

Standard PV Module



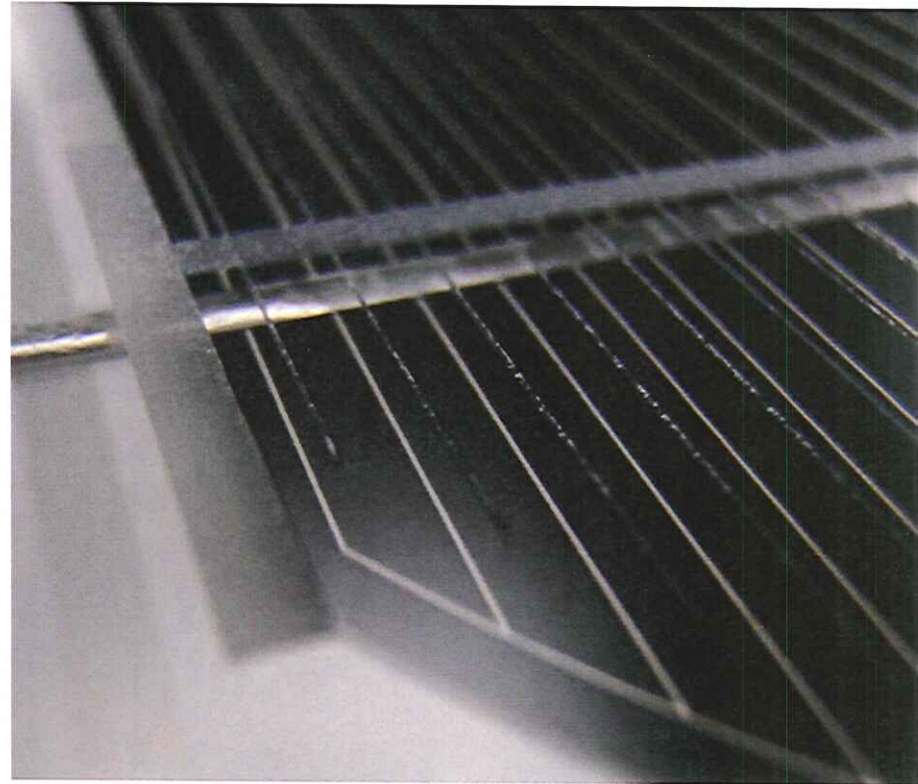
Local Roughening with Laser to Introduce a Scattering Surface



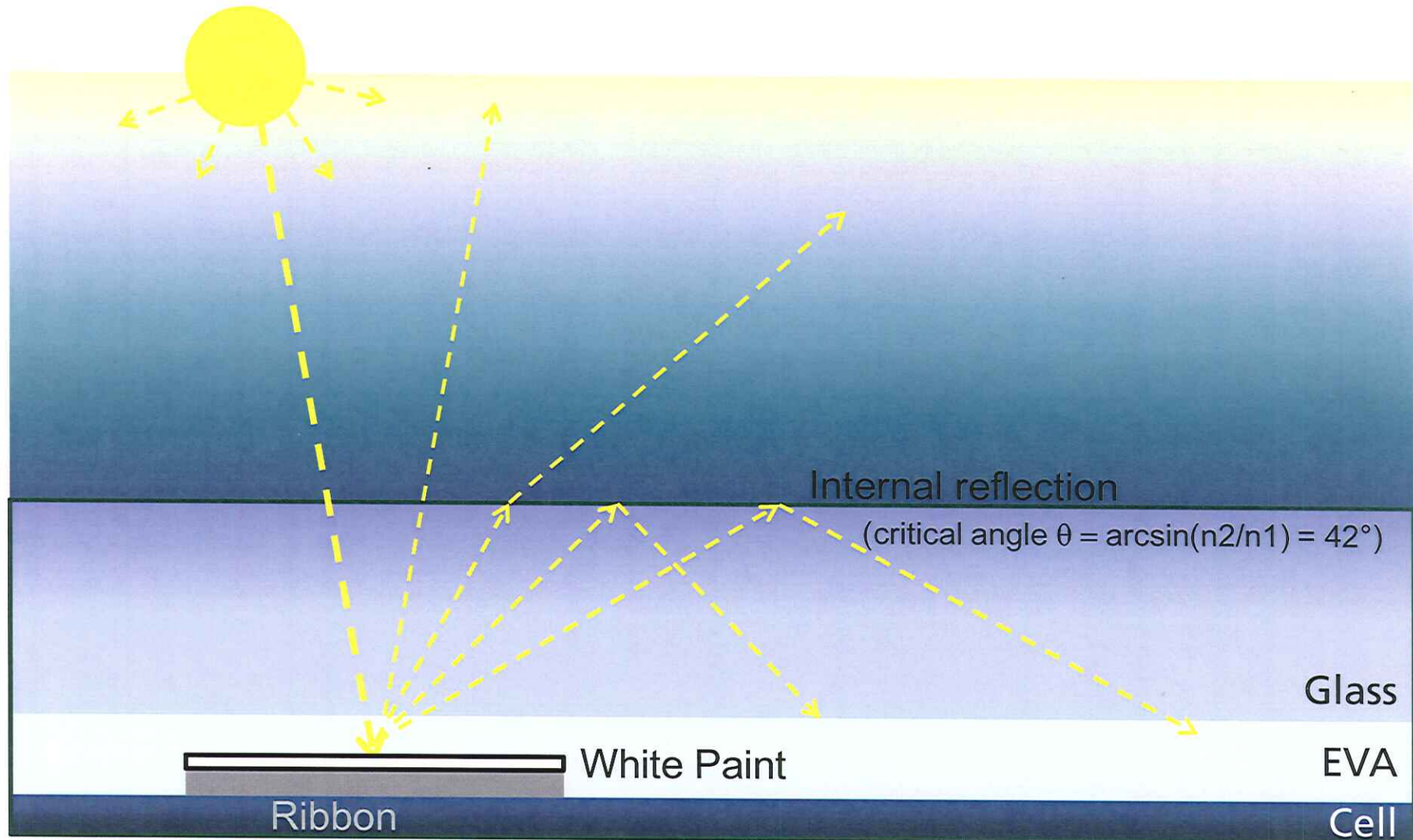


Results for Laser Roughening

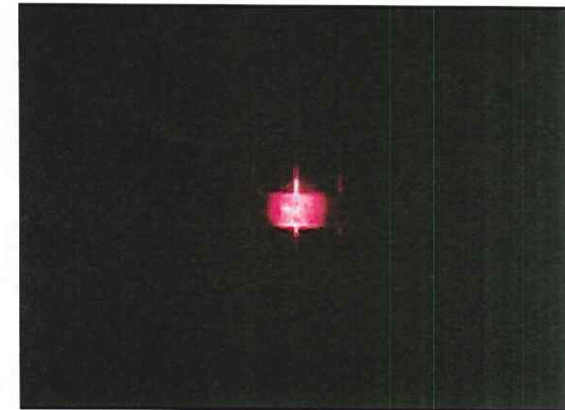
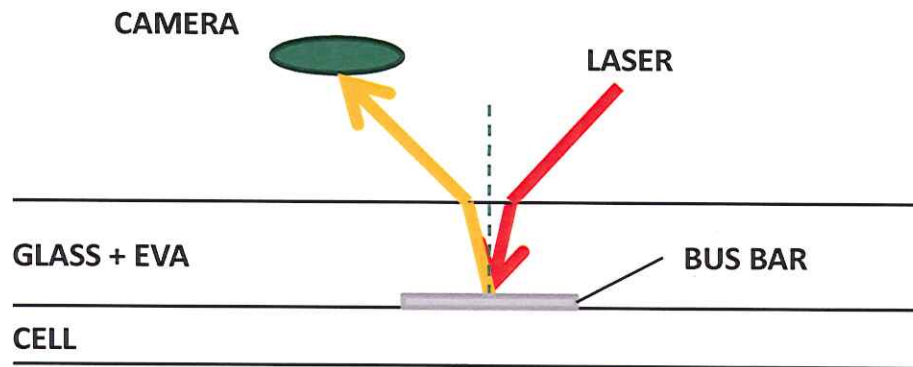
- Processed using a 266nm laser
- Scattering structures must be exactly above metallization structures
 - Works only for perpendicular direct light
 - Tracking of the module is necessary
- Results for 1-cell mini modules:
2.1 – 3.3 % increase in I_{sc}
no change in V_{oc} and FF



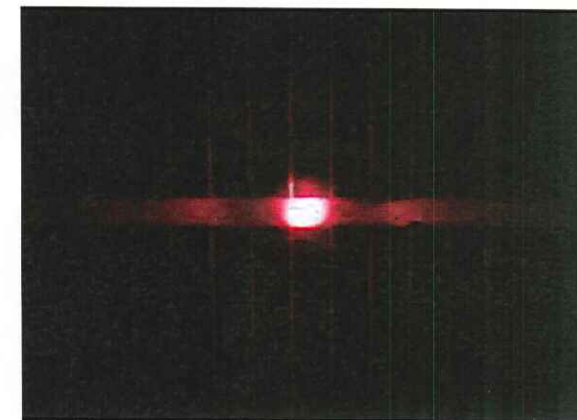
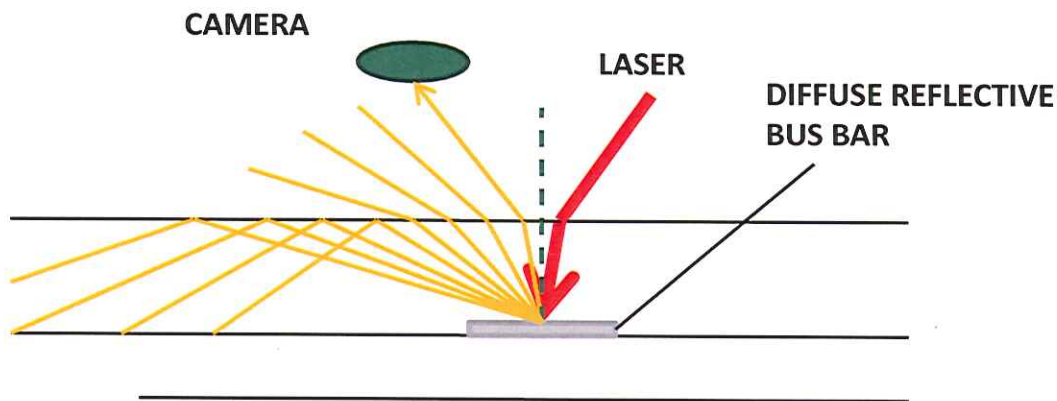
Technology 3: Diffuse Coating on Bus Bars



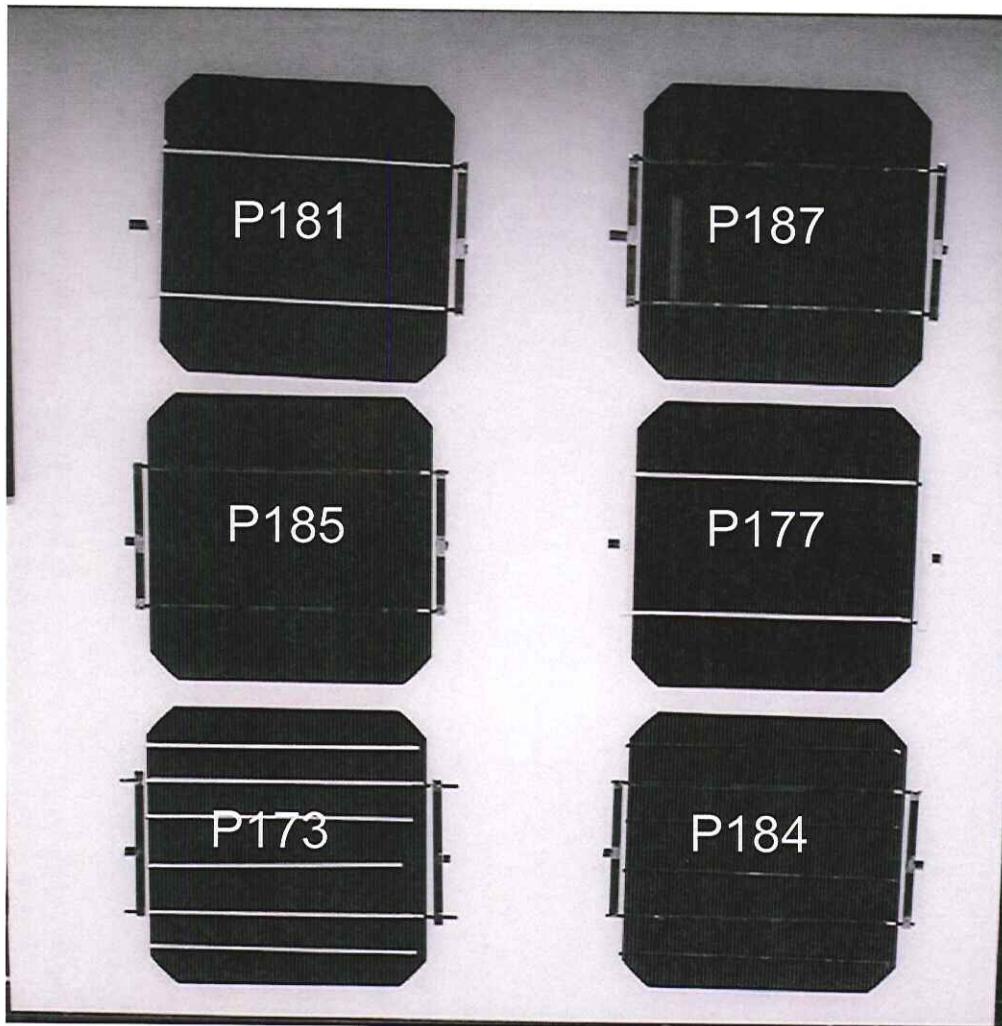
Diffuse Reflective Busbars: Visualization with Laser



- Dark area around center indicates “dead zone” where most light is lost
- Light that is above critical angle $\theta_2 > 42^\circ$ is totally internally reflected
- Some 70% of overall light is internally reflected





Measuring the Effect on Module Efficiency



- Test module fabricated in which cells have individual contacts:
 - 2 x 2 standard busbars
 - 2 x 2 diffuse busbars
 - 1 x 6 standard busbars
 - 1 x 6 diffuse busbars
- Monitor relative changes in I_{sc}

Module Measurements with Diffuse Reflecting Bus Bars

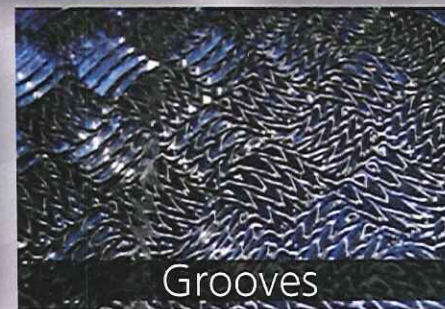
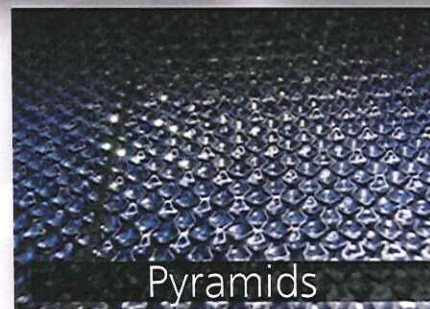
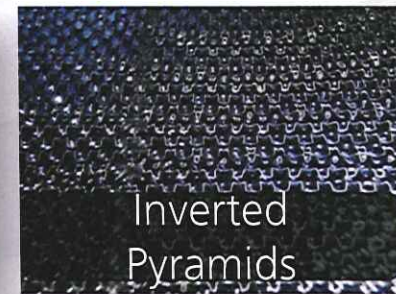
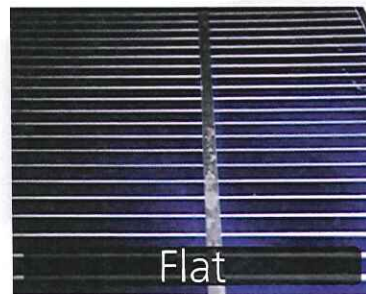
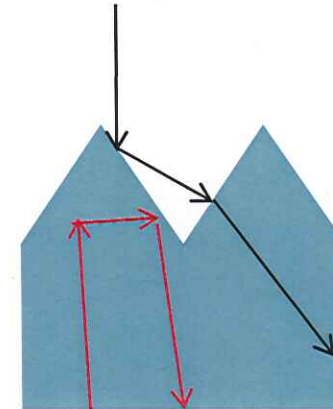
		Average increase in I_{SC}	Standard Deviation
Two Bus Bars		+ 0.9 %	0.4 %
Six Bus Bars		+ 2.5 %	0.6 %

Note: V_{OC} and
FF remain
unchanged

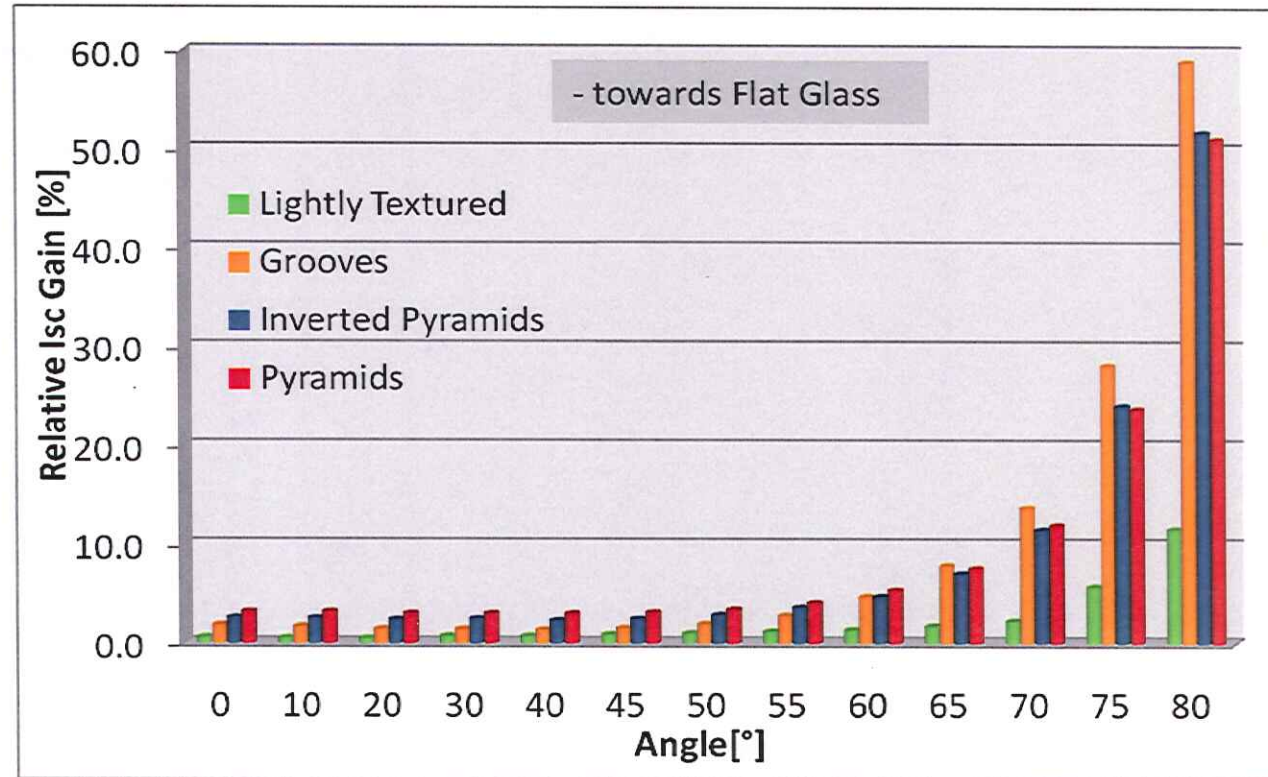
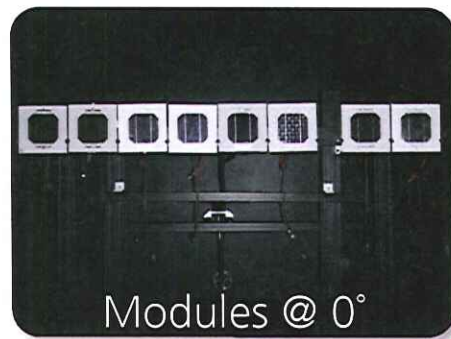
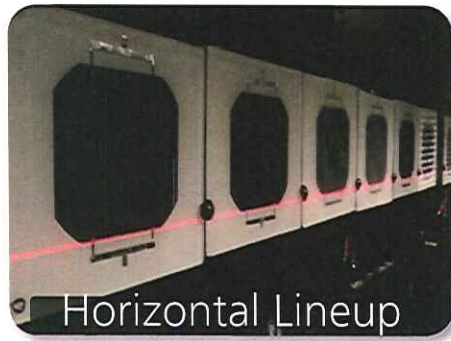
- 0.9 % average increase in I_{SC} , compared to shading of bus bars is 2.6 %
 - Equivalent to recapturing 35 % of available light; in theory 70% can be recaptured
- Possible loss mechanisms:
 - Adsorption by reflector
 - Imperfect Lambertian reflection
 - Some reflected light will again be incident on metalization

Technology 4: Textured Glass

- Macro-scale surface texturization enhances light transmission
 - Works at a range of wavelengths
 - Works at a range of incidence angles
 - Inverted pyramids are the optimal structure
- Additionally serves to trap light within the cell



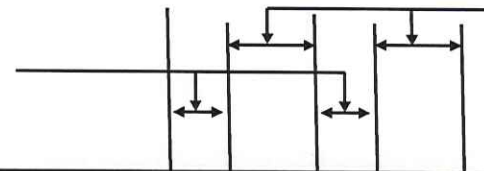
Textured Glass: Results



- Significant improvement in transmission of light
 - Improvement in transmission of normally incident light = 3.2% (in theory up to 6%)
 - Improvement in energy yield = 6.9% (in theory up to 15%)
- Yet below theoretical predictions

Textured Glass: Fine Structure

Sufficiently steep to allow second chance at transmission



Too shallow to allow second chance at transmission



- Features on textured glass have highly rounded corners
 - Much of incident light essentially sees a flat surface
- Ideal structure would have sharp corners

Summary of Light Management Technologies

	Technology			
	ARC layer on glass	Roughened Grid on glass	White bus bars	Textured Glass
Reduces reflection of the module glass (normal incidence)	√			√
Reduces losses from reflection within module		√	√	√
Technology also works well for off-angle incident light	√		√	√
Technology also has the potential to reduce module temperature				√
Soiling Concern		X		X
Sum of energy yield losses addressed by technology	9%	6%	3%	15%

■ Laser Roughening

- Simple process, no materials needed
- Tracking necessary
- Soiling is a potential issue

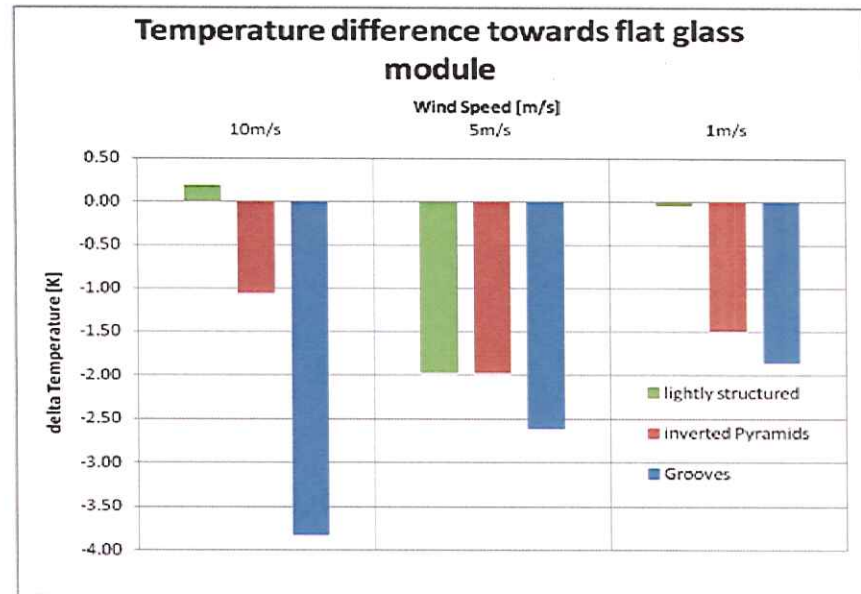
■ Diffusive Bus Bar Paint

- Simple process and low material costs
- No soiling issues, no tracking required

■ Textured Glass

- Addresses both light transmission and light reflected from within module
- Soiling is a potential issue
- Potential to also decrease module temperature

Effect of Textured Glass on Module Temperature



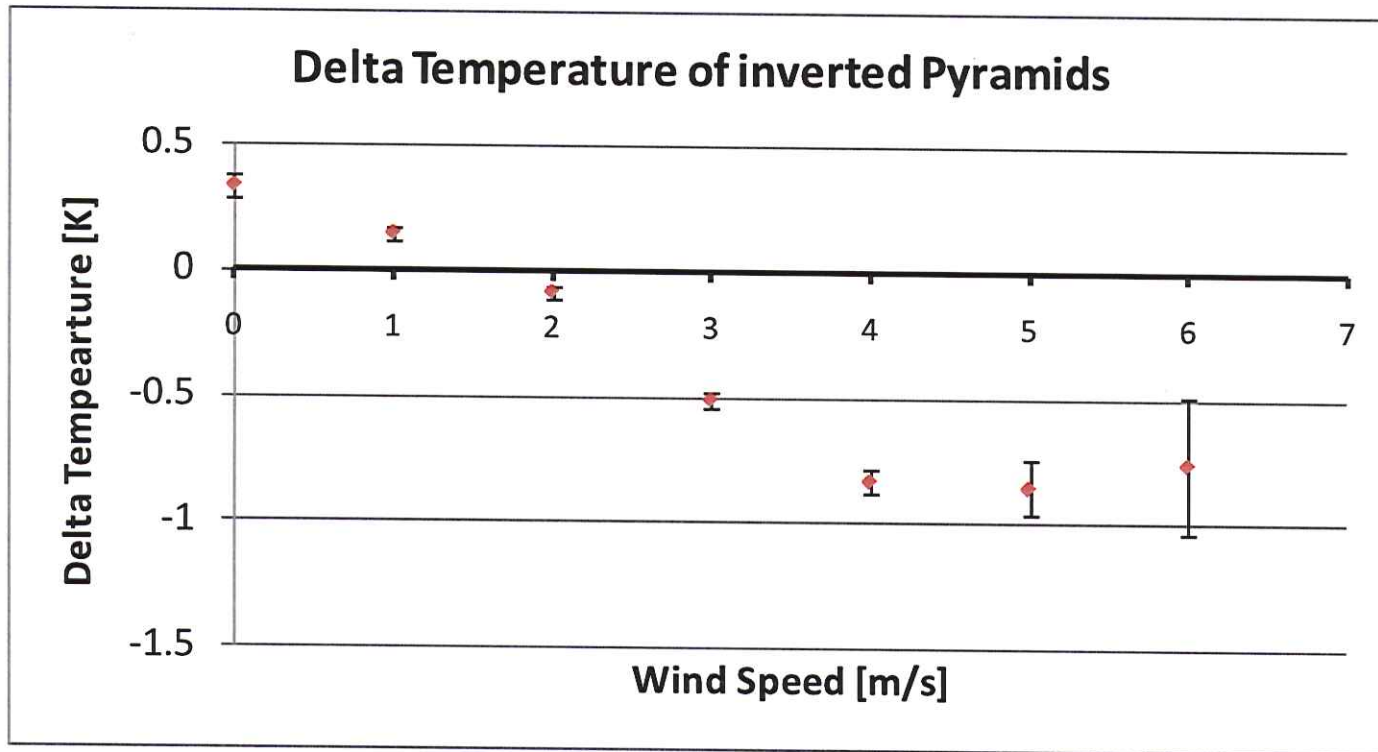
Experimental Setup

- Heater foils laminated inside module in place of cells
- Wind velocity controlled in wind tunnel
- Temperature measured via thermocouples and thermal imaging camera

Results

- Textured glass modules operate at a lower temperature than flat glass
- Difference is highly dependent on wind speed

Outdoor Test Data on Textured Glass



- At low wind speed, increased light transmission results in higher module temperature
- At higher wind speed, the increased convective cooling wins out, resulting in a reduction in module temperature

Acknowledgements

▪ Direct Contributors

- Joachim Jaus
- Matthias Duell
- Matthieu Ebert
- Johannes Eckert

▪ CSE PV Module Group

- Rafal Mickiewicz
- Biao Li
- Frederick Adurodija
- Carola Voelker
- Theresa Christian
- Tanja Schumacher
- Matthias Winter
- Matthias Koch
- John Lloyd
- Marco Jaeger

▪ Fraunhofer CLT

- Henrikki Pantsar
- Hans Haworth
- Stefan Heinemann
- Boris Reagard

▪ NREL

- Matt Muller
- Bill Marion
- Sarah Kurtz

▪ MIT

- Dick Perdichizi

COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION
STAFF REPORT

AGENDA ITEM: 2.4

HEARING DATE: March 14, 2013

CASE NUMBER: ZAP1011PS13 – Desert Community College District (Representative: John Criste, Terra Nova Planning & Research, Inc.)

APPROVING JURISDICTION: Desert Community College District (earlier action by City of Palm Springs)

JURISDICTION CASE NO.: Not Applicable.

MAJOR ISSUES: Compliance with Airport Compatibility Zone D non-residential intensity limitations and need for Federal Aviation Administration obstruction evaluation review of structures.

RECOMMENDATION: Staff recommends a finding of INCONSISTENCY for this project, based on exceedance of the single-acre intensity criteria for Airport Compatibility Zone D, unless the Commission is willing to make a special circumstances finding pursuant to Section 3.3.6 of the Countywide Policies, based on the proximity of the site to the Whitewater River floodplain, in which case, staff would recommend CONTINUANCE to ALUC's April 11, 2013 public hearing agenda, pending electronic filing of Form 7460-1 for each of the proposed Phase I buildings with the Federal Aviation Administration's Obstruction Evaluation Service.

PROJECT DESCRIPTION:

The Desert Community College District proposes to establish a West Valley campus of College of the Desert (COD) on 115-119 acres in the City of Palm Springs. The campus would ultimately include multiple buildings with a total gross floor area up to 654,000 square feet, and a solar electric generation facility westerly of the building area. The site is located partially within Compatibility Zones D and E of the Palm Springs International Airport Influence Area and partially outside the Airport Influence Area; however, all of the buildings would be located within Compatibility Zone D.

PROJECT LOCATION:

The campus would be located westerly of Indian Canyon Drive, northerly of Tramview Road, and southerly of the Whitewater River in the City of Palm Springs, approximately 12,600 feet northwesterly of the northwesterly terminus of Runway 13R-31L at Palm Springs International Airport.

LAND USE PLAN: 2005 Palm Springs International Airport Land Use Compatibility Plan

- a. Airport Influence Area: Palm Springs International Airport
- b. Land Use Policy: Compatibility Zones D and E, and outside the AIA
- c. Noise Levels: Aircraft noise levels are below 60 CNEL.

SPECIFIC PLAN:

Land Use/Intensity: The site is located in Airport Compatibility Zones D and E, but also includes land beyond the Airport Influence Area boundary. However, all of the proposed buildings are located within Compatibility Zone D, as this is the most accessible area of the site. Airport Compatibility Zone D allows an average of 100 persons per acre. For sites at least three acres in size, the most intense single acre may accommodate up to 300 persons, so long as the average intensity does not exceed 100 persons per acre.

Given the overall acreage of the parcel, the average intensity would comply as long as the total number of persons on the property does not exceed 11,500. However, single-acre intensities are a concern. Floor plans and elevations are only available for the proposed buildings in Phase I, but the remaining buildings would be three to four stories in height and could potentially exceed the maximum allowable population intensity of 300 persons in any given acre.

As to the Phase I buildings, both the North Building and the South Building, as well as portions of the Central Plant and the building labeled "DEEC", are located within a single 210-foot-by-210-foot area (square acre). Leaving aside at this time the fractional portions of the Central Plant and the "DEEC" building, staff has determined that the first floor land uses of the two buildings would accommodate at least 190 persons, the second floor land uses at least 126 persons, and the third floor land uses (where the classrooms are located) at least 138 persons, for a total of at least 454 persons. This calculation assumes that "lab" rooms are occupied at an intensity of one person per 50 square feet rather than the one person per 20 square feet assumed for regular classrooms and does not include any occupancy for the commercial kitchen and building service rooms.

Staff has advised the project representative of this concern and has requested additional information from the architect as to the planned occupancy load of several of the rooms

and has suggested consideration of a redesign. A large portion of the site is located in Zone E or outside the Airport Influence Area entirely, so it appears that there is sufficient acreage to construct the buildings beyond the boundaries of the Airport Influence Area, where intensity would not be an issue in relation to safety. Unfortunately, the portion that is most accessible – the area along Indian Canyon Drive – is within Zone D. A second possible alternative would be to increase the separation between buildings such that they are located not less than 210 feet from each other. While this would reduce the single-acre intensity, it may not be sufficient to reduce the single-acre intensity to 300, as the intensity of the North Building alone would remain over 300. A third possible alternative would be to reduce the square footage of each of the buildings, which could involve a reduction in the number of stories.

This project was considered by the City of Palm Springs as the College Park Specific Plan, General Plan Amendment, and Change of Zone. At the time of Draft EIR preparation, both the City of Palm Springs and the project representative were advised of the need for ALUC review of these applications, but no filing was made until this year. In July, 2012, ALUC staff advised in a subsequent letter to the District that Zone D areas are subject to an average intensity limit of 100 persons per acre and a single-acre intensity maximum of 300 persons.

Prohibited and Discouraged Uses: The applicant does not propose any uses that are prohibited (highly noise-sensitive outdoor nonresidential uses such as amphitheatres and hazards to flight) or discouraged (children's schools, hospitals, and nursing homes) in Airport Compatibility Zone D.

Open Area: Projects 10 acres or larger in size within Compatibility Zone D are subject to the requirement that at least 10 percent of its land area be maintained as ALUC-qualified open area. Staff has not focused on this criterion due to the concern regarding the single-acre intensity, but it should be noted that the area directly north of the property is permanent open space – the Whitewater River floodplain.

Part 77: Developments within 20,000 feet of any point on the runway of a public use airport must be reviewed to determine whether notice to the Federal Aviation Administration Obstruction Evaluation Service is required. The site is located a minimum of 12,600 feet from the northwesterly terminus of Runway 13R-31L, which is located at an elevation of 474 feet above mean sea level. At a distance of 12,600 feet from the runway, objects at or above an elevation of 600 feet above mean sea level must be evaluated. Existing site ground elevations range from 616 to 692 feet above mean sea level (AMSL), according to the Riverside County Land Information System, although the ground elevations of buildings on-site will be below 660 feet. However, FAA notice will still be required.

Other Special Conditions: Section 3.3.6 of the Countywide Policies of the Riverside County Airport Land Use Compatibility Plan states that the Commission may find "a normally incompatible use" to be "considered compatible because of terrain, specific location, or other extraordinary factors or circumstances related to the site." Sub-section

(b) states as follows: “In reaching such a decision, the Commission shall make specific findings as to why the exception is being made and that the land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use. Findings also shall be made as to the nature of the extraordinary circumstances that warrant the policy exception.”

The property directly to the north is federally-owned, while property to the north of the federal property is owned by the Coachella Valley Water District.

Note: The following conditions are proposed to mitigate the potential effects of the proposed project on the operations of Palm Springs International Airport and aircraft in the vicinity. They do not constitute mitigation for the proposed building intensities and do not render the proposed project consistent with the 2005 Palm Springs Airport Land Use Compatibility Plan.

CONDITIONS:

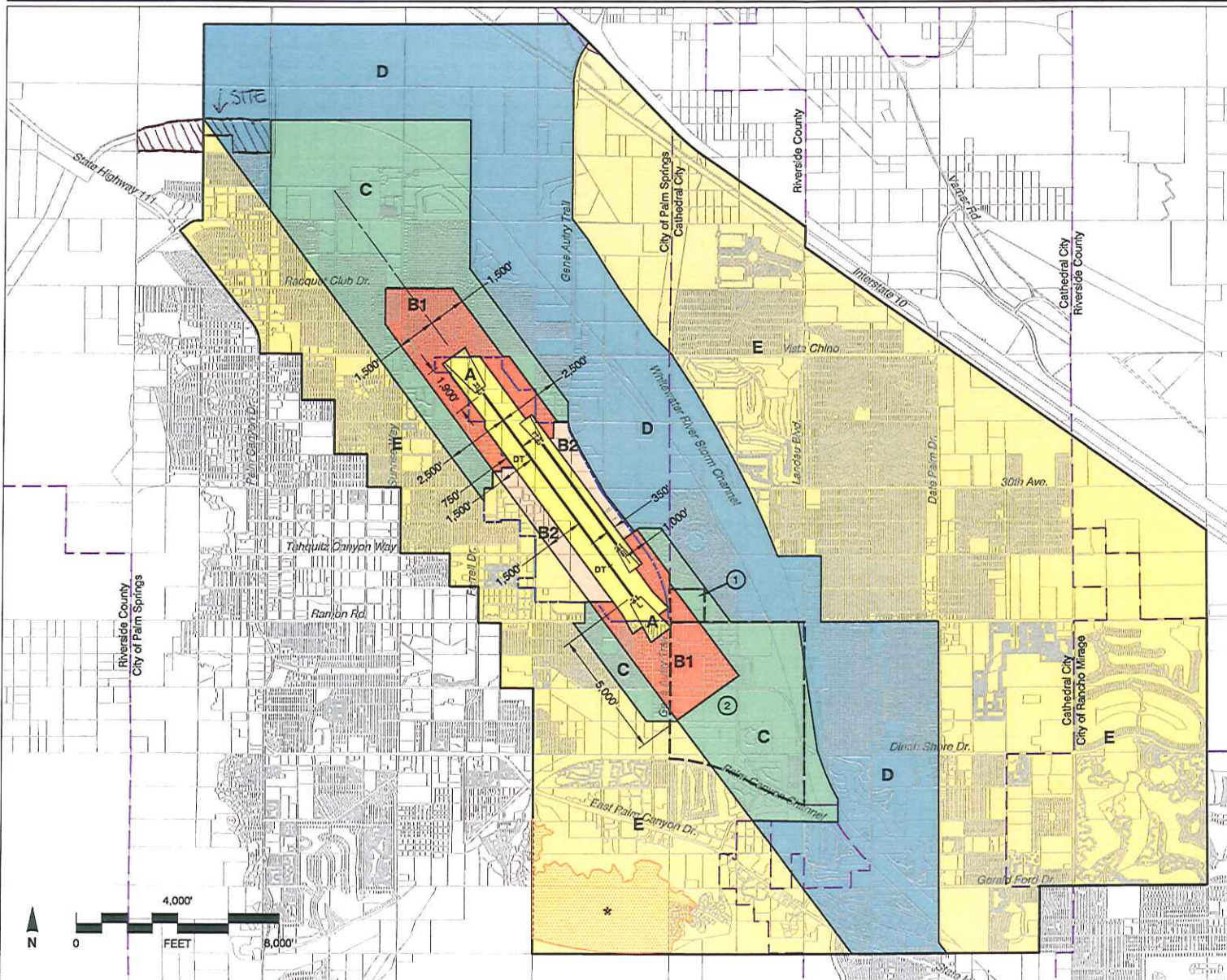
1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Lights must be downward facing.
2. The following uses shall be prohibited:
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an 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.
 - 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, including landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.

- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
4. Prior to issuance of building permits for any new structure, the permittee or his/her designee or representative shall file Form 7460-1 with the Federal Aviation Administration, and no building permit shall be issued until a "Determination of No Hazard to Air Navigation" is received from the Federal Aviation Administration and filed with the City of Palm Springs Planning Department, the City of Palm Springs Building and Safety Department, and the Riverside County Airport Land Use Commission.

Y:\Airport Case Files\Palm Springs\ZAP1011PS13\ZAP1011PS13marsr.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Legend

Compatibility Zones

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

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

See Chapter 2, Table 2A for compatibility criteria associated with this map.

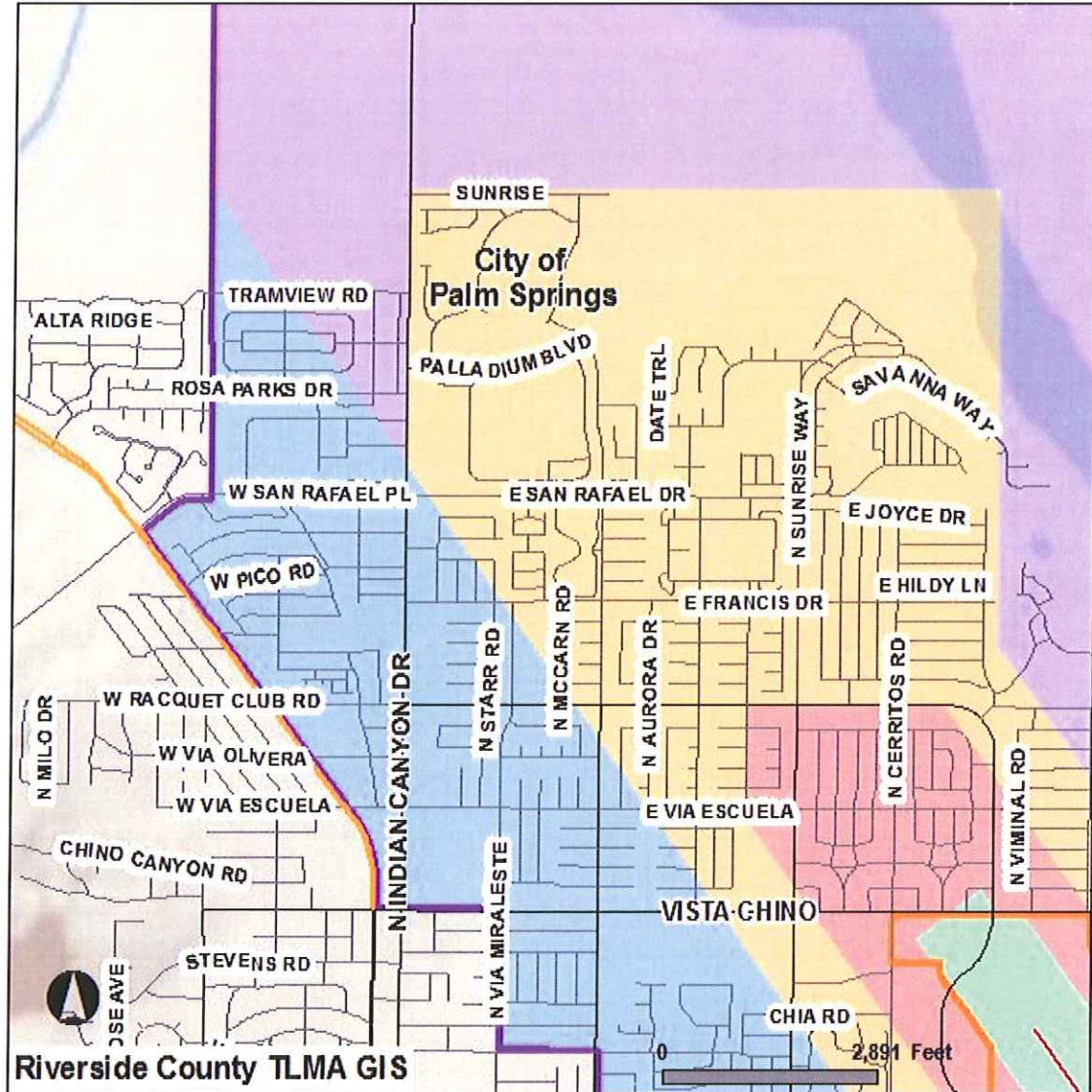
See Policy PS.2.1.

Riverside County
 Airport Land Use Commission
**Riverside County
 Airport Land Use Compatibility Plan
 Policy Document**
 (Adopted March 2005)

Map PS-1

Compatibility Map
 Palm Springs International Airport

RIVERSIDE COUNTY GIS



Selected parcel(s):
669-330-047

AIRPORTS

- | | | | |
|-------------------------|----------------------|----------------------|-----------------------|
| INTERSTATES | HIGHWAYS | STREETS | AIRPORT RUNWAYS |
| AIRPORT INFLUENCE AREAS | AIRPORT BOUNDARIES | COMPATIBILITY ZONE A | COMPATIBILITY ZONE B1 |
| COMPATIBILITY ZONE C | COMPATIBILITY ZONE D | COMPATIBILITY ZONE E | |

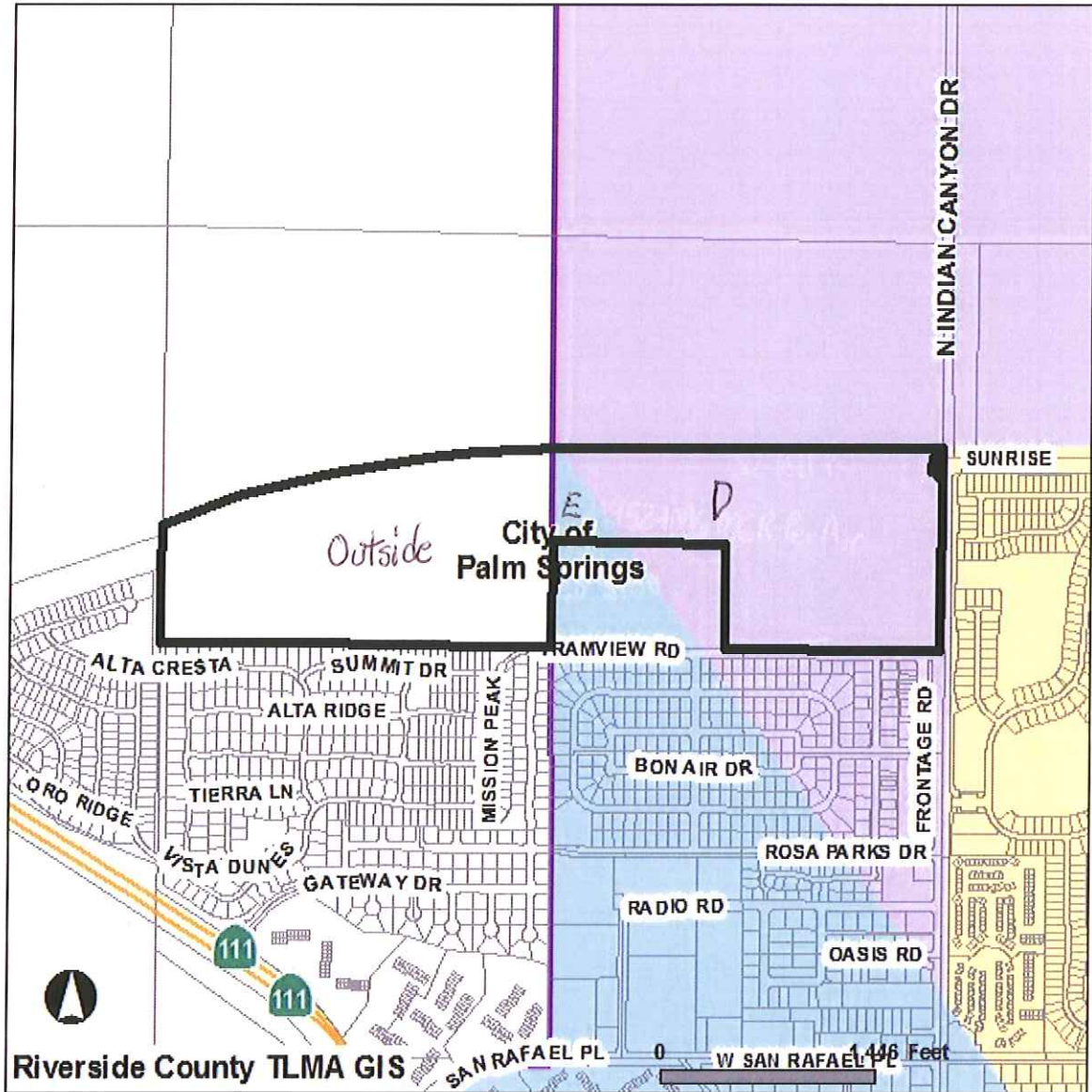
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Feb 19 09:56:26 2013

Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
669-330-047

AIRPORTS

-
-
-

IMPORTANT
 Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Tue Feb 19 09:41:00 2013
 Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
669-330-047

ELEVATION-CONTOUR

INTERSTATES

HIGHWAYS

STREETS

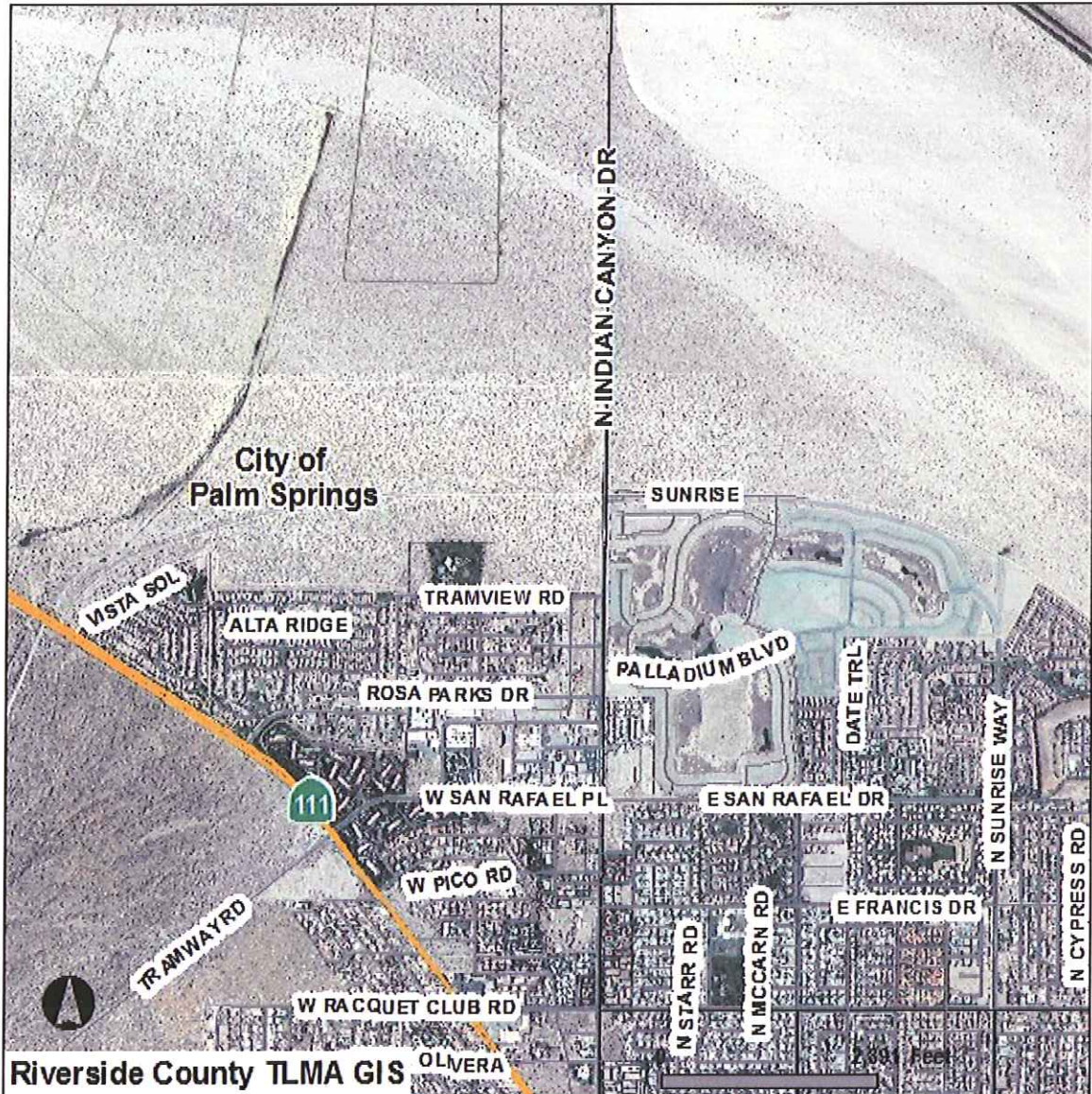
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Mar 04 14:53:12 2013

Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
669-330-047

ELEVATION-CONTOUR

INTERSTATES

HIGHWAYS

STREETS

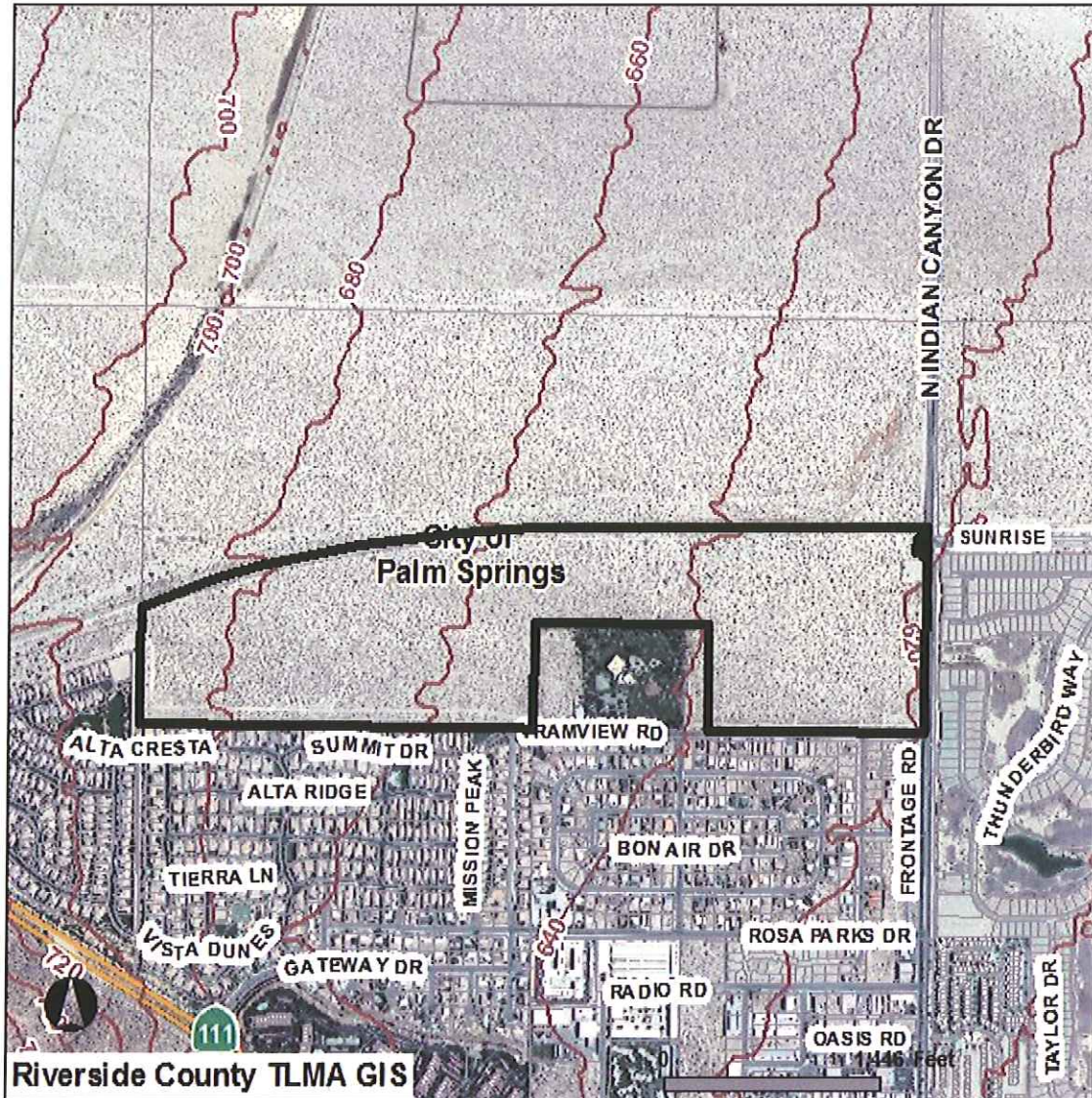
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Mar 04 14:53:52 2013

Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
669-330-047

ELEVATION-CONTOUR

-  SELECTED PARCEL
-  PARCELS

 CONTOUR LINES

 INTERSTATES

 HIGHWAYS

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Mar 04 14:55:13 2013

Version 121101

RIVERSIDE COUNTY GIS



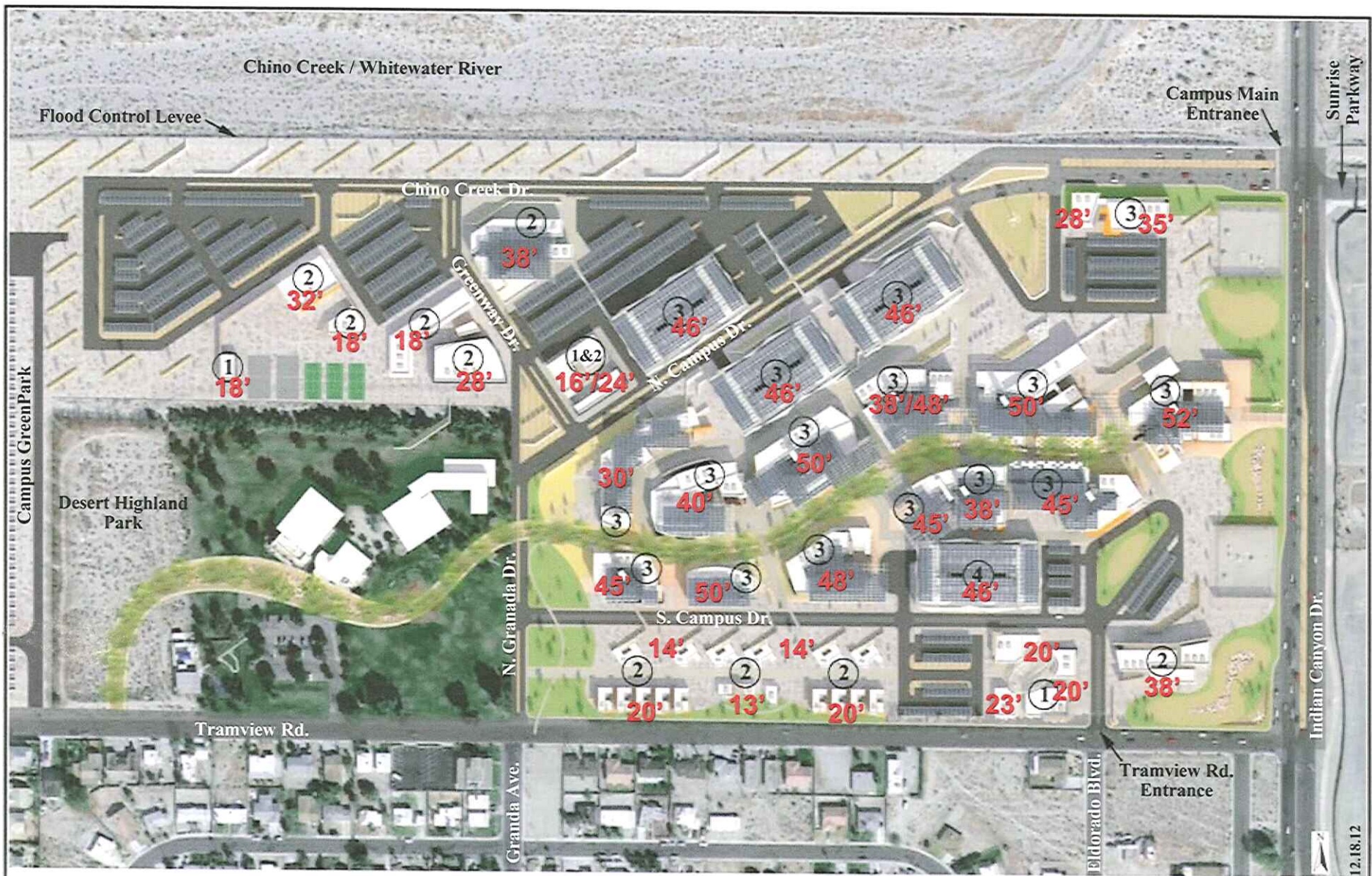
Selected parcel(s):
669-330-047

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- / HIGHWAYS
- PARCELS
- CITY

IMPORTANT
 Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Mar 04 14:56:14 2013
 Version 121101



Source: HGA Architects & Engineers 2012



COLLEGE OF THE DESERT
WEST VALLEY CAMPUS
4201 N. INDIAN CANYON DR.
PALM SPRINGS, CA 92262

PHASE 1 BUILDING COMPLEX



ARCHITECTURE | ENGINEERING | PLANNING
NATIONAL STREET AND PARKWAY, INC.
5510 ROCKY HILLS ROAD
SANTA ANITA, CALIFORNIA 92683
TELEPHONE 714.863.4848 FAX/PHONE 714.863.1444

Level/Analysis of Program Use	760,778,816
Structural	629,294,248
Mechanical / Plumbing / Electrical	812,794,400
Civil	760,320,881
Architectural	760,548,364
Architectural Services - Associates	310,629,843
Architectural Services - Specialty	490,831,850
Cost / Price Production	714,400,170
Cost / Price Construction	629,441,770
Construction Management	310,247,912
Hardware Construction	818,387,803

REGISTRATION STAMP
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.



NAME: [Blank]
DATE: THIS PLAN CHECK 11/19/2012
ADDRESS: [Blank]

AGENCY APPROVAL

DIVISION OF THE STATE ARCHITECT

APPL # [Blank]

REV # [Blank]

REV # [Blank]

DATE [Blank]

IDENTIFICATION STAMP

ISSUE

NO.	DATE	DESCRIPTION

MARK DATE DESCRIPTION
HGA COMM. NO. 3168-001-00
SCALE: As Indicated
DATE 11/19/2012
DRAWN BY Author



KEY PLAN

SHEET TITLE
NORTH BUILDING - EXTERIOR ELEVATIONS

SHEET NUMBER
AAB3.01

© COPYRIGHT HANSEL, GREEN AND ADRIANSON, INC.

MATERIAL IDENTIFICATION

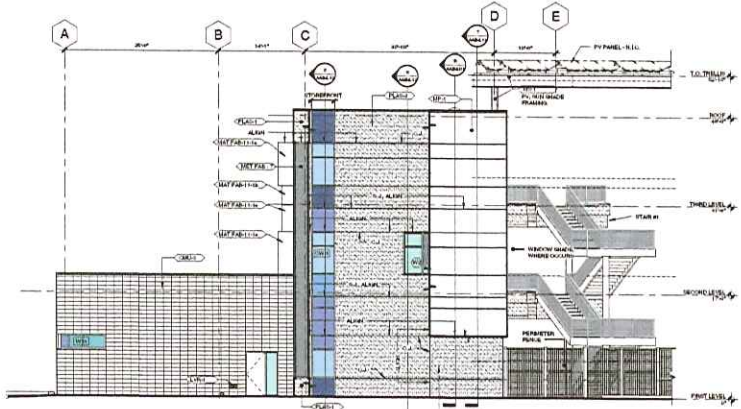
- EXPOSED CONCRETE, SEAL PRIMER
- CONCRETE BLOCKWORK UNIT STANDARD BLOCK (PATTERN BLOCK), SEAL PRIMER
- CONCRETE BLOCKWORK UNIT SCALE (SHEER UNIT) (STAFF BLOCK), SEAL PRIMER
- CONCRETE BLOCKWORK UNIT (STAFF BLOCK), SEAL PRIMER
- CONCRETE ALUMINUM PANEL
- FIBERGLASS COMBIBATED METAL PANEL
- WETWORK SURFACES, SEE DETAIL
- STAINLESS STEEL PLANT FINISH
- TYP. GEMENT PLASTER
- SPAR, USE STAINLESS PLANT FINISH
- SHEET METAL PLUMBING / PLANT FINISH

KEY NOTE

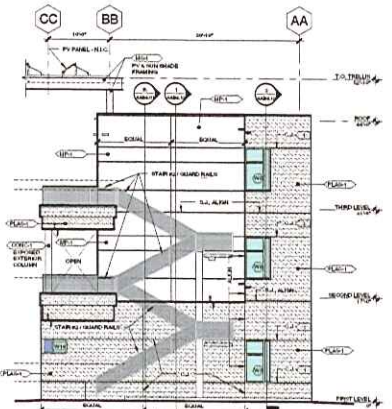
- ALPHA-HORIZONTAL CONTROL JOINT WITH TOP OF WRECK
- AU-VERTICAL WRECK HEADER

ELEVATION LEGEND

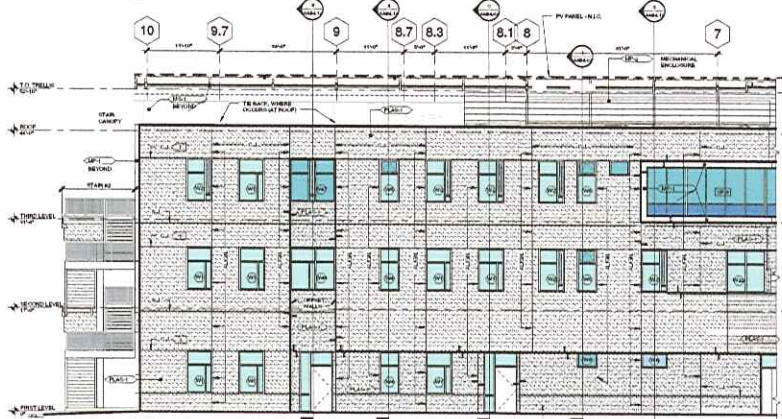
- WINDOW TYPES, SEE SHEETS A1E1 & A1E2
- MATERIAL IDENTIFICATION, SEE SHEETS A1E1 & A1E2
- HORIZONTAL PLANE CHANGE
- VERTICAL PLANE CHANGE
- C.I. CONTROL JOINT, SEE DETAIL
- S.I. SECTION JOINT, SEE DETAIL



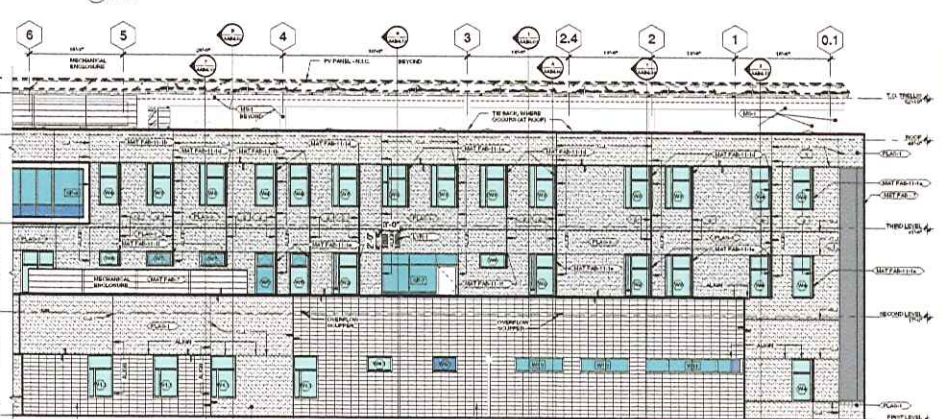
6 NORTH BUILDING - WEST ELEVATION



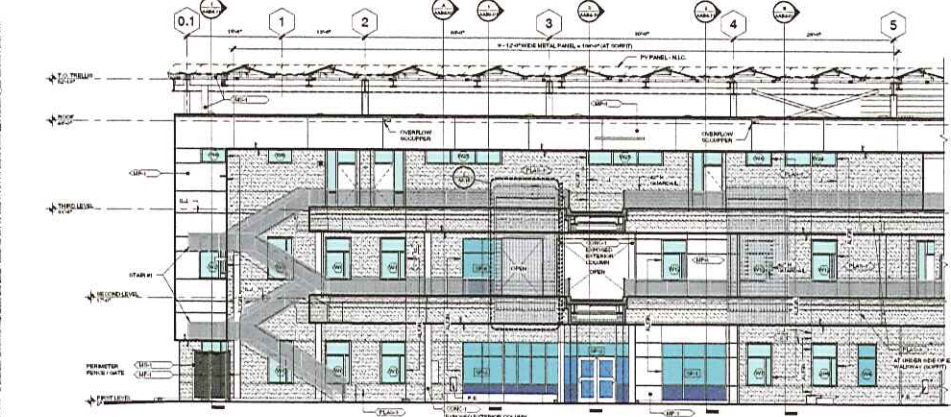
3 NORTH BUILDING - EAST ELEVATION



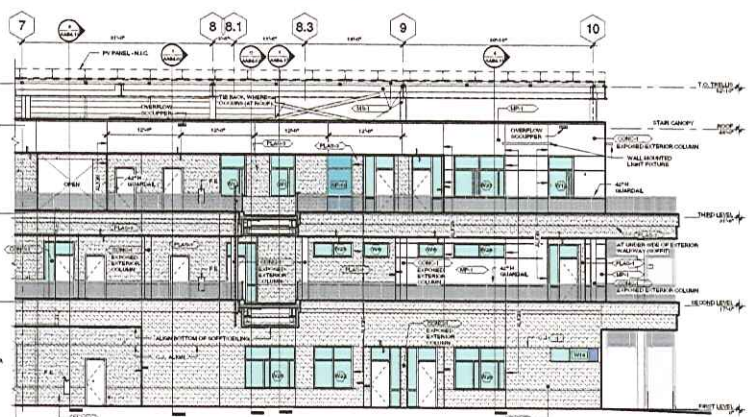
5 NORTH BUILDING - PARTIAL NORTH ELEVATION (EAST END)



2 NORTH BUILDING - PARTIAL NORTH ELEVATION (WEST END)



4 NORTH BUILDING - PARTIAL SOUTH ELEVATION (WEST END)



1 NORTH BUILDING - PARTIAL SOUTH ELEVATION (EAST END)

11/19/2012 10:28:38 C:\Users\hansel\OneDrive\Local Files\11-19-12\008A.DWG Version 1: unannotated Keyplan.dwg



COLLEGE OF THE DESERT
WEST VALLEY CAMPUS
4201 N. INDIAN CANYON DR.
PALM SPRINGS, CA 92262

PROJECT
PHASE 1 BUILDING COMPLEX



HGA
ARCHITECTURE & ENGINEERING PLANNING
GENERAL, DESIGN AND ASSISTANT, INC.
1100 MAIN STREET
SANTA MONICA, CALIFORNIA 90401-1000
TELEPHONE 310.310.4888 FACSIMILE 310.310.1004

Local Architect	780.778.8145
Structural	909.304.2918
Mechanical/Plumbing/Electrical	612.758.4800
Architect	780.320.9811
Landscapes	780.568.5624
Acoustical	310.229.8243
Audio Visual, Telematics, Security	480.831.8540
Code / Fire Protection	714.850.1700
Cost/Construction	626.441.7700
Construction Management	310.247.9572
Interior Construction	818.392.2083

REGISTRATION STAMP
I HEREBY CERTIFY THAT THIS ARCHITECTURAL SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.



NAME: Name and phone
DATE: 11/19/2012

AGENCY APPROVAL

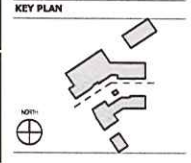
APPL #	
AC	PLS
ISS	DATE

IDENTIFICATION STAMP

ISSUE

NO.	DATE	DESCRIPTION

MARK DATE	DESCRIPTION
HGA COMM. NO.	3168-021-00
SCALE	As Indicated
DATE	11/19/2012
DRAWN BY	R.E.



SHEET TITLE
OVERALL BUILDINGS - FIRST LEVEL FLOOR PLAN

SHEET NUMBER
AAB2.01

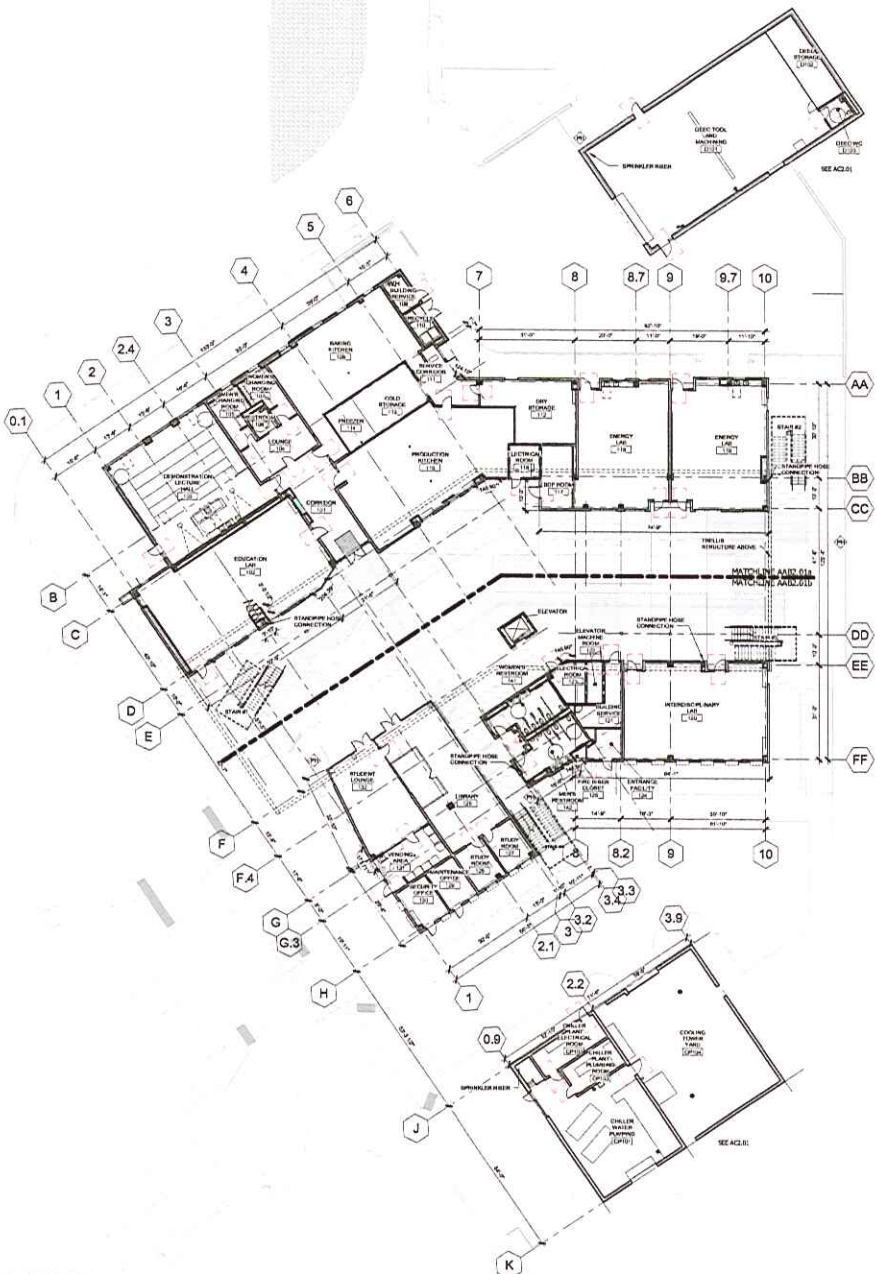
© COPYRIGHT HANMILL, GREEN AND ADKINSON, INC.

FLOOR PLAN LEGEND

- WALL RATINGS
 1 HR RATED CONSTRUCTION
 RATING
- NOTES AND SYMBOLS
 FLOOR DRAIN PER PLUMBING DRAWINGS
 EXTERIOR WALL TYPE, SEE SHEET ALSO FOR DETAILS
 INTERIOR WALL TYPE, SEE SHEET ALSO FOR DETAILS
 DOOR NUMBER, SEE AIA FOR DOOR SCHEDULE
 TOPPING SLAB

FLOOR PLAN KEY NOTES

1. ALL DIMENSIONS ARE CLEAR UNLESS NOTED OTHERWISE.



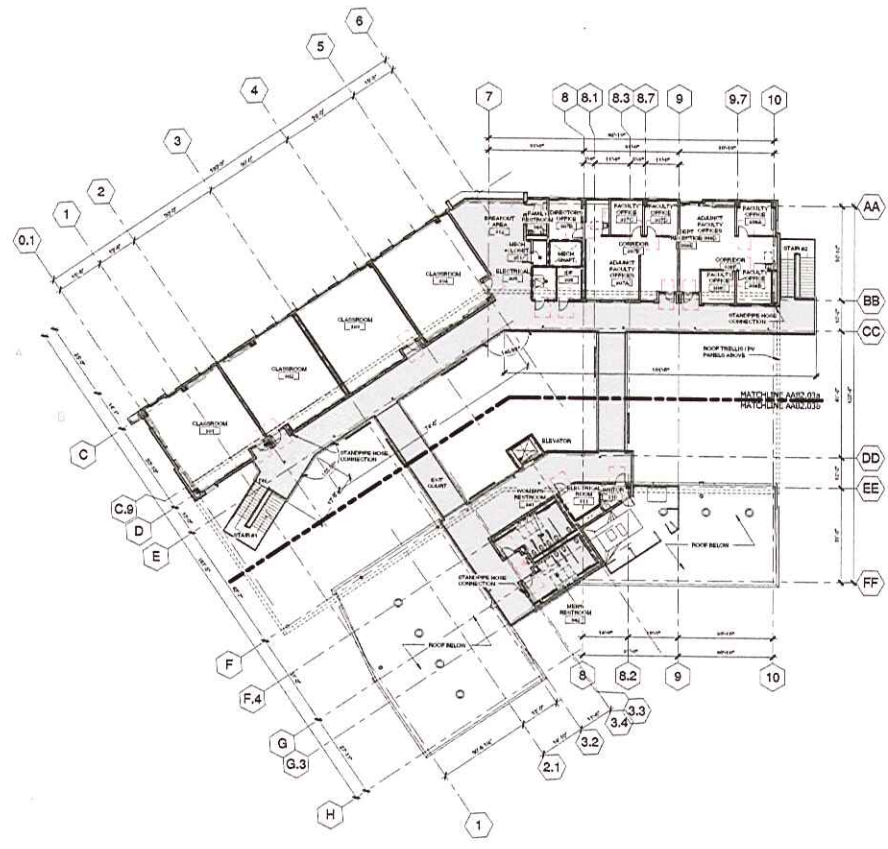
FLOOR PLAN GENERAL NOTES

- A. VERIFY DIMENSIONS, CONDITIONS & FINISHES BEFORE PROCEEDING.
- B. ALL INTERIOR PARTITIONS ARE TYPE C-1 (1/2").
- C. ALL INTERIOR PARTITIONS TO EXCEED 10 FEET HIGH ABOVE FINISH FLOOR SHALL BE TYPE C-2 (1/2").
- D. EXTERIOR WALLS SHALL BE TYPE C-2 (1/2") UNLESS NOTED OTHERWISE.
- E. ALL EXTERIOR WALLS SHALL BE TYPE C-2 (1/2") UNLESS NOTED OTHERWISE.
- F. ALL EXTERIOR WALLS SHALL BE TYPE C-2 (1/2") UNLESS NOTED OTHERWISE.
- G. ALL EXTERIOR WALLS SHALL BE TYPE C-2 (1/2") UNLESS NOTED OTHERWISE.
- H. ALL EXTERIOR WALLS SHALL BE TYPE C-2 (1/2") UNLESS NOTED OTHERWISE.
- I. ALL EXTERIOR WALLS SHALL BE TYPE C-2 (1/2") UNLESS NOTED OTHERWISE.
- J. ALL EXTERIOR WALLS SHALL BE TYPE C-2 (1/2") UNLESS NOTED OTHERWISE.
- K. ALL EXTERIOR WALLS SHALL BE TYPE C-2 (1/2") UNLESS NOTED OTHERWISE.

1 OVERALL BUILDINGS - FIRST LEVEL FLOOR PLAN

- FLOOR PLAN LEGEND**
- WALL RATINGS**
- 1 1/2 RATED CONSTRUCTION
- NOTES AND SYMBOLS**
- FLOOR DRAIN PER PLUMBING SCHEDULE
 - EXTERIOR WALL TYP. SEE SHEET A4.0 FOR DETAILS
 - INTERIOR WALL TYP. SEE SHEET A4.0 FOR DETAILS
 - DOOR NUMBER, SEE A4.0 FOR DOOR SCHEDULE
 - TOPPING SLAB

- FLOOR PLAN KEY NOTES**
- 1 - 1/2



- FLOOR PLAN GENERAL NOTES**
1. VERIFY DIMENSIONS, CONDITIONS & FINISHES BEFORE PROCEEDING.
 2. ALL INTERIOR FINISHES AND TYP. (C) SHALL BE AS SHOWN ON THE FINISH SCHEDULE ABOVE AND SHALL BE USED FOR TYPICAL EXTERIOR WALL AND INTERIOR WALL FINISHES.
 3. ALL INTERIOR FINISHES AND TYP. (C) SHALL BE AS SHOWN ON THE FINISH SCHEDULE ABOVE AND SHALL BE USED FOR TYPICAL EXTERIOR WALL AND INTERIOR WALL FINISHES.
 4. ALL INTERIOR FINISHES AND TYP. (C) SHALL BE AS SHOWN ON THE FINISH SCHEDULE ABOVE AND SHALL BE USED FOR TYPICAL EXTERIOR WALL AND INTERIOR WALL FINISHES.
 5. ALL INTERIOR FINISHES AND TYP. (C) SHALL BE AS SHOWN ON THE FINISH SCHEDULE ABOVE AND SHALL BE USED FOR TYPICAL EXTERIOR WALL AND INTERIOR WALL FINISHES.
 6. ALL INTERIOR FINISHES AND TYP. (C) SHALL BE AS SHOWN ON THE FINISH SCHEDULE ABOVE AND SHALL BE USED FOR TYPICAL EXTERIOR WALL AND INTERIOR WALL FINISHES.
 7. ALL INTERIOR FINISHES AND TYP. (C) SHALL BE AS SHOWN ON THE FINISH SCHEDULE ABOVE AND SHALL BE USED FOR TYPICAL EXTERIOR WALL AND INTERIOR WALL FINISHES.
 8. ALL INTERIOR FINISHES AND TYP. (C) SHALL BE AS SHOWN ON THE FINISH SCHEDULE ABOVE AND SHALL BE USED FOR TYPICAL EXTERIOR WALL AND INTERIOR WALL FINISHES.
 9. ALL INTERIOR FINISHES AND TYP. (C) SHALL BE AS SHOWN ON THE FINISH SCHEDULE ABOVE AND SHALL BE USED FOR TYPICAL EXTERIOR WALL AND INTERIOR WALL FINISHES.
 10. ALL INTERIOR FINISHES AND TYP. (C) SHALL BE AS SHOWN ON THE FINISH SCHEDULE ABOVE AND SHALL BE USED FOR TYPICAL EXTERIOR WALL AND INTERIOR WALL FINISHES.

COLLEGE OF THE DESERT
WEST VALLEY CAMPUS
 4201 N. INDIAN CANYON DR.
 PALM SPRINGS, CA 92262

PROJECT
PHASE 1 BUILDING COMPLEX

HGA
 Architects | Engineers | Planners
 10000 Via Arroyo, Suite 1000
 San Diego, California 92138
 Telephone: 619.594.8800 Fax: 619.594.8800

Local Accounts	700.778.8100
Structural	626.394.2918
Mechanical / Plumbing / Electrical	612.706.4000
Code	700.503.8811
Landscaping	760.568.2824
Architectural	310.629.4343
Audio Visual / Teletext / Security	480.931.8900
Code / Fire Protection	714.480.1700
Construction Management	626.441.7700
Construction Administration	310.247.8572
Structural Consulting	916.397.4083

REGISTRATION STAMP

THESE DOCUMENTS HAVE BEEN REVIEWED BY THE ARCHITECT AND FOUND TO BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF CALIFORNIA.

NAME: [Redacted] and phone: [Redacted]
 DATE: 11/19/2012
 PROJECT: [Redacted]

AGENCY APPROVAL

DIVISION OF THE STATE ARCHITECT

APPL # _____

APP. DATE _____

IDENTIFICATION STAMP

ISSUE

NO.	DATE	DESCRIPTION

MARK DATE DESCRIPTION

MARK	DATE	DESCRIPTION
HGA COMM. NO.	3198-001-00	
SCALE	As Indicated	
DATE	11/19/2012	
DRAWN BY	R.E.	

KEY PLAN

SHEET TITLE

OVERALL BUILDINGS - THIRD LEVEL FLOOR PLAN

SHEET NUMBER

AAB2.03

Zone	Locations	Maximum Densities / Intensities					Additional Criteria	
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> > All structures except ones with location set by aeronautical function > Assemblages of people > Objects exceeding FAR Part 77 height limits > Storage of hazardous materials > Hazards to flight ⁹ 	<ul style="list-style-type: none"> > Avigation easement dedication
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> > Children's schools, day care centers, libraries > Hospitals, nursing homes > Places of worship > Bldgs with >2 aboveground habitable floors > Highly noise-sensitive outdoor nonresidential uses ¹⁰ > Aboveground bulk storage of hazardous materials ¹¹ > Critical community infrastructure facilities ¹² > Hazards to flight ⁹ 	<ul style="list-style-type: none"> > Locate structures maximum distance from extended runway centerline > Minimum NLR of 25 dB in residences (including mobile homes) and office buildings ¹³ > Airspace review required for objects >35 feet tall ¹⁴ > Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	Same as Zone B1	<ul style="list-style-type: none"> > Locate structures maximum distance from runway > Minimum NLR of 25 dB in residences (including mobile homes) and office buildings ¹³ > Airspace review required for objects >35 feet tall ¹⁴ > Avigation easement dedication
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> > Children's schools, day care centers, libraries > Hospitals, nursing homes > Bldgs with >3 aboveground habitable floors > Highly noise-sensitive outdoor nonresidential uses ¹⁰ > Hazards to flight ⁹ 	<ul style="list-style-type: none"> > Minimum NLR of 20 dB in residences (including mobile homes) and office buildings ¹³ > Airspace review required for objects >70 feet tall ¹⁵ > Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.)	100	300	390	10%	<ul style="list-style-type: none"> > Highly noise-sensitive outdoor nonresidential uses ¹⁰ > Hazards to flight ⁹ 	<ul style="list-style-type: none"> > Airspace review required for objects >70 feet tall ¹⁵ > Children's schools, hospitals, nursing homes discouraged ¹⁷ > Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸			No Req't	<ul style="list-style-type: none"> > Hazards to flight ⁹ 	<ul style="list-style-type: none"> > Airspace review required for objects >100 feet tall ¹⁵ > Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks ¹⁸
*	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	Same as Underlying Compatibility Zone	<ul style="list-style-type: none"> > Airspace review required for objects >35 feet tall ¹⁴ > Avigation easement dedication

See Chapter 3 for airport-specific additions or exceptions to these policies

Table 2A

Basic Compatibility Criteria

- 3.3.3. *Reconstruction:* An existing nonconforming development that has been fully or partially destroyed as the result of a calamity may be rebuilt only under the following conditions:
- (a) Nonconforming residential uses may be rebuilt provided that the expansion does not result in more dwelling units than existed on the parcel at the time of the damage.
 - (b) A nonconforming nonresidential development may be rebuilt provided that it has been only partially destroyed and that the reconstruction does not increase the floor area of the previous structure or result in an increased intensity of use (i.e., more people per acre). Partial destruction shall be considered to mean damage that can be repaired at a cost of no more than 75% of the assessor's full cash value of the structure at the time of the damage.
 - (c) Any nonresidential use that has been more than 75% destroyed must comply with all applicable standards herein when reconstructed.
 - (d) Reconstruction under Paragraphs (1) or (2) above must begin within 24 months of the date the damage occurred.
 - (e) The above exceptions do not apply within *Zone A* or where such reconstruction would be in conflict with a county or city general plan or zoning ordinance.
 - (f) Nothing in the above policies is intended to preclude work required for normal maintenance and repair.
- 3.3.4. *Development by Right:* Nothing in these policies prohibits:
- (a) Construction of a single-family home, including a second unit as defined by state law, on a legal lot of record if such use is permitted by local land use regulations.
 - (b) Construction of other types of uses if local government approvals qualify the development as effectively existing (see Policy 1.2.10 for definition).
 - (c) Lot line adjustments provided that new developable parcels would not be created and the resulting gross density or intensity of the affected property would not exceed the applicable criteria indicated in the Compatibility Criteria matrix, Table 2A.
- 3.3.5. *Parcels Lying within Two or More Compatibility Zones:* For the purposes of evaluating consistency with the compatibility criteria set forth herein, any parcel that is split by compatibility zone boundaries shall be considered as if it were multiple parcels divided at the compatibility zone boundary line. However, the density or intensity of development allowed within the more restricted portion of the parcel can (and is encouraged to) be transferred to the less restricted portion. This transfer of development is permitted even if the resulting density or intensity in the less restricted area would then exceed the limits which would otherwise apply within that compatibility zone.
- 3.3.6. *Other Special Conditions:* The compatibility criteria set forth in this *Plan* are intended to be applicable to all locations within each airport's influence area. However, it is recognized that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location, or other extraordinary factors or circumstances related to the site.

- (a) After due consideration of all the factors involved in such situations, the Commission may find a normally incompatible use to be acceptable.
- (b) In reaching such a decision, the Commission shall make specific findings as to why the exception is being made and that the land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use. Findings also shall be made as to the nature of the extraordinary circumstances that warrant the policy exception.
- (c) The burden for demonstrating that special conditions apply to a particular development proposal rests with the project proponent and/or the referring agency, not with the ALUC.
- (d) The granting of a special conditions exception shall be considered site specific and shall not be generalized to include other sites.
- (e) Special conditions that warrant general application in all or part of the influence area of one airport, but not at other airports, are set forth in Chapter 3 of this *Compatibility Plan*.

4. SUPPORTING COMPATIBILITY CRITERIA

4.1. Noise

- 4.1.1. *Policy Objective:* The purpose of noise compatibility policies is to avoid establishment of noise-sensitive land uses in the portions of airport environs that are exposed to significant levels of aircraft noise.
- 4.1.2. *Noise Contours:* The evaluation of airport/land use noise compatibility shall consider both the current and future Community Noise Equivalent Level (CNEL) contours of each airport as depicted in Chapter 3 of this *Plan*.
 - (a) At most airports in the county, anticipated growth in aircraft operations results in projected future noise contours being larger than current ones. However, in some instances, factors such as introduction of a quieter aircraft fleet mix, planned changes to the configuration of airport runways, or expected modifications to flight procedures can result in current contours being larger than the future contours in some or all of the airport environs. In these cases, a composite of the contours for the two time frames shall be considered in compatibility analyses.
 - (b) For airport at which aircraft activity has substantial seasonal or weekly characteristics, noise contours associated with the peak operating season or days of the week shall be taken into account in assessing land use compatibility.
 - (c) Projected noise contours included in Chapter 3 are calculated based upon forecasted aircraft activity as indicated in an airport master plan or that is considered by the Riverside County Airport Land Use Commission to be plausible (refer to activity data in the Background Data volumes). The Airport Land Use Commission or the entities that operate airports in Riverside County should periodically review these projected noise level contours and update them if appropriate.

NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

DATE OF HEARING: March 14, 2013

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1011PS13 – Desert Community College District (Representative: John Criste, Terra Nova Planning & Research, Inc.). A proposal to establish a West Valley campus of College of the Desert (COD) on 115-119 acres located westerly of Indian Canyon Drive, northerly of Tramview Road, and southerly of the Whitewater River in the City of Palm Springs. The campus would ultimately include multiple buildings with a total gross floor area up to 654,000 square feet, and a solar electric generation facility westerly of the building area. The site is located partially within Compatibility Zones D and E of the Palm Springs International Airport Influence Area and partially outside the Airport Influence Area; however, all of the buildings would be located within Compatibility Zone D.

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982 or Russell Brady at (951) 955-0549. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to the Desert Community College District at (760) 773-2511.

669 310 004
Samson Funding Corporation
9777 Queens Blvd #910
Rego Park, NY 11374

669 310 007
Kathleen Kudell
22807 Valley Vista Cir
Wildomar, CA 92595

669 330 015
USA 669
Us Dept of Interior
Washington, DC 20401

669 330 018
Cvcwd Family
PO Box 1058
Coachella, CA 92236

669 330 025
City of Palm Springs
PO Box 2743
Palm Springs, CA 92263

669 330 030
USA 669
Us Dept of Interior
Washington, DC 20401

669 330 046
Cvcwd Family
PO Box 1058
Coachella, CA 92236

669 330 047
Desert Community College Dist
43500 Monterey Ave
Palm Desert, CA 92260

669 381 003
Richard Cavanaugh
573 W Tramview Rd
Palm Springs, CA 92262

669 381 004
Willie Earl Johnson
561 W Tramview Rd
Palm Springs, CA 92262

669 381 005
Gloria Reyes
113 William Dr
Palm Springs, CA 92262

669 381 006
Deborah Mc Duff Williams
217 E Roosevelt Rd
Long Beach, CA 90807

669 381 007
Richard Paul Rutgard
505 W Tramview Rd
Palm Springs, CA 92262

669 381 008
Lula Stagg
497 W Tramview Rd
Palm Springs, CA 92262

669 381 009
Jose Sanchez
485 W Tramview Rd
Palm Springs, CA 92262

669 381 010
Ajalon Missionary Baptist Church
433 W Tramview Rd
Palm Springs, CA 92262

669 381 011
Ajalon Missionary Baptist Ch
433 W Tramview Rd
Palm Springs, CA 92262

669 381 014
Ajalon Missionary Baptist
PO Box 1136
Palm Springs, CA 92263

669 381 015
Ajalon Missionary Baptist Church
433 W Tramview Rd
Palm Springs, CA 92262

669 381 016
Ajalon Missionary Baptist Ch
433 W Tramview Rd
Palm Springs, CA 92262

669 381 017
Jesus Oliva Cardenas
470 W Sunview Ave
Palm Springs, CA 92262

669 381 018
Gloria Holland
260 Pepperdine Way
Fayetteville, GA 30214

669 381 019
Joe Lewis Gant
492 W Sunview Ave
Palm Springs, CA 92262

669 381 020
Tanaya Hall
504 W Sunview Ave
Palm Springs, CA 92262

669 381 021
Shirley Gilchrist
480 W Palm Vista Dr
Palm Springs, CA 92262

669 381 022
Raymon Salinas
280 S Cerritos Dr
Palm Springs, CA 92262

669 381 023
Maggie Rushing
530 W Sunview Ave
Palm Springs, CA 92262

669 381 024
Garsep Const Inc
74991 Joni Dr #9
Palm Desert, CA 92260

669 381 025
Mark Shirilau
8539 Barnwood Ln
Riverside, CA 92508

669 381 026
Lorraine Lawrence
PO Box 131087
Carlsbad, CA 92013

669 381 031
Ajalon Missionary Baptist Ch
433 W Tramview Rd
Palm Springs, CA 92262

669 381 034
Michael Bright
9590 Napoli Pl
Cypress, CA 90630

669 381 035
Yolanda Gutierrez
581 W Tramview Rd
Palm Springs, CA 92262

669 382 001
Gabriel Lopez
373 W Tramview Rd
Palm Springs, CA 92262

669 382 002
Winged Bast LLC
525 E Seaside Way #1805
Long Beach, CA 90802

669 382 003
Eugene & Bonnie Robinson
222 W Avenida Cerca
Palm Springs, CA 92262

669 382 004
Ajalon Baptist Church
433 W Tramview Rd
Palm Springs, CA 92262

669 382 005
Ajalon Baptist Church
433 W Tramview Rd
Palm Springs, CA 92262

669 382 006
Well In The Desert
555 N Commercial Rd #10
Palm Springs, CA 92262

669 382 007
Jose Perez
583 W Avenida Cerca
Palm Springs, CA 92262

669 382 008
Kenneth Kreitz
1055 Harwood St No 201
VANCOUVER BC V6E 1R5
CANADA

669 401 001
Ola Roberts
751 W Rosa Parks Rd
Palm Springs, CA 92262

669 401 002
Vigrea Williamson
357 W Tramview Rd
Palm Springs, CA 92262

669 401 003
Paul Henderson
27803 Knight St
Castaic, CA 91384

669 401 004
Edimir Daniel Vargas
345 W Tramview Rd
Palm Springs, CA 92262

669 401 005
New Bethel Church of God In Christ
303 W Tramview Rd
Palm Springs, CA 92262

669 401 006
New Bethel Church of God In Christ
303 W Tramview Rd
Palm Springs, CA 92262

669 401 007
Arnett Lucas
9034 Haveteur Way
San Diego, CA 92123

669 401 008
Christine Ullah
3106 Three Bars Rd
St George, UT 84790

669 401 009
Christine Ullah
3106 Three Bars Rd
St George, UT 84790

669 401 010
Redev Agcy of Palm Spgs Community
NO STREET NAME or NUMBER
Palm Springs, CA 90044

669 401 014
Owner Record
3975 El Dorado Blvd
Palm Springs, CA 92262

669 401 021
Lillian Mae Young
240 W Sunview Ave
Palm Springs, CA 92262

669 401 022
Frederick Kilguss & Raymond Lanowy
68160 Molinos Ct
Cathedral City, CA 92234

669 401 023
Ivy Wilson & Latanya Taylor
PO Box 364
Banning, CA 92220

669 401 024
Linda Joyce Murrell
310 W Sunview Ave
Palm Springs, CA 92262

669 401 025
Dean & Cathy Brazil
2 N Rancho Ct
El Sobrante, CA 94803

669 401 026
James Harlan
432 S Monte Vista Dr
Palm Springs, CA 92262

669 401 027
Moises Torres
2771 Wilson Ave
Perris, CA 92571

669 401 028
Deartis Davis
356 W Sunview Ave
Palm Springs, CA 92262

669 401 029
Ronit Levy
364 W Sunview Ave
Palm Springs, CA 92262

669 401 033
Willie Holland
599 W Avenida Cerca
Palm Springs, CA 92262

669 401 038
Manahan Marian Afurong
15877 Regalado St
Hacienda Heights, CA 91745

669 401 039
Redevelopment Agency City of Palm Sp
3200 E Tahquitz Canyon Way 11
Palm Springs, CA 92262

669 401 040
Jesse Atterberry
68920 Minerva Rd
Cathedral City, CA 92234

669 404 018
Owner Record
4020 El Dorado Blvd
Palm Springs, CA 92262

669 404 019
Isabel Aguirre
7589 Calvocado St 1111
Lemon Grove, CA 91945

669 404 021
Freedom Assembly
4088 El Dorado Blvd 11
Palm Springs, CA 92262

669 404 022
~~Harry Fritz~~
1 ~~Ascona Ter~~
Rancho Mirage, CA 92270

669 404 025
Jason & Shannon Smith
19468 Sagebrush Trl
Desert Hot Springs, CA 92241

669 404 027
Brian Murray
19468 Sagebrush Trl
Desert Hot Springs, CA 92241

669 404 033
Del Dios Vivo Columna Apoyo De Igle
1500 E San Rafael Dr #105
Palm Springs, CA 92262

669 404 043
Willie James Hollad
83792 Hope Ave 11
Indio, CA 92201

669 404 044
~~Isabel Aguirre~~
~~7589 Calvocado St~~
Lemon Grove, CA 91945

669 404 047
~~Freedom Assembly~~
~~4088 El Dorado Blvd~~
Palm Springs, CA 92262

669 404 049
~~Isabel Aguirre~~
~~7589 Calvocado St~~
~~Lemon Grove, CA 91945~~

669 404 050
~~Willie James Holland~~
~~83792 Hope Ave~~
Indio, CA 92201

669 404 057
~~Harry Fritz~~
~~1 Ascona Ter~~
Rancho Mirage, CA 92270

669 404 058
Harry Fritz
1 Ascona Ter 1111
Rancho Mirage, CA 92270

669 404 059
~~Harry Fritz~~
~~1 Ascona Ter~~
Rancho Mirage, CA 92270

669 404 060
~~City of Palm Springs~~
~~PO Box 2743~~
Palm Springs, CA 92263

669 404 061
~~Harry Fritz~~
~~1 Ascona Ter~~
Rancho Mirage, CA 92270

669 404 070
Norman Shapiro
5255 Zelzah Ave #102
Encino, CA 91316

669 560 001
Sandra Mitchell
4066 Eastgate Rd
Palm Springs, CA 92262

669 560 002
Ann Daskam
4038 Eastgate Rd
Palm Springs, CA 92262

669 560 003
~~Isabel Aguirre~~
~~7589 Calvocado St~~
Lemon Grove, CA 91945

669 560 004
Anita Blue Marlowe
132 Brightstone Cir
Folsom, CA 95630

669 560 024
Isabel Aguirre
3979 Eastgate Rd
Palm Springs, CA 92262

669 560 025
Earl Marchesi
4007 Eastgate Rd
Palm Springs, CA 92262

669 560 026
David Bregman
2282 Montarossa Ct
Livermore, CA 94550

669 560 027
Ronald Strijek
4044 Mission Peak
Palm Springs, CA 92262

669 560 028
Hiram Epps
4020 Mission Peak
Palm Springs, CA 92262

669 560 074
Yvette Untarya
20600 Runnymede St
Winnetka, CA 91306

669 560 075
Bank of Ny Mellon 2006-Arl
8333 Ridgepoint Dr
Irving, TX 75063

669 560 076
Linida Torabian
696 Summit Dr
Palm Springs, CA 92262

669 560 077
Gary Tonks
11751 Granville Ave
RICHMOND BC V6V 1R7
CANADA

669 560 079
Mountain Gate Homeowners Assn
1535 S D St #200
San Bernardino, CA 92408

669 560 080
Mountain Gate Homeowners Assn
1535 S D St #200
San Bernardino, CA 92408

669 560 081
Mountain Gate Homeowners Assn
1535 S D St #200
San Bernardino, CA 92408

669 560 083
Mountain Gate Homeowners Assn
1535 S D St #200
San Bernardino, CA 92408

669 570 001
Edward Quinn
22005 SE Bain Rd
Maple Valley, WA 98038

669 570 002
Michael Zuras & Rondal Brown
1014 Alta Cresta
Palm Springs, CA 92262

669 570 003
Ray Mickelson
1002 Alta Cresta
Palm Springs, CA 92262

669 570 004
Piurek Boneta
100 S Sunrise Way
Palm Springs, CA 92262

669 570 005
Denise Legaux
982 Alta Cresta
Palm Springs, CA 92262

669 570 006
Daniel Chemistruck
976 Alta Cresta
Palm Springs, CA 92262

669 570 007
Daniel Kertenian
2898 Lindaloe Ln
Pasadena, CA 91107

669 570 008
Rodney Purcell
956 Alta Cresta
Palm Springs, CA 92262

669 570 009
John Thurman & Gina Smith
942 Alta Cresta
Palm Springs, CA 92262

669 570 010
Richard Godfrey & Annelise Ybarra
201 S Patton Ave
San Pedro, CA 90732

669 570 011
Jorge Hurtarte
1314 Gatewood Dr
Auburn, AL 36830

669 570 012
Chris Mulloy
916 Alta Cresta
Palm Springs, CA 92262

669 570 013
Ronald Hogue
915 Alta Cresta
Palm Springs, CA 92262

669 570 014
Grant Duhon
921 Alta Cresta
Palm Springs, CA 92262

669 570 015
Timothy Cochran & Mary Ellen Epps
935 Alta Cresta
Palm Springs, CA 92262

669 570 016
Ernesto Carino
941 Alta Cresta
Palm Springs, CA 92262

669 570 017
Judith Marie Cribbs & Terri Lea Miller
955 Alta Cresta
Palm Springs, CA 92262

669 570 018
Carlos Carrera & Karen Albright
961 Alta Cresta
Palm Springs, CA 92262

669 570 019
Albertine Escloven
975 Alta Cresta
Palm Springs, CA 92262

669 570 020
John Kuykendall
15545 Via La Ventana
San Diego, CA 92131

669 570 021 Old Dad Dear 991 Mira Grande Palm Springs, CA 92262	669 570 023 Indrani Roy 6364 W 80th Pl Los Angeles, CA 90045	669 570 024 Renee McGaughy 974 Alta Rdg Palm Springs, CA 92262
669 570 025 Kevin Swank 968 Alta Rdg Palm Springs, CA 92262	669 570 026 Richard Brawley & Edward Yoe 954 Alta Rdg Palm Springs, CA 92262	669 570 027 Daniel & Susan Oconnell 948 Alta Rdg Palm Springs, CA 92262
669 570 028 Jonathan James Varjabedian 8252 Norton Ave West Hollywood, CA 90046	669 570 043 Katharina Villanueva 1215 1st St NE #5H Washington, DC 20002	669 570 044 Mountain Gate Homeowners Assn 68950 Adelina Rd Cathedral City, CA 92234
669 570 045 Mountain Gate Homeowners Assn 68950 Adelina Rd Cathedral City, CA 92234	669 570 046 Mountain Gate Homeowners Assn 68950 Adelina Rd Cathedral City, CA 92234	669 580 001 Bob Underwood 904 Summit Dr Palm Springs, CA 92262
669 580 002 Everett McKendell 894 Summit Dr Palm Springs, CA 92262	669 580 003 Hsiao Jung Cheng 1607 Green Ridge Ter West Covina, CA 91791	669 580 004 Georgene Melanie Rada 874 Summit Dr Palm Springs, CA 92262
669 580 006 Christopher Bernier & James Culley 1520 S Shenandoah St #104 Los Angeles, CA 90035	669 580 007 Hossam Salib 1131 Summit Dr Laguna Beach, CA 92651	669 580 008 Rick Corbin 834 Summit Dr Palm Springs, CA 92262
669 580 009 Harpal Sukhija 12338 Luna Pl Granada Hills, CA 91344	669 580 010 Prieto Julio Cesar Rodriguez 814 Summit Dr Palm Springs, CA 92262	669 580 011 Daniel Kertemian 2898 Lindaloe Ln Pasadena, CA 91107
669 580 012 Warren Voss 794 Summit Dr Palm Springs, CA 92262	669 580 013 Yaffa Minster 18524 Sophia Ln Tarzana, CA 91356	669 580 014 Meihua Lin 18611 Klum Pl Rowland Heights, CA 91748
669 580 015 Jeff David Owen 762 Summit Dr Palm Springs, CA 92262	669 580 016 Paul Brown 756 Summit Dr Palm Springs, CA 92262	669 580 017 Alexander Kirk 700 N West Knoll Dr #206 Los Angeles, CA 90069
669 580 018 Jose Goico 721 Cordova St #7 Pasadena, CA 91101	669 580 019 Cary Levine PO Box 2706 Del Mar, CA 92014	669 580 020 Gus Avalos 716 Summit Dr Palm Springs, CA 92262

669 580 021 Richard Vonwasmuth & Matthew Arms 21114 Nectar Ave Lakewood, CA 90715	669 580 022 Russell & Brenda Moorehead 4504 82nd St Urbandale, IA 50322	669 580 023 Giuseppe Pompilio 2137 Addison Way Los Angeles, CA 90041
669 580 024 Darryl Pardo 723 Summit Dr Palm Springs, CA 92262	669 580 025 Samih Nabil Botros 18 Enfilade Ave Foothill Ranch, CA 92610	669 580 026 Larry Black 745 Summit Dr Palm Springs, CA 92262
669 580 027 Enrique Oscar Torres & Anabella Delbo 25815 Raleigh Ln Stevenson Ranch, CA 91381	669 580 028 Barbara Freund 750 Alta Rdg Palm Springs, CA 92262	669 580 029 James Lewis 740 Alta Rdg Palm Springs, CA 92262
669 580 031 Ihab Salib 40 Standish Blvd Pittsburgh, PA 15228	669 580 032 Chris Floresca 710 Alta Rdg Palm Springs, CA 92262	669 580 033 Leonard Ferraccioli 24520 Town Center Dr #9 Valencia, CA 91355
669 580 051 Brian Williams 870 Alta Rdg Palm Springs, CA 92262	669 580 052 Alfred Teichert 866 Alta Rdg Palm Springs, CA 92262	669 580 053 Armen Agakhanyan & Jacqueline Georg 858 Alta Rdg Palm Springs, CA 92262
669 580 054 David Simpson 840 Alta Rdg Palm Springs, CA 92262	669 580 055 William Francis Hallet 3055 S Kerckhoff Ave San Pedro, CA 90731	669 580 057 Sarkis Tatarian 126 W Elm Ct Burbank, CA 91502
669 580 058 Javed Siddiqi 31150 Sputherland Dr Redlands, CA 92373	669 580 059 Lyle Armand Lariviere 29020 1st Ave S #2 Des Moines, WA 98198	669 580 060 Jacqueline Richard 853 Summit Dr Palm Springs, CA 92262
669 580 061 Richard Gilbert 22197 Westcliff Mission Viejo, CA 92692	669 580 062 Johan Melchior Hansen 344 Hanner Blvd #224 Los Angeles, CA 90001	669 580 063 Gregory Gunkel 883 Summit Dr Palm Springs, CA 92262
669 580 064 Robert Perez 1257 Appleton Way Venice, CA 90291	669 580 065 Mountain Gate Homeowners Assn 68950 Adelina Rd Cathedral City, CA 92234	669 580 066 Mountain Gate Homeowners Assn 68950 Adelina Rd Cathedral City, CA 92234
669 630 018 Donald Call 4506 Viola Pl Yakima, WA 98908	669 630 019 Tamer Salib & Sherehan Serry 2 Ventana Ridge Dr Aliso Viejo, CA 92656	669 630 020 Richard Meyerson & Meyerson Linda K 13676 Durango Dr Del Mar, CA 92014

669 640 007 Mountain Gate Homeowners Assn 1535 S D St San Bernardino, CA 92408	669 640 008 Mountain Gate Homeowners Assn 1535 S D St #200 San Bernardino, CA 92408	669 640 009 Mountain Gate II Palm Springs Venture 5225 Canyon Crest Dr Riverside, CA 92507
669 640 011 Lydia & David Brown PO Box 936 Cathedral City, CA 92235	669 640 012 Malek Sayegh 1076 Vista Sol Palm Springs, CA 92262	669 640 013 Ernest Hoffman 1084 Vista Sol Palm Springs, CA 92262
669 640 047 C Malcolm Riggle 1087 Vista Sol Palm Springs, CA 92262	669 640 048 Jacquelyn Rae Hill 1075 Vista Sol Palm Springs, CA 92262	669 640 050 Mountain Gate Homeowners Assn 1535 S D St #200 San Bernardino, CA 92408
669 740 018 Lv Palm Springs Village LLC 172 Ballentine Dr Palm Springs, CA 92262	669 740 019 Lv Palm Springs Village LLC 154 Ballentine Dr Palm Springs, CA 92262	669 740 020 Lv Palm Springs Village LLC 136 Ballentine Dr Palm Springs, CA 92262
669 740 021 Lv Palm Springs Village LLC 118 Ballentine Dr Palm Springs, CA 92262	669 740 022 Lv Palm Springs Village LLC 100 Ballentine Dr Palm Springs, CA 92262	669 740 023 Lv Palm Springs Village LLC 4469 Rambler Ln Palm Springs, CA 92262
669 740 024 Lv Palm Springs Village LLC 4443 Rambler Ln Palm Springs, CA 92262	669 740 025 Lv Palm Springs Village LLC 4467 Rambler Ln Palm Springs, CA 92262	669 740 026 Lv Palm Springs Village LLC 4391 Rambler Ln Palm Springs, CA 92262
669 740 027 Lv Palm Springs Village LLC 4365 Rambler Ln Palm Springs, CA 92262	669 740 028 Lv Palm Springs Village LLC 167 Ballentine Dr Palm Springs, CA 92262	669 740 029 Lv Palm Springs Village LLC 183 Ballentine Dr Palm Springs, CA 92262
669 740 048 Lv Palm Springs Village LLC 184 Mustang Ln Palm Springs, CA 92262	669 740 049 Lv Palm Springs Village LLC 168 Mustang Ln Palm Springs, CA 92262	669 740 050 Lv Palm Springs Village LLC 103 Mustang Ln Palm Springs, CA 92262
669 740 051 Lv Palm Springs Village LLC 121 Mustang Ln Palm Springs, CA 92262	669 740 052 Lv Palm Springs Village LLC 139 Mustang Ln Palm Springs, CA 92262	669 740 053 Lv Palm Springs Village LLC 157 Mustang Ln Palm Springs, CA 92262
669 740 054 Lv Palm Springs Village LLC 175 Mustang Ln Palm Springs, CA 92262	669 750 013 Lv Palm Springs Village LLC 4010 Monroe Dr Palm Springs, CA 92262	669 750 014 Lv Palm Springs Village LLC 4036 Monroe Dr Palm Springs, CA 92262

669 750 015
Lv Palm Springs Village LLC
4062 Monroe Dr
Palm Springs, CA 92262

669 750 016
Lv Palm Springs Village LLC
4088 Monroe Dr
Palm Springs, CA 92262

669 750 017
Lv Palm Springs Village LLC
4114 Monroe Dr
Palm Springs, CA 92262

669 750 018
Lv Palm Springs Village LLC
4140 Monroe Dr
Palm Springs, CA 92262

669 750 019
Lv Palm Springs Village LLC
4166 Monroe Dr
Palm Springs, CA 92262

669 750 020
Lv Palm Springs Village LLC
4192 Monroe Dr
Palm Springs, CA 92262

669 750 021
Lv Palm Springs Village LLC
4219 Monroe Dr
Palm Springs, CA 92262

669 750 022
Lv Palm Springs Village LLC
176 Starfire Pl
Palm Springs, CA 92262

669 750 023
Lv Palm Springs Village LLC
158 Starfire Pl
Palm Springs, CA 92262

669 750 024
Lv Palm Springs Village LLC
140 Starfire Pl
Palm Springs, CA 92262

669 750 025
Lv Palm Springs Village LLC
120 Starfire Pl
Palm Springs, CA 92262

669 750 026
Lv Palm Springs Village LLC
102 Starfire Pl
Palm Springs, CA 92262

669 750 027
Lv Palm Springs Village LLC
4235 Monroe Dr
Palm Springs, CA 92262

669 750 029
Lv Palm Springs Village LLC
4183 Monroe Dr
Palm Springs, CA 92262

669 750 030
Lv Palm Springs Village LLC
4157 Monroe Dr
Palm Springs, CA 92262

669 750 031
Lv Palm Springs Village LLC
4131 Monroe Dr
Palm Springs, CA 92262

669 750 032
Lv Palm Springs Village LLC
4105 Monroe Dr
Palm Springs, CA 92262

669 750 033
Lv Palm Springs Village LLC
4079 Monroe Dr
Palm Springs, CA 92262

669 750 034
Lv Palm Springs Village LLC
4053 Monroe Dr
Palm Springs, CA 92262

669 750 035
Lv Palm Springs Village LLC
4027 Monroe Dr
Palm Springs, CA 92262

669 750 036
Lv Palm Springs Village LLC
4001 Monroe Dr
Palm Springs, CA 92262

Mr. Mac McGinnis
Director of Bond Services
College of the Desert
43-500 Monterey Avenue
Palm Desert, CA 92260

Pamela Pence
Associate Program Manager
College of the Desert
Bond Management Office
43-500 Monterey Avenue
Palm Desert, CA 92260

Steve Renew
Director of Facilities Services
College of the Desert
43-500 Monterey Avenue
Palm Desert, CA 92260

John D. Criste, AICP
Terra Nova Planning & Research, Inc.
42635 Melanie Place
Suite 101
Palm Desert, CA 92211

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP 1011 PS13

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application January 25, 2013
 Property Owner Desert Community College District Phone Number 760-773-2511
 Mailing Address 43-500 Monterey Avenue
Palm Desert, CA 92260

Agent (if any) John D. Criste, AICP Phone Number 760-341-4800
 Mailing Address Terra Nova Planning & Research, Inc.
42635 Melanie Place, Suite 101
Palm Desert, CA 92211

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address NW corner of Indian Canyon Dr. & Tramview Road in the city of Palm Springs
 Assessor's Parcel No. 669-330-047 Parcel Size 119 ± acres
 Subdivision Name College of the Desert West Valley Campus Zoning Classification School
 Lot Number _____

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe) vacant, two public agency well sites

Proposed Land Use (describe) Community college campus with a total of up to 654,000 ± square feet.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) N/A
 For Other Land Uses Hours of Use 7 AM - 10 PM
 (See Appendix C) Number of People on Site Maximum Number (33/ac avg.)
 Method of Calculation Parking Space Requirements

Height Data Height above Ground or Tallest Object (including antennas and trees) 18 - 60 feet ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 663 ± ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes No
 If yes, describe Solar panels use non-glare coatings; no broadcast facilities planned. Tallest buildings 60 ± or less.

P.S.

REFERRING AGENCY (TO BE COMPLETED BY AGENCY STAFF)

Date Received 2-4-13
 Agency Name Desert Community College District
 Staff Contact John Criste ?
 Phone Number (760) 341-4800
 Agency's Project No. Specific Plan Review

- Type of Project
- General Plan Amendment
 - Zoning Amendment or Variance
 - Subdivision Approval
 - Use Permit
 - Public Facility
 - Other _____

ALUC REVIEW (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

Application Receipt Date Received _____ By _____
 Is Application Complete? Yes No
 If No, cite reasons _____

Airport(s) Nearby _____

Primary Criteria Review

Compatibility Zone(s)	<input type="checkbox"/> A	<input type="checkbox"/> B1	<input type="checkbox"/> B2	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	<input type="checkbox"/> Ht.
Allowable (not prohibited) Use?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____				
Density/Intensity Acceptable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____				
Open Land Requirement Met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____				
Height Acceptable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____				
Easement/Deed Notice Provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____				

Special Conditions Describe: _____

Supplemental Criteria Review

Noise _____

Safety _____

Airspace Protection _____

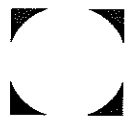
Overflight _____

ACTIONS TAKEN (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

ALUC Executive Director's Action Approve Date _____
 Refer to ALUC

ALUC Action Consistent Date _____
 Consistent with Conditions (list conditions/attach additional pages if needed)

Inconsistent (list reasons/attach additional pages if needed)



TRANSMITTAL


TERRA NOVA PLANNING & RESEARCH, INC.®

42635 Melanie Place, Suite 101
Palm Desert, CA. 92211
Phone: (760) 341-4800
FAX#: (760) 341-4455
E-mail: kcuza@terranovaplanning.com

DATE: February 1, 2013

Ontrac Overnight

TO: John Guerin
Airport Land Use Commission
4080 Lemon, 14th Floor
Riverside, CA 92501

FROM: Kimberly Cuza 
Administrative Assistant
John D. Criste, AICP

RE: College of the Desert West Valley Campus - Master Plan Review

Per the email dated January 29, 2012, from John Criste to you, enclosed please find:

- APLUC Application for Major Land Use Action Review form (previously electronically submitted by email on 1/31/13)
- Check in the amount of \$2,911 for the Specific Plan Review
- Site Plan Overview (Sheet A0.19) 11x17 and 8 ½ x 11
- Overall Buildings - First Level Floor Plan (Sheet AAB2.01) 11x17 and 8 ½ x 11
- Overall Buildings - Second Level Floor Plan (Sheet AAB2.02) 11x17 and 8 ½ x 11
- Overall Buildings - Third Level Floor Plan (Sheet AAB2.03) 11x17 and 8 ½ x 11
- North and South Buildings - Roof Plan (Sheet AAB2.04) 11x17 and 8 ½ x 11
- North Building - Exterior Elevations (Sheet AAB3.01) 11x17 and 8 ½ x 11
- South Building - Exterior Elevations (Sheet AAB3.03) 11x17 and 8 ½ x 11
- Facilities Master Plan & Phase I Project (Academic Area) 8 ½ x 11
- 4 sets of address labels for the owner and representative (COD and TN)
- 4 sets of address labels of the referring agency (same as above sets)

Documents outstanding - to follow under separate cover:

- 300' Radius packet - ordered on January 30, 2013 - due Monday, February 4th in Palm Desert (we will overnight this packet and labels as soon as we receive it)

Please let me know if you are in need of anything additional, or if I have inadvertently left something out. Thank you for all your help in facilitating this submission.

Enclosures: Yes No
 E-Mail

Documents to follow: ONTRAC/UPS
 Mail

Confidentiality Notice: This transmittal is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the U.S Postal Service. Thank You.

TRANSMITTAL

TERRA NOVA PLANNING & RESEARCH, INC.®

42635 Melanie Place, Suite 101
Palm Desert, CA. 92211
Phone: (760) 341-4800
FAX#: (760) 341-4455
E-mail: kcuza@terranovaplanning.com

DATE: February 19, 2013

Ontrac Overnight

TO: John Guerin
Airport Land Use Commission
4080 Lemon, 14th Floor
Riverside, CA 92501

FROM: Kimberly Cuza
Administrative Assistant
John D. Criste, AICP

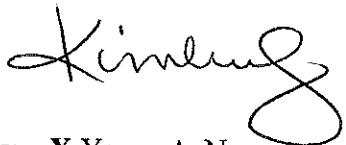
RE: College of the Desert West Valley Campus - Master Plan Review

Per your conversation with John Criste, enclosed please find:

- Site Plan Overview (Sheet A0.19) 24x36
- Overall Buildings - First Level Floor Plan (Sheet AAB2.01) 24x36
- Overall Buildings - Second Level Floor Plan (Sheet AAB2.02) 24x36
- Overall Buildings - Third Level Floor Plan (Sheet AAB2.03) 24x36
- North and South Buildings - Roof Plan (Sheet AAB2.04) 24x36
- North Building - Exterior Elevations (Sheet AAB3.01) 24x36
- South Building - Exterior Elevations (Sheet AAB3.03) 24x36
- Facilities Master Plan & Phase 1 Project (Academic Area) 24x36
- CD containing all of the above

Please let me know if you are in need of anything further.

cc: file



Enclosures: Yes No
 E-Mail

Documents to follow: ONTRAC/UPS
 Mail

Confidentiality Notice: This transmittal is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the U.S Postal Service. Thank You.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

- 3.1 Establishment of Reduced Fee for "No Impact" Legislative Actions as Determined by Director. Pursuant to the California Public Utilities Code, all general plan amendments and ordinance amendments affecting land within an Airport Influence Area are subject to ALUC review. In practice, many of these amendments would have no impact on airport land use compatibility or airport operations. As such, local jurisdictions may be inclined to make such judgments unilaterally in order to avoid paying for the cost of ALUC review. However, jurisdictions that do so risk possible reversals of their project approvals in the event that a litigant challenges the approval due to lack of an official determination of consistency from ALUC. In order to minimize the time needed for ALUC action, in April, 2011, ALUC adopted Resolution No. 2011-02 authorizing the ALUC Director to make determinations of consistency for legislative cases that would be applicable within Airport Influence Areas, but that would have no impact on airport land use compatibility or airport operations. However, the jurisdiction has still been responsible for payment of the regular application review fee of \$1,088, which may be a deterrent to submittal of these projects for official determinations.

The County of Riverside has recently adopted a Vision Statement to become known as the safest, most business friendly place to live in America, with three goals: Business Friendly, Healthy and Livable, and Customer Centric Public Service that is Better, Faster and Fiscally Prudent through technology.

After careful consideration and cost analysis by staff; while the current fee may be too little for some general plan amendments and ordinance amendments requiring careful scrutiny from the Commission and staff, an opportunity also exists to lower the fee for legislative actions that require referral to ALUC by law, but appear to have no impact on airport land use compatibility. Staff recommends that the Commission authorize staff and Counsel to prepare a resolution establishing a reduced fee of \$375 for "no impact" legislative actions, as determined by the Director, and bring it to the Commission for action in April. The reduced fee, with some technology applied, would be sufficient to cover the costs of the administrative review and consistency letter without the added cost of a full blown staff report submitted to the Commission in preparation for public hearing and action. If during the staff review of such an item, something is uncovered that may have a significant impact, staff will so advise the applicant and convert the case back into a regular submittal process with credit for the fee already paid.

- 3.2 Appointment of Subcommittee Members. This time is set aside for the appointment of Commission members to "ad hoc subcommittees" that will be temporarily formed to work with staff and project consultants toward the preparation of the March Air Reserve Base and Hemet-Ryan Airport Land Use Compatibility Plans.

The Joint Land Use Study that will form the basis of the March Air Reserve Base Airport Land Use Compatibility Plan was studied by an ad hoc subcommittee consisting of Vice-Chairman Ballance, Commissioner Butler, and Commissioner Holmes, with Commissioner Lyon as the designated alternate.

The most recent ad hoc subcommittee for Hemet-Ryan was involved in review of the City's General Plan and consisted of Commissioners Butler, Lyon, and Holmes, with Vice-Chairman Ballance as the designated alternate.