



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 13, 2014

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.

1.0 INTRODUCTIONS

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED CASE

MARCH AIR RESERVE BASE

2.1 ZAP1093MA13 – Emri-Newkirk Properties, LLC (Representative: The Planning Associates) – City of Riverside Case Nos. P13-0553 (General Plan Amendment), P13-0583 (Design Review), P13-0554 (Specific Plan Amendment), and P14-0065 (Rezone). P13-0583 is a proposal to develop a 275-unit apartment complex (13 multi-unit buildings and 7 two-unit buildings) on 10.26 acres located easterly of Sycamore Canyon Boulevard, southerly of its intersection with Fair Isle Drive/Box Springs Road, northerly of its intersection with Crest Ridge Drive, and westerly of Interstate 215 and the rail line. P13-0553 is a proposal to amend the General Plan designation of the site from C-Commercial to HDR-High Density Residential. P14-0065 is a proposal to rezone the site from CG-WC-SP (Commercial General, with Specific Plan and Watercourse overlays) to R-4 (Multiple-Family Residential). P13-0554 is a proposal to amend the site's designation on the Sycamore Highlands Specific Plan from Commercial and Auto Center to Multiple-Family Residential (apartments). (Areas I and II of the March Air Reserve Base Airport Influence Area-proposed Zone D). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.
Staff Recommendation: INCONSISTENT

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

www.rcaluc.org

3.0 PUBLIC HEARING: NEW CASES**REGIONAL**

- 3.1 ZAP1011RG14 – City of Perris - City Case No.: Ordinance Amendment No. 11-02-0003 is a proposal to comprehensively update the Sign Regulations Section (Section 19.75) of the City of Perris Zoning Code (Chapter 19 of the Perris Municipal Code). The ordinance amendment primarily addresses on-site signage. (Outdoor advertising displays, including billboards, were addressed through a previous submittal to ALUC ([City Case No. ZTA 13-11-0004/ZAP1010RG14].) The intent of proposed Ordinance Amendment 11-02-0003 is to recognize new sign technology, particularly electronic display signs, and to provide clear, concise and updated modern standards to improve sign opportunities and the appearance of signs throughout the City. (March Air Reserve Base Airport Influence Area – Areas I, II, and III, and Perris Valley Airport Influence Area – Compatibility Zones A, B1 B2, C, D, and E). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

RIVERSIDE MUNICIPAL AIRPORT

- 3.2 ZAP1063RI14 – Jeff Eshelman (Representative: Adkan Engineers, Mitch Adkison) - City of Riverside Case No. P13-0812 (Conditional Use Permit). The Conditional Use Permit proposes to utilize an existing 8,484 square foot industrial shell building for retail use associated with the currently operating Do It Best Center on a 4.23-acre parcel located northeasterly of Van Buren Boulevard, southerly of Jurupa Avenue, northerly of Central Avenue, and westerly of Acorn Street. The proposal would also include the outdoor storage of building materials and the construction of a 13-foot tall block wall to screen the outdoor storage area from Van Buren Boulevard. (Zones A and C of Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

4.0 ADMINISTRATIVE ITEMS

- 4.1 Director's Approvals
4.2 Compatibility Plan Status Update

5.0 APPROVAL OF MINUTES

February 13, 2014

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**7.0 COMMISSIONER'S COMMENTS**

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.1 3-2

HEARING DATE: March 13, 2014 (continued from February 13, 2014)

CASE NUMBER: ZAP1093MA13 – Emri-Newkirk Properties, LLC
(Representative: The Planning Associates)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO.: General Plan Amendment: P13-0553
Specific Plan Amendment: P13-0554
Rezoning: P14-0065
Design Review: P13-0583

MAJOR ISSUES: Pursuant to the 1984 Riverside County Airport Land Use Plan, the site is located within an area where residential development is restricted to one dwelling unit per 2 ½ acres. However, more up-to-date information indicates that the proposed project would be permissible once the new March Air Reserve Base/March Inland Port Airport Land Use Compatibility Plan is adopted. Therefore, the Commission may wish to consider a motion to “take no action,” which would alleviate the requirement for the City to overrule a determination of inconsistency.

The options available to the Commission are to find the project inconsistent, to take no action or decline to act, or to continue the matter. However, a continuance would not provide other decision options unless the matter were to be continued until such time as the new Plan is adopted, which may be four to six months away. The applicant does not support such a continuance. The additional options offered by the project representatives, in the opinion of staff, in consultation with Counsel, are not legally viable.

RECOMMENDATION:

Staff would prefer that this matter be continued until such time as the new Plan is in effect, but, until that occurs, staff must reluctantly recommend a finding of INCONSISTENCY with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, for each of these cases, given the provisions of the Plan currently in effect.

PROJECT DESCRIPTION: The project applicant proposes to develop a 275-unit apartment complex (consisting of 13 multi-unit buildings and seven two-unit buildings) on a 10.26-acre site. The site includes all of Assessor’s Parcel Numbers 263-030-075 and 263-030-076, and a portion of Assessor’s Parcel Number 263-030-073. Additional City of Riverside approvals that would be

required to implement the project include an amendment to the site's General Plan designation (from Commercial to High Density Residential), an amendment to the site's designation on the Sycamore Highlands Specific Plan (from Commercial and Auto Center to Multiple-Family Residential (apartments), and a rezone from Commercial General with Specific Plan and Watercourse overlays to R-4 (Multiple-Family Residential).

PROJECT LOCATION: The site is located on the easterly side of Sycamore Canyon Boulevard, southerly of its intersection with Fair Isle Drive/Box Springs Road, northerly of its intersection with Crest Ridge Drive, and westerly of Interstate 215 and the rail line, in the City of Riverside, approximately 18,240 feet northwesterly of the northerly terminus of Runway 14-32 at March Air Reserve Base.

LAND USE PLAN: 1984 Riverside County Airport Land Use Plan

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Airport Areas I and II
- c. Noise Levels: Less than 60 CNEL from aircraft

ANALYSIS:

Residential Density: The site is located in Airport Areas I and II of the current March Air Reserve Base Airport Influence Area.

The boundaries of Airport Area I are intended to encompass the imaginary approach surfaces and are centered on the straight-line extension of the runway centerline. The 1984 Plan describes these areas as carrying "the highest volume of air traffic due to the fact that all aircraft have to align with these areas to land or take-off on the runways. Aircraft have a higher tendency to have problems within these zones due to changing power settings to take-off or land. The convergence of all aircraft landing and taking-off within these narrow zones also means that the noise levels are highest in these zones. Due to these factors and the accepted Federal definition of the boundary of these surfaces, the area was deemed inappropriate for housing and high risk uses."

Airport Area II is described as underlying "the general flight paths of the various types of aircraft using the airport." The 1984 Plan proceeds to state that the "hazards in this area are similar to those in Area I, the approach zones, but the influence of the same factors of landing, take-off and noise are not as severe and the aircraft are higher in altitude. Therefore, the proposed policy is not as severe. The boundaries of the area will be established to coincide as much as possible to areas where aircraft would be in the landing-take-off pattern and would be turning and applying or reducing power (again, higher risk of something happening."

Based on these factors, Airport Area I prohibits high-risk land uses, such as urban residential development, based on the unacceptably high concentrations of people. The 1984 Plan recognizes that certain "areas of approach zones may be deemed appropriate for large lot (dispersed) residential

use because over this area aircraft have achieved higher altitude and may be turning out of the approach zone away from the area in question,” resulting in a lesser level of relative risk than “in other areas of the approach zone.” In light of this, Policy 1 states that residential development “will be permitted only within areas designated by the ALUC to be so far removed from the actual flight paths or to be in areas where aircraft will have gained sufficient altitude that they no longer pose a relative safety threat, should inflight problems occur.” Even at such locations, the density is to be limited to 2½ acre and larger lot sizes. Although not specifically stated, this requirement may have been based in part on the likelihood that parcels of this size would have a low structural coverage ratio, thereby increasing the probability that an aircraft descending under control could avoid impacting residences.

Airport Area II does not restrict commercial or industrial development, but limits residential development to one dwelling unit per 2½ acres.

The map of existing airport area boundaries for this Airport Influence Area reflects the operation of March Air Force Base in the 1980s. In 1985, this site would have been located within the Base’s 65 CNEL contour. In order to determine whether such a level of density restriction would still be appropriate, staff consulted additional sources.

The site is not located within an Accident Potential Zone, as depicted in the 2005 Air Installation Compatible Use Zone (AICUZ) study. The Accident Potential Zone extends up to 15,000 feet from the end of the runway; this site is an additional 3200 feet beyond such distance.

Exhibit 2-13 of the March Joint Land Use Study prepared for the March Joint Powers Authority provides information regarding areas within the 75 and 65 CNEL contours over time. By 1992, this site was no longer inside the 65 CNEL contour. Today, the predominant traffic pattern involves a left turn by departing itinerant aircraft that occurs well before reaching this latitude. The site is located outside the closed pattern utilized in training operations.

Pursuant to the Draft Compatibility Plan for the March Air Reserve Base/Inland Port Airport presently undergoing environmental study, the site would be located within Compatibility Zone D. As defined for March Air Reserve Base environs, Zone D is a flight corridor buffer zone at the periphery of the traffic pattern, an area of low risk. Residential densities would not be limited to a specified number of dwelling units per acre in Zone D of the March Air Reserve Base Airport Influence Area, which extends a greater distance from the runway than Zone D around the County’s general aviation airports.

While the existing Plan requires a 2½ acre minimum lot size for residential development in this area, this restriction is no longer necessary at this location in order to maintain the safety and welfare of future residents. If there were no existing applicable Plan, staff would recommend approval of this project pursuant to Section 21675.1(c) of the California Public Utilities Code, based on the following findings:

- (1) The Commission is making substantial progress toward the completion of the airport land use compatibility plan.
- (2) There is a reasonable probability that the action, regulation, or permit will be consistent with the airport land use compatibility plan being prepared by the commission.
- (3) There is little or no probability of substantial detriment to or interference with the future adopted airport land use compatibility plan if the action, regulation, or permit is ultimately inconsistent with the airport land use compatibility plan.

However, it is staff's understanding that this subsection is only applicable in situations where there is no adopted Plan in effect. **Both ALUC Counsel and a representative of ALUC legal consultant Gatzke, Dillon, and Ballance have confirmed staff's understanding of this subsection.**

Noise: Neither the March Air Reserve Base/Inland Port Airport Joint Land Use Study (which relied on the noise contours included in the 2005 AICUZ study) nor the F-15 Aircraft Conversion Environmental Impact Study prepared for the 144th Fighter Wing of the California Air National Guard indicate that the site would be within areas subject to average noise levels in excess of 60 dB(A) CNEL from aircraft operations.

Part 77: The site is located 18,240 feet from the northerly terminus of the runway at March Air Reserve Base. The maximum elevation on-site is 1,536 feet above mean sea level. The maximum height of the proposed buildings is 41.5 feet, bringing the top point elevation to a maximum of 1,578 feet above mean sea level. The elevation of the runway at its nearest point (the northerly terminus) is 1,535 feet above mean sea level. At a distance of 18,240 feet from the runway, objects at an elevation of 1,717 feet and above would require Federal Aviation Administration (FAA) obstruction evaluation review. Such review for height reasons is not required in this case.

Avigation Easement: Pursuant to Policy 3 of the 1984 Riverside County Airport Land Use Plan, an avigation easement is required for all land uses located within the Airport Influence Area. However, upon adoption of the new Compatibility Plan, avigation easements would not be required in this portion of the Airport Influence Area.

Open Area: There is no open area requirement in either the 1984 Riverside County Airport Land Use Plan or the new Compatibility Plan for properties located in Compatibility Zone D.

February Hearing: At the February hearing, the applicant's representative offered two additional decision options for Commission consideration. The Commission voted 3-3 (Commissioner Geller recusing) on a motion to officially "take no action." A subsequent motion to find the project inconsistent was not seconded. The Commission ultimately supported a motion to continue this matter to March 13, with a directive asking staff and Counsel to consider the merits of the additional decision options offered by the applicant's representative. Upon further review, the additional decision options, in staff's opinion, after consultation with Counsel, are not legally viable in this situation. The options available to the Commission are to find the project inconsistent, to take no action or decline to act, or to

continue the matter. However, a continuance would not provide other decision options unless the matter were to be continued until such time as the new Plan is adopted, which may be four to six months away. The applicant does not support such a continuance.

CONDITIONS (in the event that this project is found consistent) (for consideration and use by the City of Riverside in the event that the City approves the Specific Plan Amendment and Design Review):

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, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Prior to the recordation of a final map or issuance of any building permits, whichever comes first, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. The attached notice shall be provided to all prospective purchasers and/or tenants of the property.
5. Any new retention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around

the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Y:\ALUC\Airport Case Files\March\ZAP1093MA13\ZAP1093MA13mar14sr.doc

Guerin, John

From: WRESCHINSKY, JON S CTR USAFR AFRC 452 MSG/CECP
<jon.wreschinsky.ctr@us.af.mil>
Sent: Thursday, February 13, 2014 1:13 PM
To: Guerin, John
Cc: HAUSER, DENISE L GS-11 USAF AFRC 452 MSG/CECP
Subject: February 13, 2014 RCALUC Meeting - Agenda Items 3.1, 3.2 and 3.3

John,

I want to apologize for not showing up for the meeting this morning. I had every intention of doing so but was called to another task at the last minute (project deadlines). We have reviewed the three projects that were discussed and have the following comments:

ZAP1094MA13 - MARB finds the project consistent with current airfield operations. As with all projects in the vicinity of the MARB, we ask that all appropriate measures to reduce BASH hazards be strictly adhered to as well as measures to minimize glare, smoke, dust, electronic interference (communications) and imaginary airspace intrusion. Although the project is mostly located outside the 65 dB CNEL contour, it is located in the vicinity of active flight paths and therefore, we suggest that appropriate sound attenuation measures be considered since the noise effects of future aircraft operations cannot be fully anticipated at this time. If an Avigation Easement is required, this should be arranged through March JPA with copy to MARB.

ZAP1093MA13 - From an AICUZ standpoint, MARB finds the project consistent with current airfield operations. Final adoption of the new MARB/MIPAA Land Use Compatibility Plan will further define project compatibility based on any requirements to alleviate noise impacts. Similarly to the above project, all appropriate measures should be utilized in the project to help alleviate hazards to aircraft. If an Avigation Easement is required, this should be arranged through March JPA with copy to MARB.

ZAP1010RG14 - MARB finds the project consistent with current airfield operations. However, since the digital nature of several of the proposed billboards and the glare/brightness potential of these, extra caution should be used in the placement and orientation of the billboards themselves. Orientation in relation to the centerline approach path to Runway 14/32 should be such as to minimize pilot line-of-site to the billboards. The billboards should not interfere with aircraft communications nor disrupt air navigation equipment. The billboards should not intrude into the MARB imaginary airfield surfaces.

If you have any questions, please feel free to contact me.

Respectfully,

Jon Wreschinsky
Community Planner/Liaison Contractor

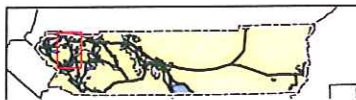
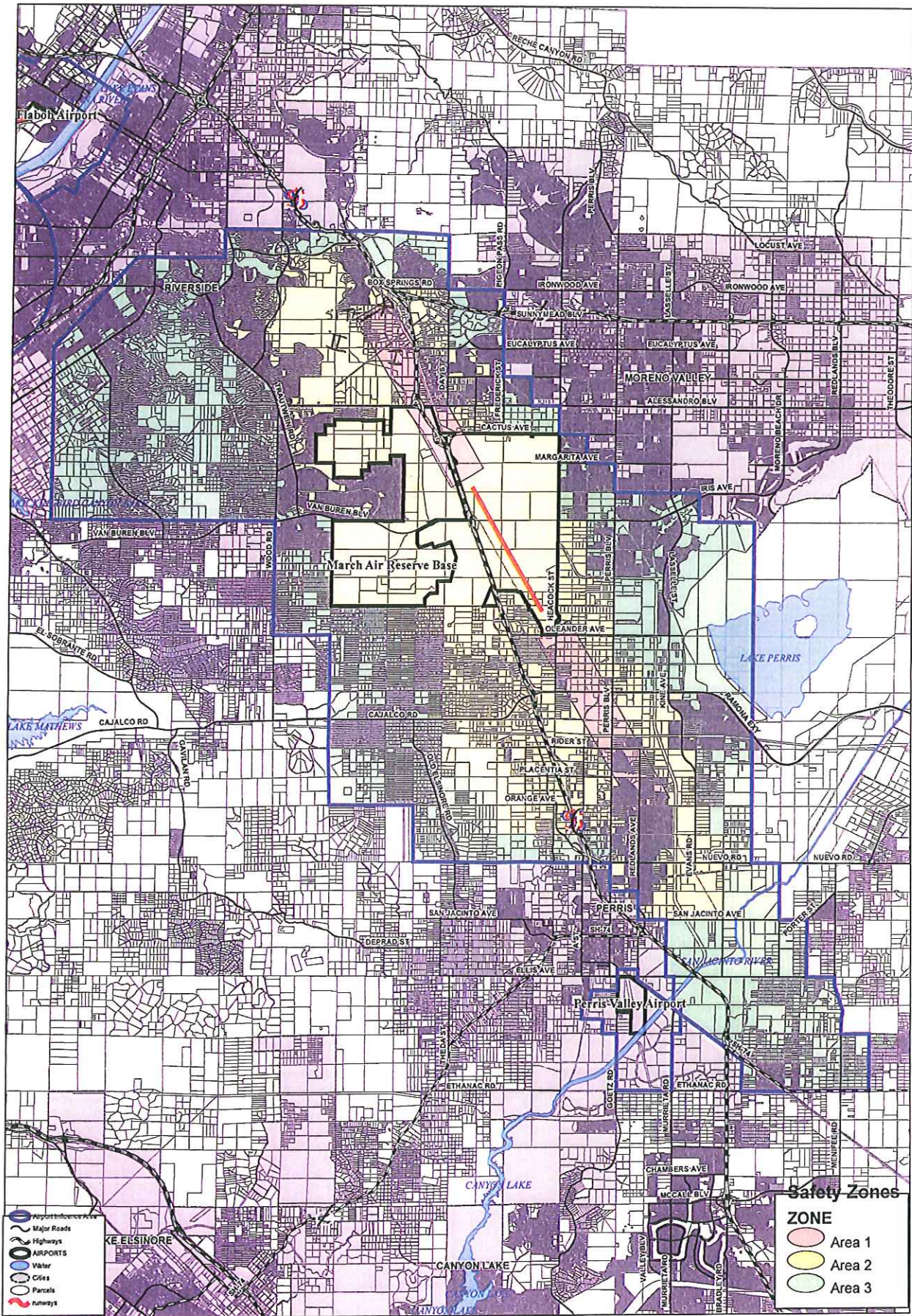
452 MSG/Civil Engineering
610 Meyer Dr., Bldg. 2403
March ARB, CA 92518-2166
DSN 447-2236
COM (951)655-2236
FAX (951)655-5655
jon.wreschinsky.ctr@us.af.mil

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)

Riverside County Airports

March Air Reserve Base

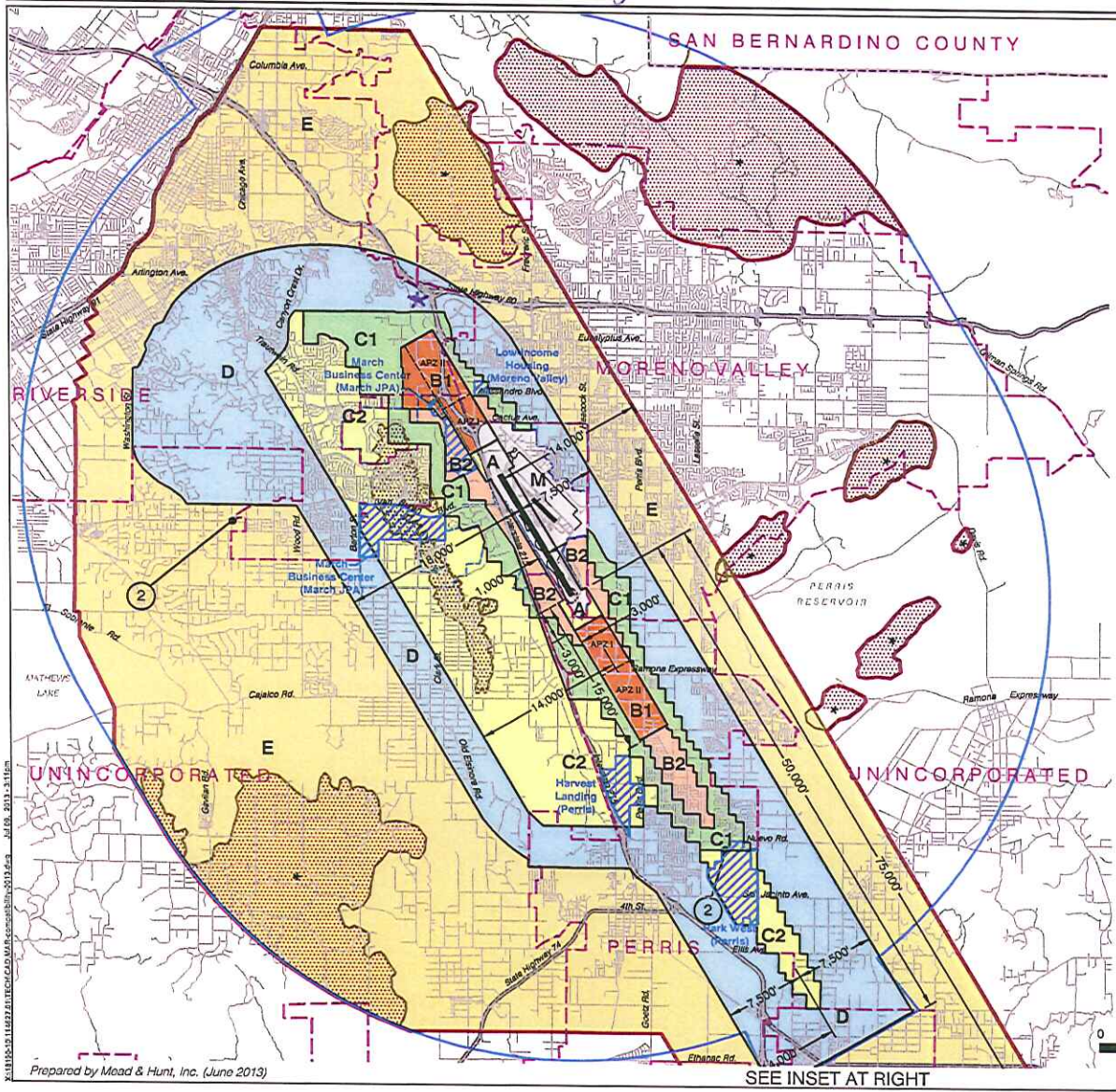


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BOX SPRINGS RD

* Sycamore Canyon Apts.



LEGEND

Compatibility Zones

- Red line: Airport Influence Area Boundary
- Orange: Zone A
- Yellow: Zone B1
- Light Green: Zone B2
- Green: Zone C1
- Light Blue: Zone C2
- Blue: Zone D
- Light Yellow: Zone E
- White: Zone M
- Blue hatched: High Terrain Zone
- Blue dashed: FAR Part 77 Military Outer Horizontal Surface Limits
- Blue solid: FAR Part 77 Notification Area

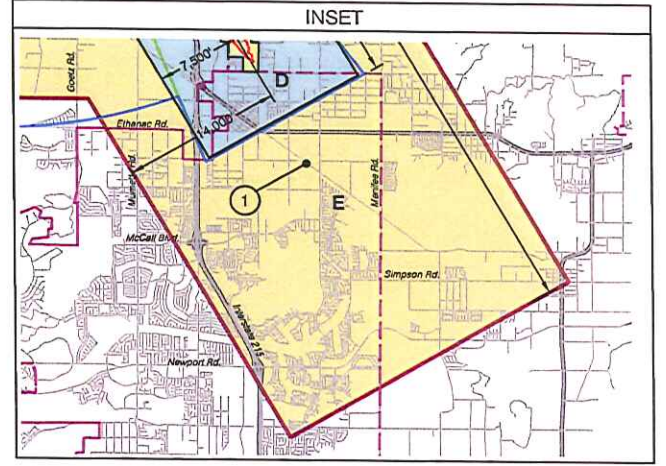
Boundary Lines

- Red dashed: March Air Reserve Base / Air Force Property
- Blue dashed: March Joint Powers Authority Property Line
- Black dashed: County Boundary
- Black solid: City Limits
- Blue hatched: Site-Specific Exceptions (existing local agency commitments to development projects)

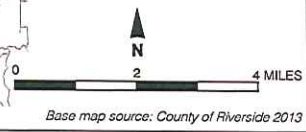
Note:
All dimensions are measured from runway ends and centerlines.

① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

② Point at which departing aircraft typically reach 3,000 feet above runway end.



Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(June 2013 Draft)



Prepared by Mead & Hunt, Inc. (June 2013)

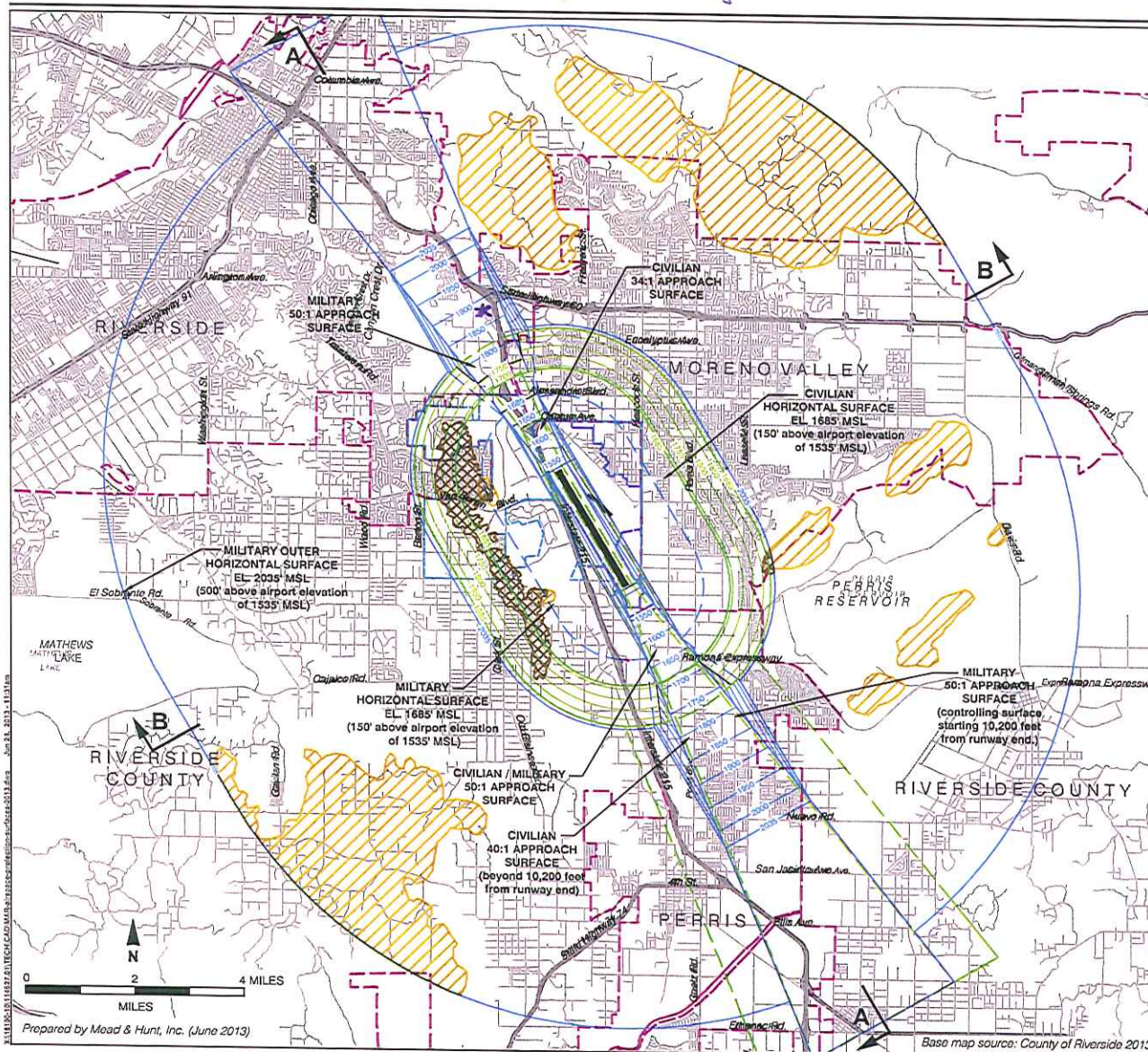
SEE INSET AT RIGHT

Base map source: County of Riverside 2013

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

* Sycamore Canyon Apartments



LEGEND

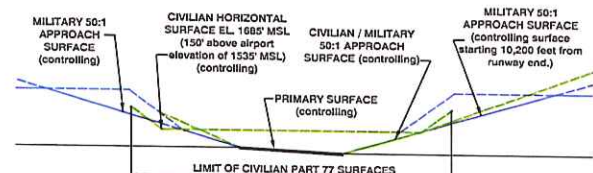
FAR Part 77

Military Surfaces } Dashed line indicates
Civilian Surfaces } other set of surfaces
is controlling

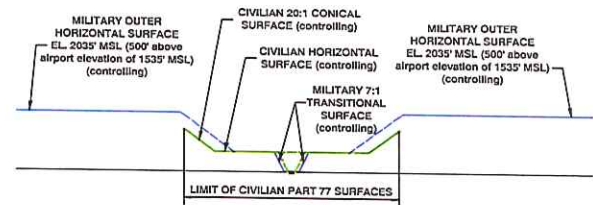
Terrain Penetration of FAR Part 77 Surfaces
Military
Civilian

Boundary Lines

March Air Reserve Base /
Inland Port Airport
March Joint Powers Authority Property Line
City Limits



Profile A



Profile B

Source:
Civilian airspace protection surfaces from March Air Force Base Joint Use Feasibility Study (January 1997). Military airspace protection surfaces from Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005).

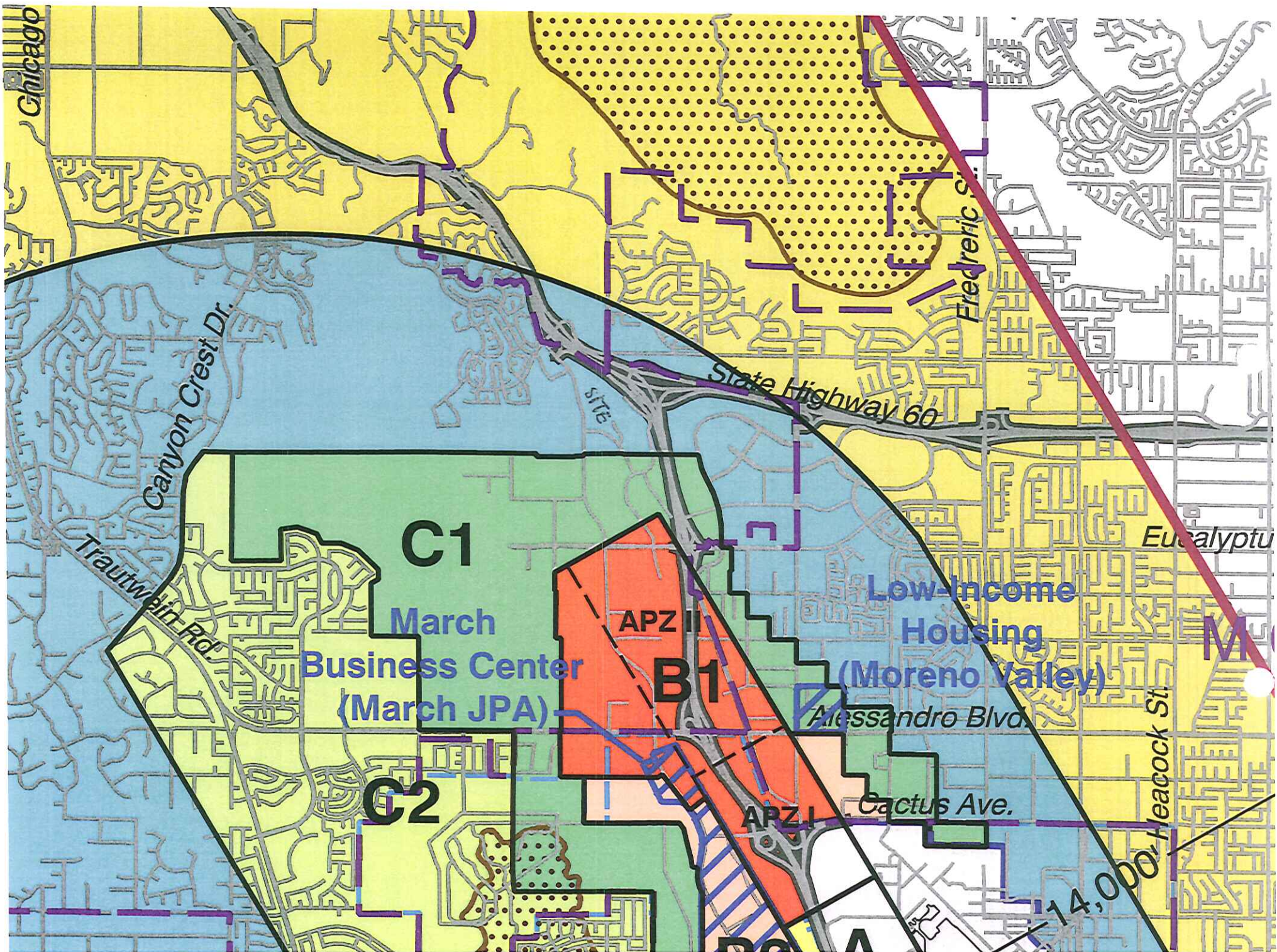
**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(June 2013 Draft)**

Map MA-2

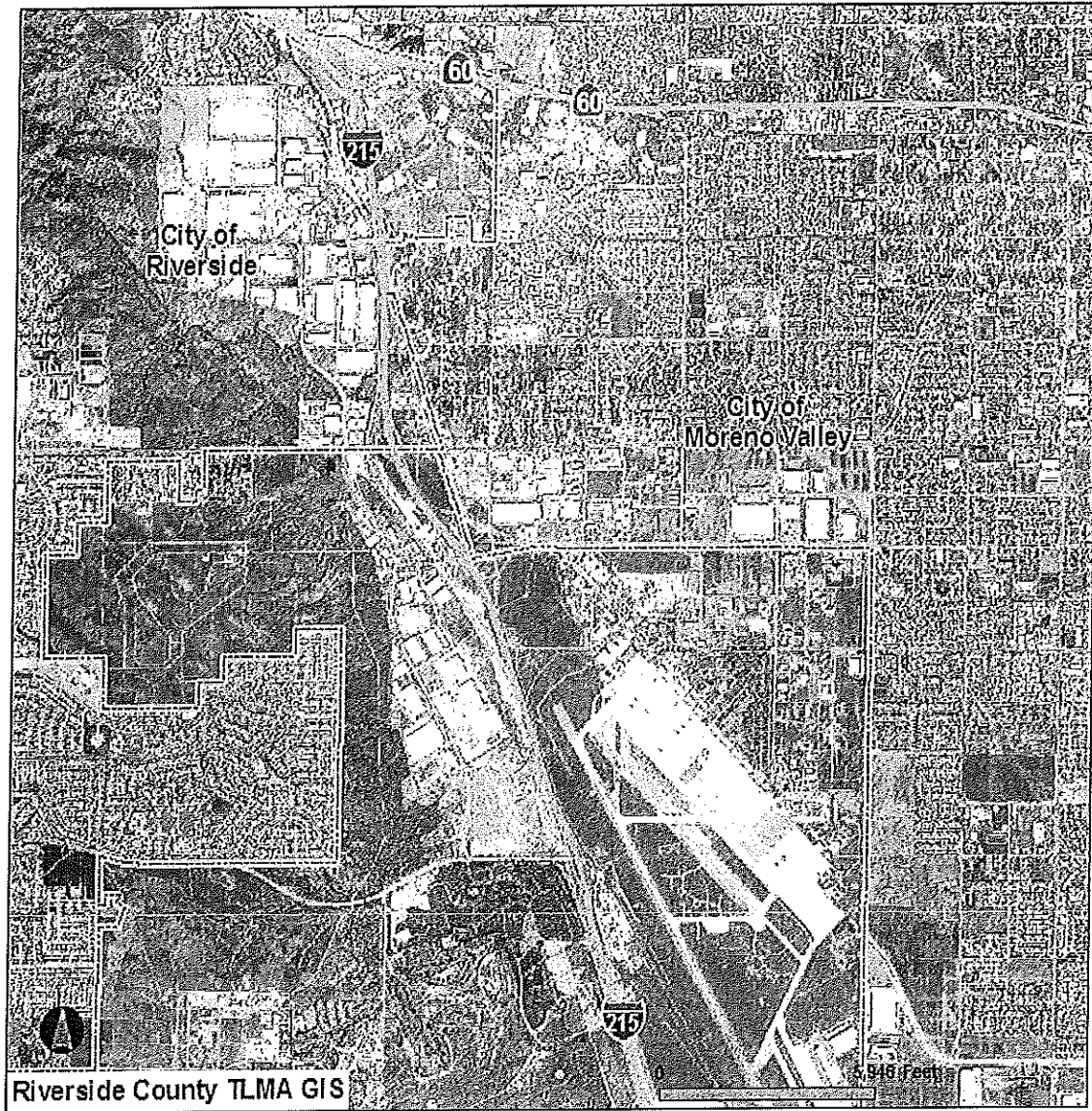
**Airspace Protection Surfaces
March Air Reserve Base / Inland Port Airport**

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Prepared by Mead & Hunt, Inc. (June 2013)

Base map source: County of Riverside 2013



RIVERSIDE COUNTY GIS

**Selected parcel(s):**

263-030-073 263-030-075 263-030-076

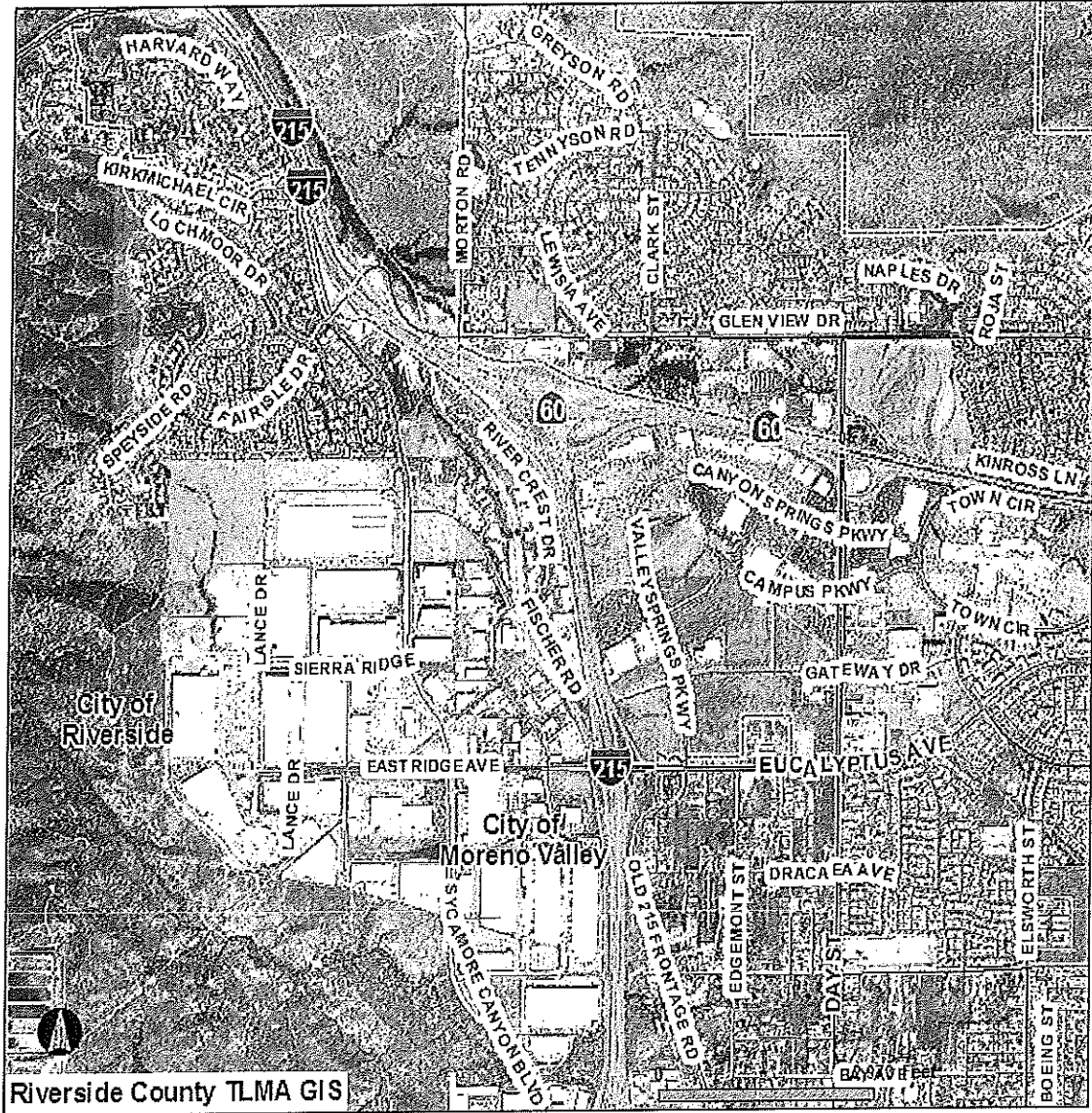
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RIVERSIDE COUNTY GIS



Selected parcel(s):
 263-030-073 263-030-075 263-030-076

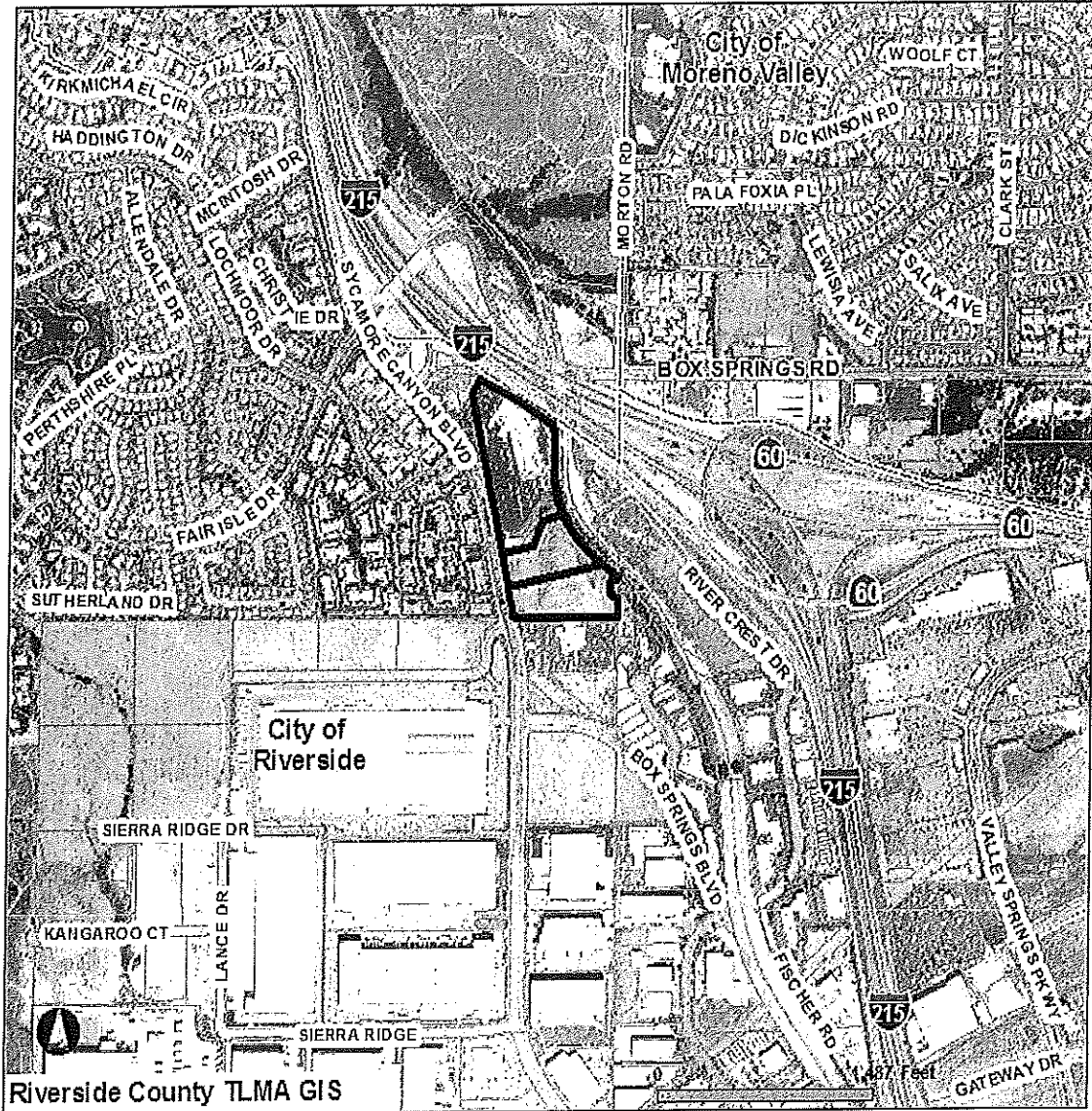
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RIVERSIDE COUNTY GIS



Selected parcel(s):
 263-030-073 263-030-075 263-030-076

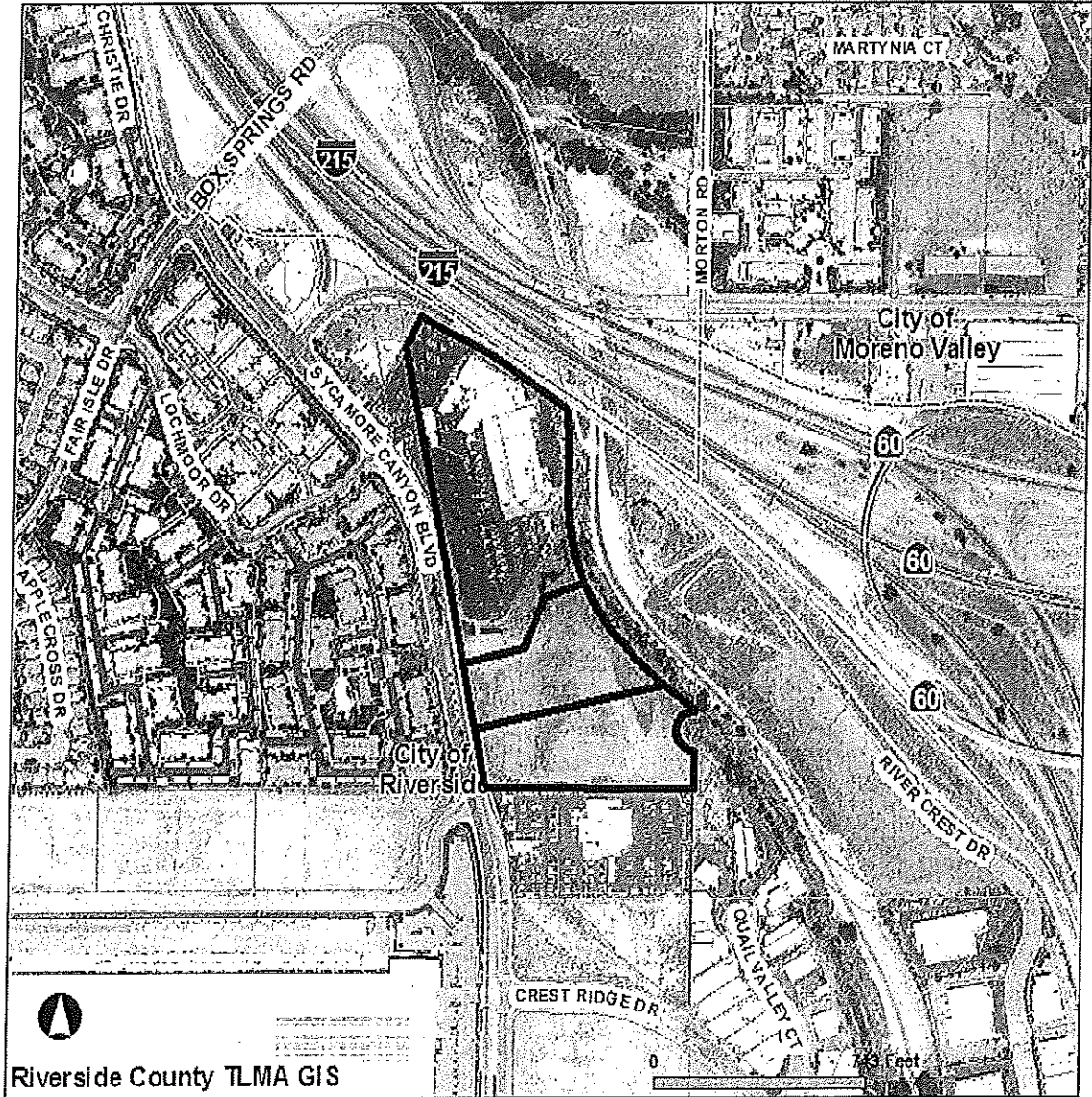
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Selected parcel(s):
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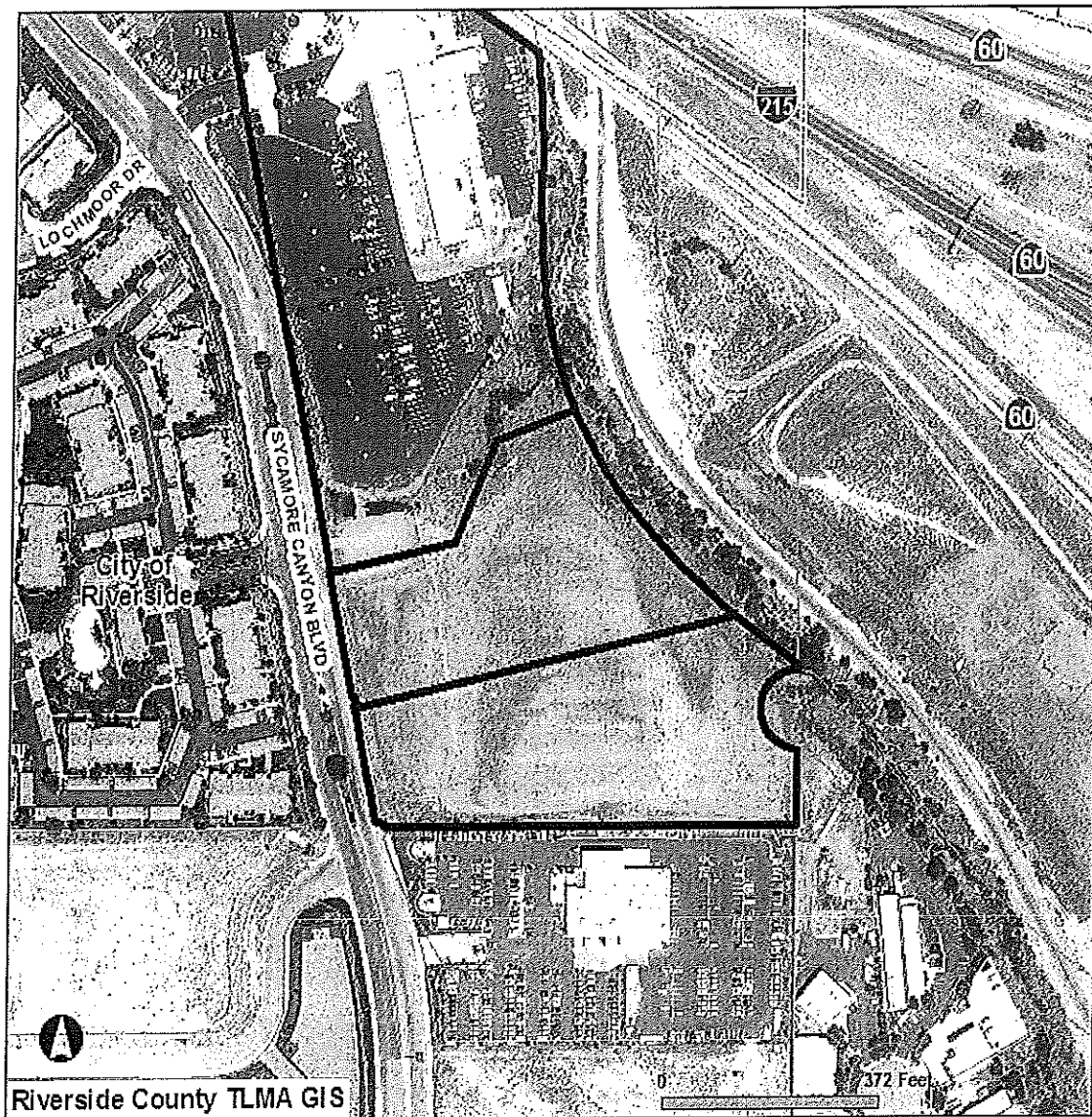
IMPORTANT

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Selected parcel(s):

263-030-073 263-030-075 263-030-076

IMPORTANT

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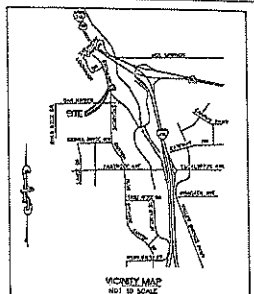
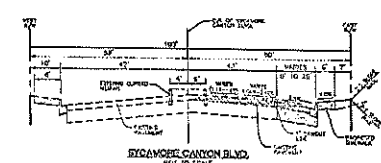
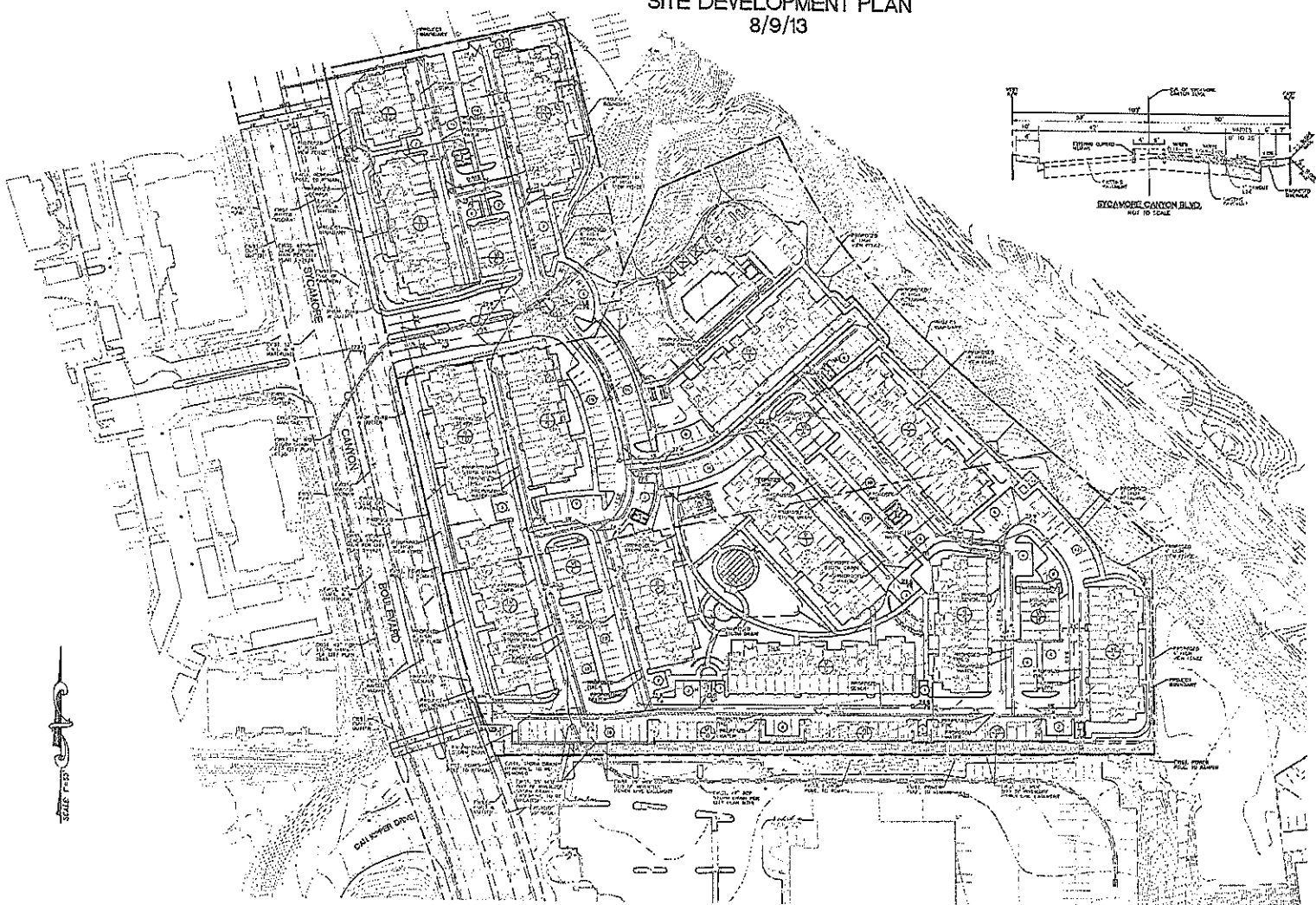
REPORT PRINTED ON...Wed Jan 29 16:16:36 PST 2014

Version 131127

SYCAMORE CANYON

SITE DEVELOPMENT PLAN

8/9/13



- ### LEGEND
- PROJECT BOUNDARY
 - EXISTING CENTERLINE
 - EXISTING PARCEL LINE
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - LANDSCAPE LETTERMARK
 - NUMBER OF PARKING SPACES
 - LANDMARK PARKING (L.P. 10.11.11.11)
 - PROPOSED SUPPORT
 - TRASH ENCLOSURE
 - EXISTING FIRE SUBSTATION
 - EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - EXISTING FOOTING
 - EXISTING EDGE
 - EXISTING WATER
 - EXISTING STORM DRAIN
 - EXISTING FIRE LINE
 - EXISTING FLAG
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - PROPOSED DRAINAGE
 - SURVEYED BENCH & MARK
 - PROP. WATER LINE
 - PROP. GAS LINE
 - PROP. SEWER LINE
 - PROP. LANDSCAPE VALVE
 - PROP. SEWER VALVE
 - PROP. ELECTRICAL VALVE
 - UTILITY MARKING
 - SPOT ELEVATION
 - GRID NUMBER

PRODUCT SUMMARY

| | |
|----------------------|-------|
| DISTRICT BOUNDARY | = 110 |
| TWO UNIT BOUNDARY | = 140 |
| RESIDE UNIT BOUNDARY | = 12 |
| TOTAL NO. UNITS | 278 |
| TOTAL NO. ROOMS | 442 |

PARKING PROVIDED (CONTINGENT)

| | |
|------------------------------|--|
| 483 ROOMS @ 1.25 STALLS/ROOM | |
| 490 (6.75) STALLS/ROOM | |

PARKING PROVIDED

| | |
|----------|--------------|
| CONCRETE | = 30 (1.10) |
| ASPHALT | = 470 (2.14) |
| TOTAL | 500 (3.24) |

ARCHITECTS ORANGE
 141 NORTH BRANTLEY ST., ORANGE, CALIFORNIA 92668 (714) 675-6168

SIYESCAPES
 Landscape Architecture & Planning
 21001 14th Ave
 San Diego, CA 92128
 619-594-1111 FAX 619-594-1112

ALLIANCE
 CIVIL ENGINEERS & ARCHITECTS
 2500 Foothill Blvd.
 Suite 2000, San Diego, CA 92109
 619-594-1111 FAX 619-594-1112

| NO. | DATE | REVISIONS | REVISOR | CITY APPROVAL | DATE |
|-----|------|-----------|---------|---------------|------|
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SYCAMORE CANYON APARTMENTS
 RIVERSIDE, CA

SYCAMORE CANYON APARTMENTS

RIVERSIDE, CALIFORNIA

SITE PLAN REVIEW



PROJECT TEAM

APPLICANT/ DEVELOPER:
EMRI- NEWKIRK PROPERTIES
SUITE #130
889 HARBOURSIDE DRIVE
NORTH VANCOUVER, BC, CANADA
TEL: (604) 764-4158
ATTN: BOB EMRI
PAUL NEWKIRK

ARCHITECT:
ARCHITECTS ORANGE
144 NORTH ORANGE STREET
ORANGE, CA 92666
TEL: (714) 639-9866
ATTN: SERAFIN MARANAN

CIVIL:

ALLIANCE LAND PLANNING &
ENGINEERING, INC.
2248 FARADAY AVENUE
CARLSBAD, CA 92008
TEL: (760) 431-9806
ATTN: CRAIG WHITTEKER

LANDSCAPE:

SITESCAPES, INC.
3190 B-2 AIRPORT LOOP DRIVE
COSTA MESA, CA 92626
TEL: (949) 644-9370
ATTN: SCOTT SHOUP

SHEET INDEX

| SHT. NO. | ARCHITECTURE SHEET TITLES |
|----------|---|
| A-000 | COVER SHEET |
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| A-001 | AR-A-001 SERIES- SITE PLAN EXHIBITS |
| A-001 | SITE PLAN |
| A-002 | FIRE ACCESS PLAN |
| A-003 | OPEN SPACE PLAN |
| A-003 | AR-A-003 SERIES- ELEVATIONS & FLOOR PLAN EXHIBITS |
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| A-202 | BUILDING I ELEVATIONS |
| A-203 | BUILDING II FLOOR PLANS |
| A-204 | BUILDING II FLOOR PLANS |
| A-205 | BUILDING IV ELEVATIONS |
| A-205 | BUILDING IV FLOOR PLANS |
| A-207 | BUILDING V FLOOR PLANS |
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| A-213 | CLUBHOUSE FLOOR PLAN |
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| A-302 | BUILDING II- COLOR ELEVATION |

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|-------------------------------------|------------------------------|
| A-303 | STREET SCENE |
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| A-305 | MATERIAL/COLOR BOARD |
| AR-A-400 SERIES- UNIT PLAN EXHIBITS | |
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| AR-A-401 SERIES- DETAIL EXHIBITS | |
| A-401 | PARKING AND TRASH ENCLOSURES |
| SHT. NO. | CIVIL SHEET TITLES |
| C-1 | SITE DEVELOPMENT PLAN |
| SHT. NO. | LANDSCAPE SHEET TITLES |
| L-1 | CONCEPTUAL LANDSCAPE PLAN |

A-000

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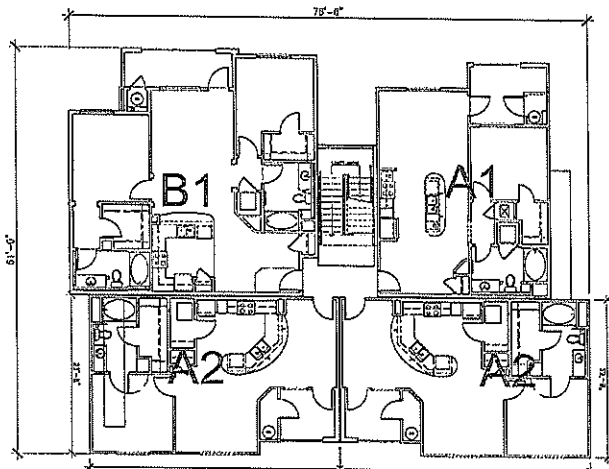
SYCAMORE CANYON RIVERSIDE, CA

EMRI - NEWKIRK PROPERTIES

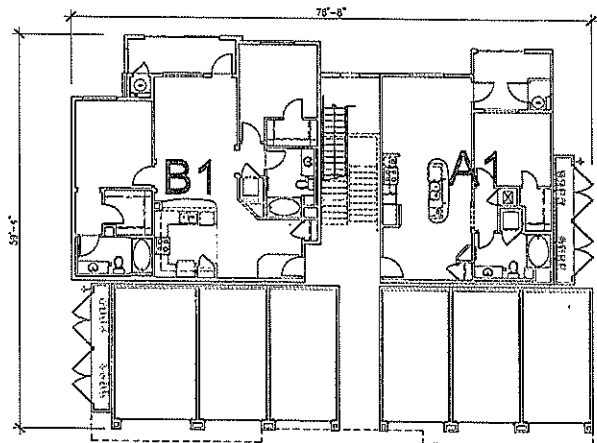
COVER SHEET

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2ND FLOOR PLAN



1ST FLOOR PLAN

SYCAMORE CANYON RIVERSIDE, CA

EMRI - NEWKIRK PROPERTIES

MATERIAL & COLOR LEGEND - SCHEME 2

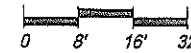
| DESCRIPTION | FINISH |
|--|---|
| * ALL STUCCO WILL BE LIGHT LACE AND PAINTED TO MATCH FIELD COLOR | 5. STUCCO - PENLAND SW 7544 |
| * GARAGE DOORS & DOORS - ARE TO MATCH PROPOSED COLORS PER MANUFACTURER'S SPECS | 6. STUCCO - KLIM BEIGE SW 6106 |
| 1. STUCCO - DOYER WHITE SW 6385 | 7. TRM, RAILINGS, METAL CANDRIES- TEA CHEST SW 6103 |
| 2. STUCCO - HOPBACK SW 6102 | 8. STACKED STONE- EL DORADO STONE LODGE CUT 30- BIRCH |
| 3. STUCCO - INTERACTIVE CHCAM SW 6113 | 9. EAGLE ROOFING- DEL AIR VILLAGE BLEND 4571 |
| 4. STUCCO - OLIVER TAN SW 6151 | |



TYPE I - FRONT ELEVATION



TYPE I - REAR ELEVATION



1/8" = 1'-0"

A-201

2015-110 AUGUST 12, 2012

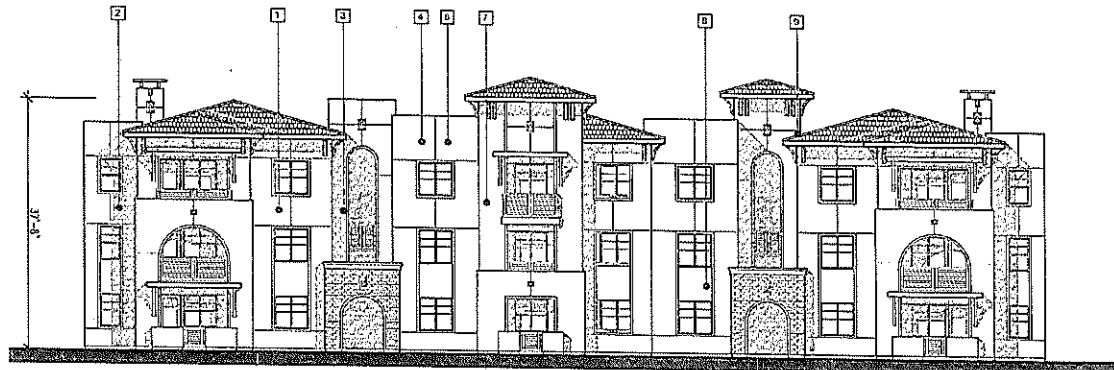


FLOOR PLANS AND ELEVATIONS - BUILDING TYPE I

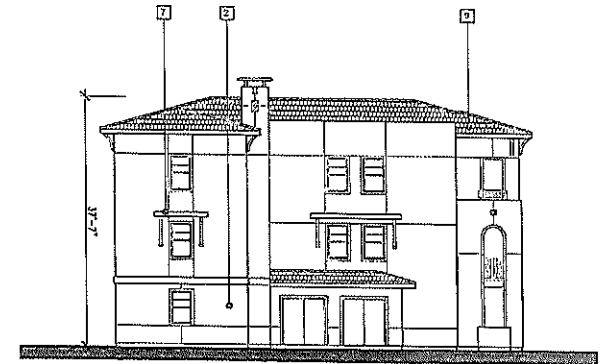
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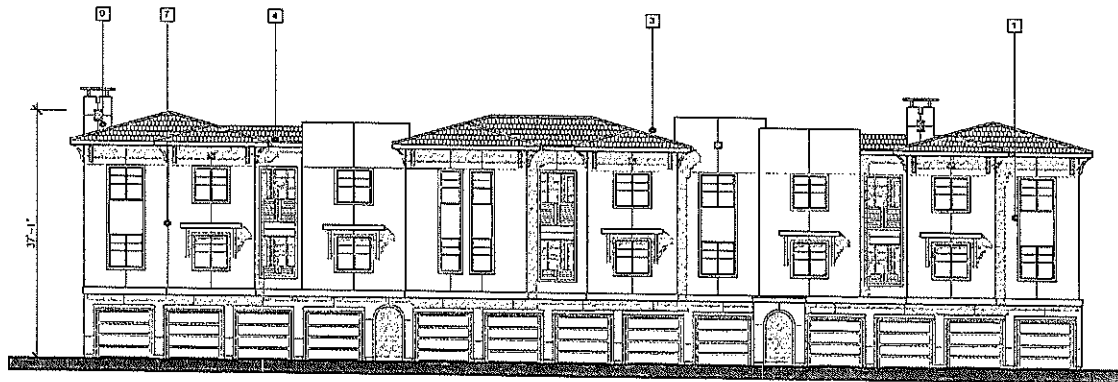
© 2012 Architects Orange
 Plans show an existing structure built with materials considered safe in use provided they meet all the requirements of local building codes and are in compliance with applicable laws.



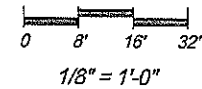
TYPE II - FRONT ELEVATION



TYPE II - SIDE ELEVATION



TYPE II - REAR ELEVATION



A-202

2019-110 AUGUST 12, 2019



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| MATERIAL & COLOR LEGEND - SCHEME 2 | |
|--|---|
| DESCRIPTION | DESCRIPTION |
| * ALL STUCCO WILL BE LIGHT LACE AND PAINTED TO MATCH FIELD COLOR | 6. STUCCO - FENLAND SW 7544 |
| * GARAGE DOORS & DOORS - ARE TO MATCH PROPOSED COLORS PER MANUFACTURER'S SPECS | 8. STUCCO - KILIM BEIGE SW 6106 |
| 1. STUCCO - DOVER WHITE SW 6305 | 7. TRIM, RAILINGS, METAL CANOPIES- TEA CHEST SW 6102 |
| 2. STUCCO - HOPBACK SW 6103 | 8. STACKED STONE- EL DORADO STONE LEDGE CUT 53- BIRCH |
| 3. STUCCO- INTERACTIVE CREAM SW 6113 | 9. EABLE ROOFING- BEL AIR VILLAGE BLEND 4571 |
| 4. STUCCO- QUIVER TAN SW 6151 | |

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EMRI - NEWKIRK PROPERTIES

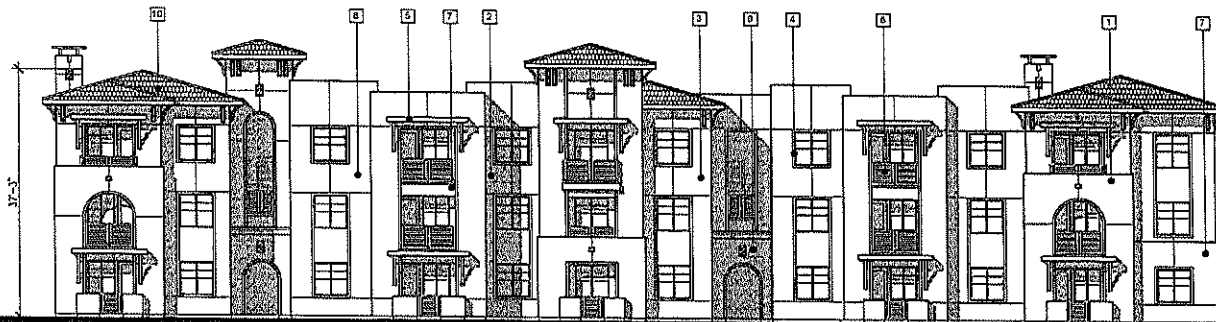
ELEVATIONS- BUILDING TYPE II

ARCHITECTS ORANGE

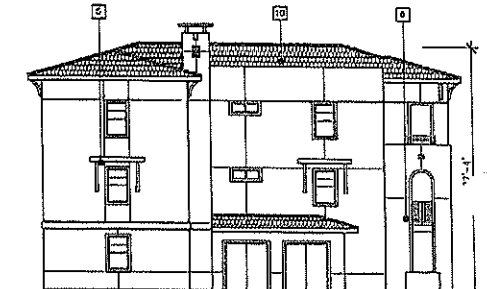
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MATERIAL & COLOR LEGEND - SCHEME 1

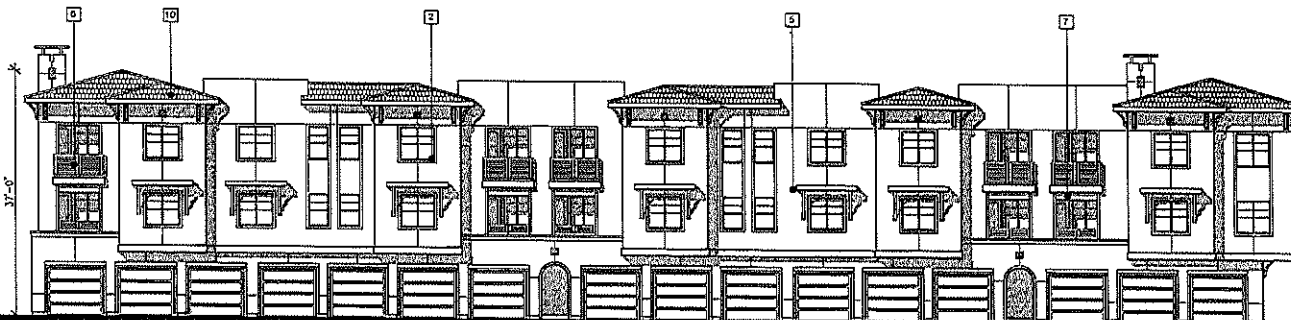
| DESCRIPTION | REFERENCE |
|---|---|
| * ALL STUCCO WILL BE LIGHT LACE AND PAINTED TO MATCH FIELD COLOR | 5. FASCIAL METAL BRACKETS & CHAIRS - WILD MUSTANG DEA 161 |
| * GARAGE DOORS & DOORS - ARE TO MATCH PROPOSED COLORS PER MANUFACTURER'S SPEC'S | 6. RAILING - SHAKER GRAY DE 6201 |
| 1. STUCCO - RHINOCEROS DE 6227 | 7. STUCCO - FLINTSTONE DE 6221 |
| 2. STUCCO - FOSSIL DE 6225 | 8. STUCCO - CLOUDED VISION DE 6380 |
| 3. STUCCO - PIGEON GRAY DE 6214 | 9. STACKED STONE - EL DORADO STONE LEDGE CUT 33- SAGE |
| 4. TRIM - IRON RIVER DEA 175 | 10. EAGLE ROOFING - PONDEROSA CHARCOAL RANGE 5899 |



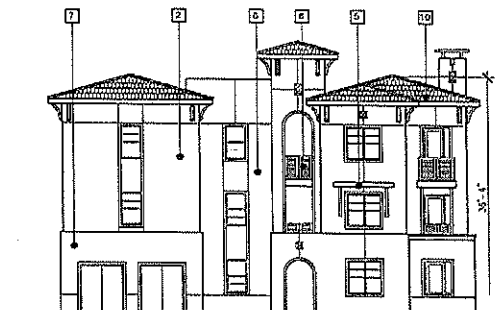
TYPE IV - FRONT ELEVATION



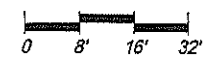
TYPE IV - LEFT ELEVATION



TYPE IV - REAR ELEVATION



TYPE IV - RIGHT ELEVATION



A-205
2013-19 AUGUST 12, 2013

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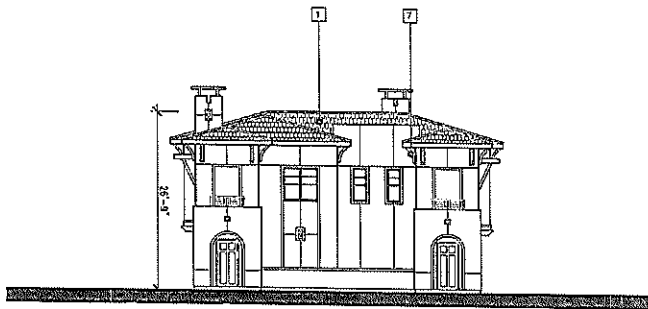
EMRI - NEWKIRK PROPERTIES

ELEVATIONS - BUILDING TYPE IV

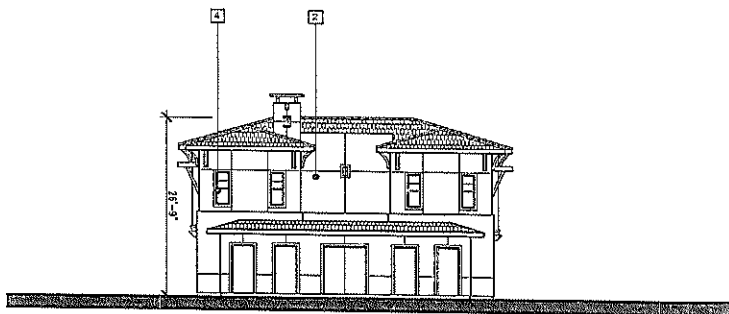
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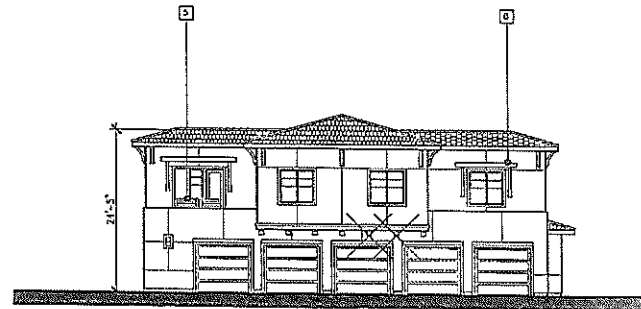




FRONT ELEVATION



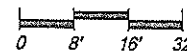
REAR ELEVATION



SIDE ELEVATION

MATERIAL LEGEND

- 1/8" = 1'-0"
1. CONCRETE FLAT TILE ROOF
 2. STUCCO FINISH
 3. STONE VENEER
 4. VINYL WINDOWS
 5. METAL RAILING
 6. METAL LANDING W/ METAL RAILINGS
 7. DECORATIVE FINIAL BRACKET



1/8" = 1'-0"

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EMRI - NEWKIRK PROPERTIES

ELEVATIONS - BUILDING TYPE VI

ARCHITECTS ORANGE

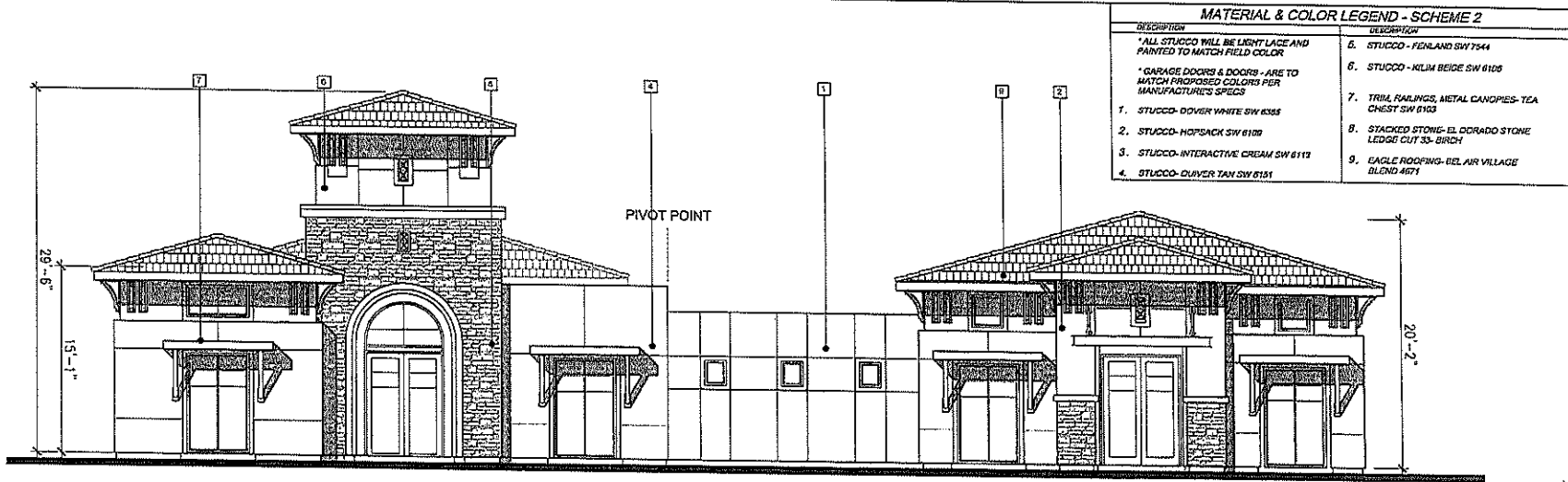
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A-208

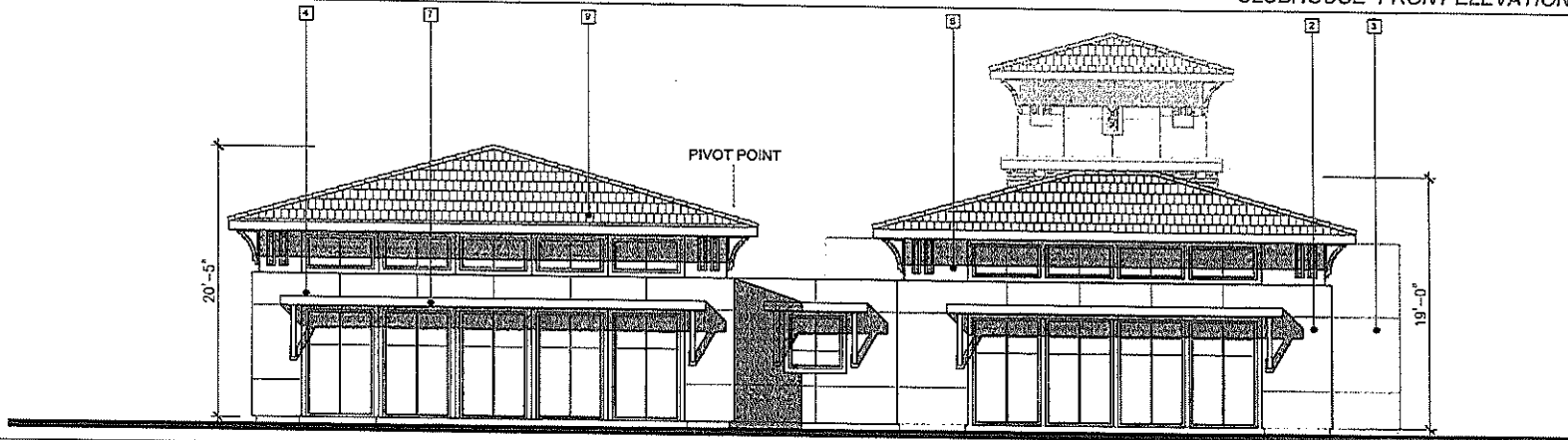
2013-110 AUGUST 12, 2013



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CLUBHOUSE- FRONT ELEVATION SCALE: 1/4" = 1'-0"



CLUBHOUSE- REAR ELEVATION SCALE: 1/4" = 1'-0"

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EMRI - NEWKIRK PROPERTIES

CLUBHOUSE ELEVATIONS

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A-210

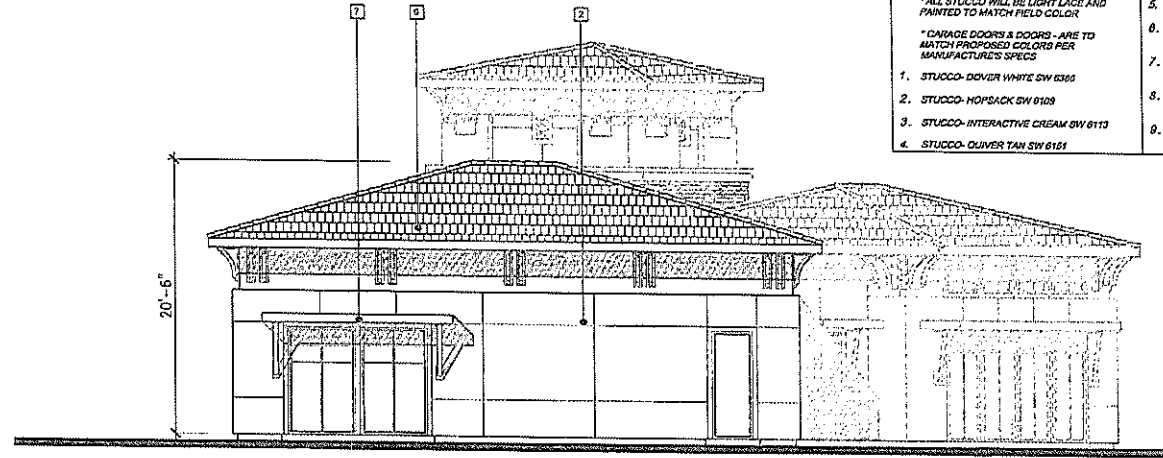
2013-110 AUGUST 17, 2013



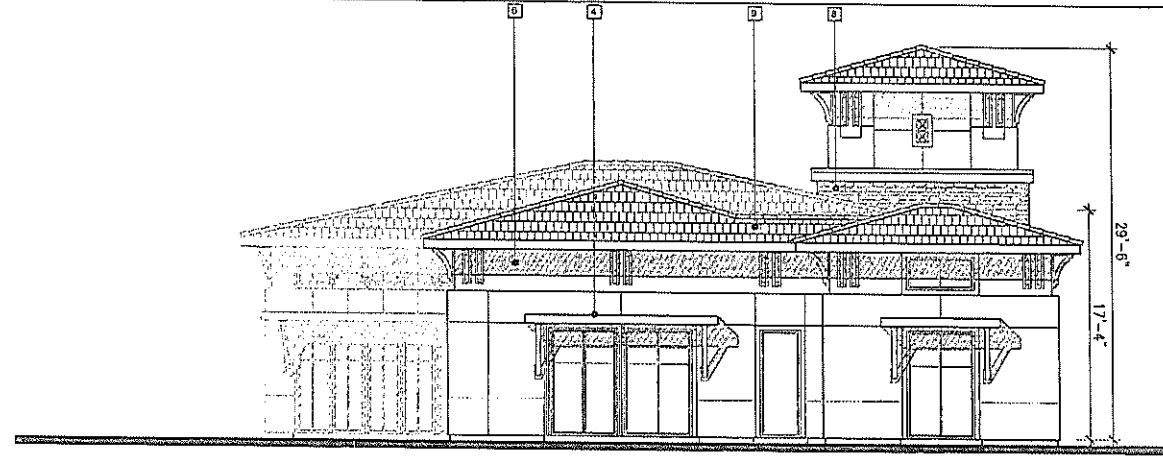
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MATERIAL & COLOR LEGEND - SCHEME 2

| DESCRIPTION | DESCRIPTION |
|--|--|
| * ALL STUCCO WILL BE LIGHT LACE AND PAINTED TO MATCH FIELD COLOR | 5. STUCCO - FENLAND SW 75H |
| * GARAGE DOORS & DOORS - ARE TO MATCH PROPOSED COLORS PER MANUFACTURER'S SPECS | 6. STUCCO - KLIM BEIGE SW 6108 |
| 1. STUCCO - DOVER WHITE SW 6365 | 7. TRIM, RAILINGS, METAL CANOPIES- TEA CHEST SW 8103 |
| 2. STUCCO - HOPSACK SW 6109 | 8. STACKED STONE- EL DORADO STONE LEUGE CUT-33-BIRCH |
| 3. STUCCO- INTERACTIVE CREAM SW 6113 | 9. EAGLE ROOFING- BEL AIR VILLAGE BLEND 4271 |
| 4. STUCCO- OLIVER TAN SW 6161 | |



CLUBHOUSE- RIGHT ELEVATION SCALE: 1/4" = 1'-0"



CLUBHOUSE- LEFT ELEVATION SCALE: 1/4" = 1'-0"

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EMRI - NEWKIRK PROPERTIES

CLUBHOUSE ELEVATIONS

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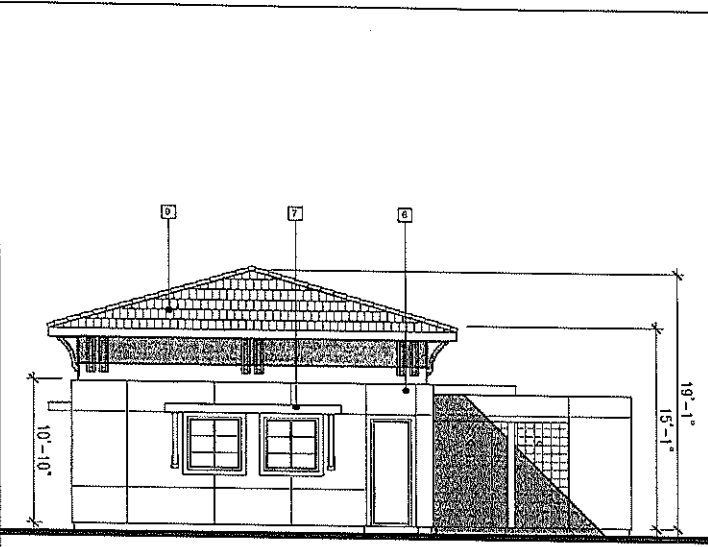
A-211

2013-110 AUGUST 17, 2013

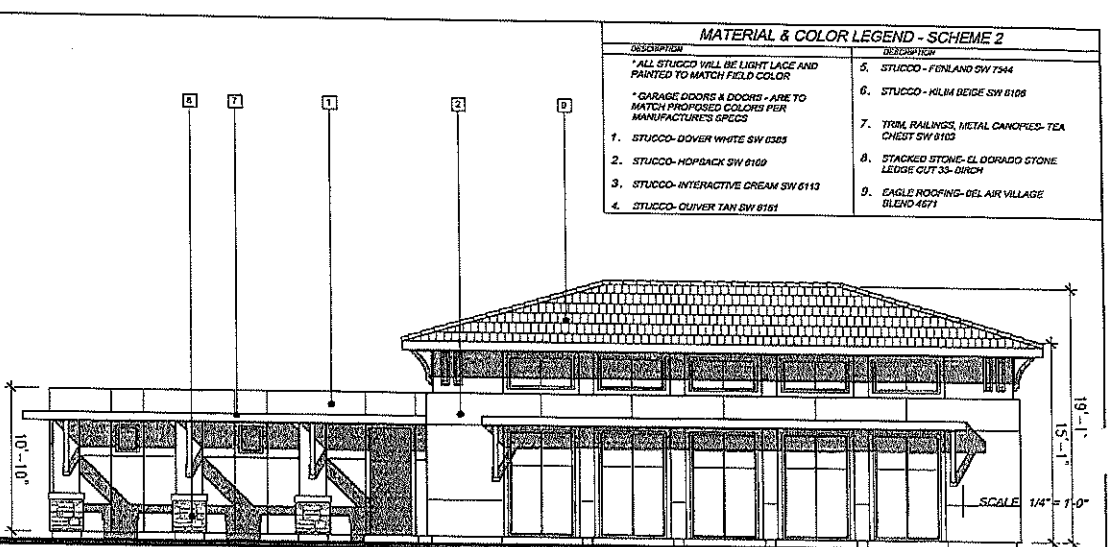


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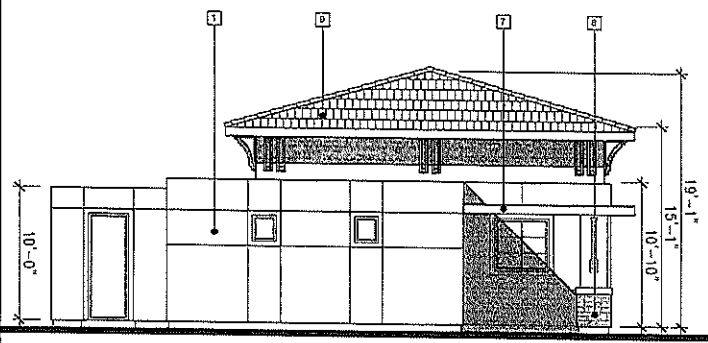
| MATERIAL & COLOR LEGEND - SCHEME 2 | |
|--|---|
| DESCRIPTION | DESCRIPTION |
| * ALL STUCCO WILL BE LIGHT LACE AND PAINTED TO MATCH FIELD COLOR | 5. STUCCO - FENLAND SW 7344 |
| * GARAGE DOORS & DOORS - ARE TO MATCH PROPOSED COLORS PER MANUFACTURER'S SPECS | 6. STUCCO - KILIM BEIGE SW 6108 |
| 1. STUCCO - DOVER WHITE SW 6383 | 7. TIBAL RAILINGS, METAL CANOPES- TEA CHEST SW 6102 |
| 2. STUCCO - HOPBACK SW 6160 | 8. STACKED STONE- EL DORADO STONE LEDGE CUT 33-0924 |
| 3. STUCCO - INTERACTIVE CREAM SW 6113 | 9. EAGLE ROOFING- DEL AIR VILLAGE BLEND 4671 |
| 4. STUCCO - OLIVER TAN SW 6181 | |



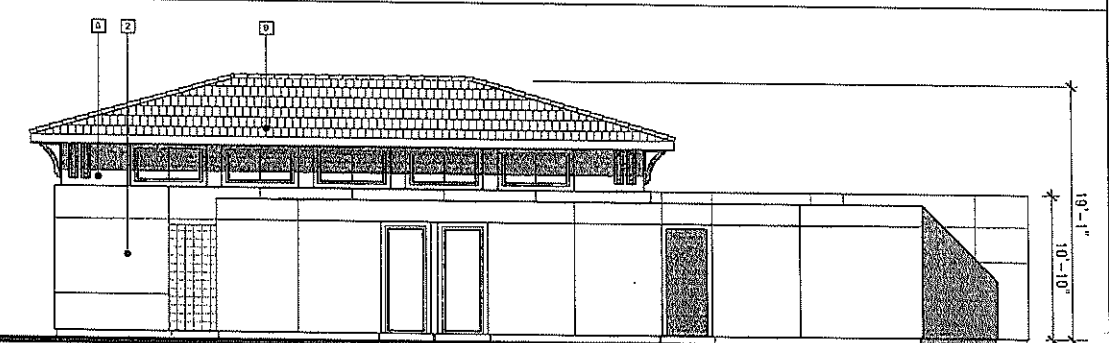
FITNESS - RIGHT ELEVATION SCALE: 1/4" = 1'-0"



FITNESS - FRONT ELEVATION SCALE: 1/4" = 1'-0"



FITNESS - LEFT ELEVATION SCALE: 1/4" = 1'-0"



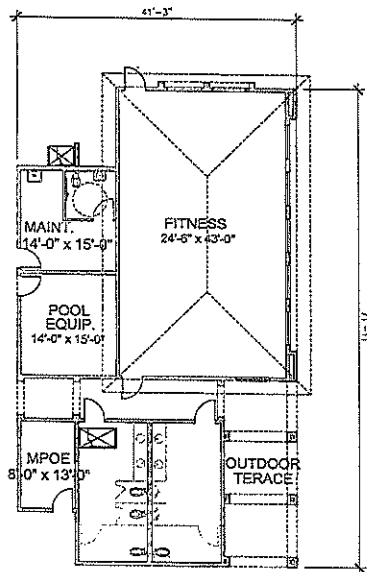
FITNESS - REAR ELEVATION SCALE: 1/4" = 1'-0"

SYCAMORE CANYON RIVERSIDE, CA
EMRI - NEWKIRK PROPERTIES

FITNESS ELEVATIONS
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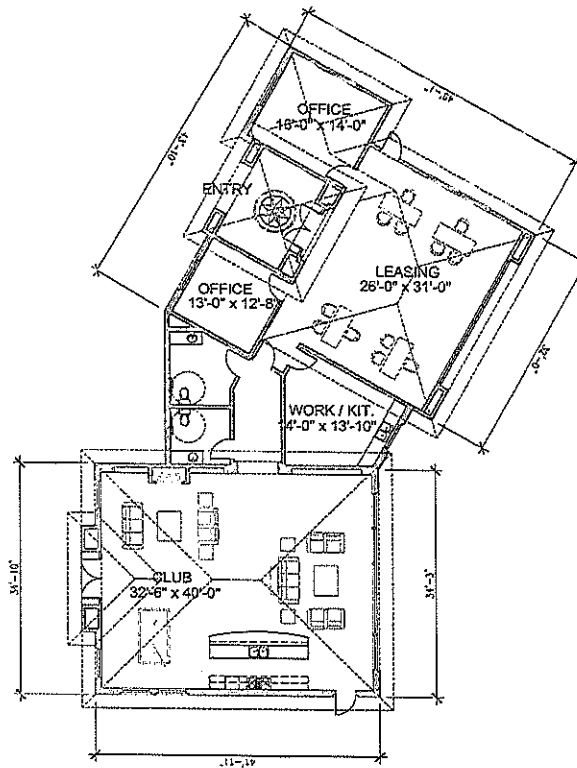
A-212
 0013-110 AUGUST 12, 2013

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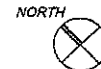
FITNESS

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



CLUBHOUSE - LEASING

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



A-213

1/8" = 1'-0"

2013-110 AUGUST 15, 2013

CLUBHOUSE FLOOR PLAN



SYCAMORE CANYON RIVERSIDE, CA

EMRI - NEWKIRK PROPERTIES

ARCHITECTS ORANGE

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 Not shown on sheets: structural, landscape, mechanical, electrical, plumbing, fire, and other related disciplines. All other related disciplines by separate contract.



TYPE I - FRONT ELEVATION



TYPE IV - FRONT ELEVATION

A-301

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

2013-110 AUGUST 12, 2013

SYCAMORE CANYON RIVERSIDE, CA

BUILDING TYPE I AND IV- FRONT COLOR ELEVATION

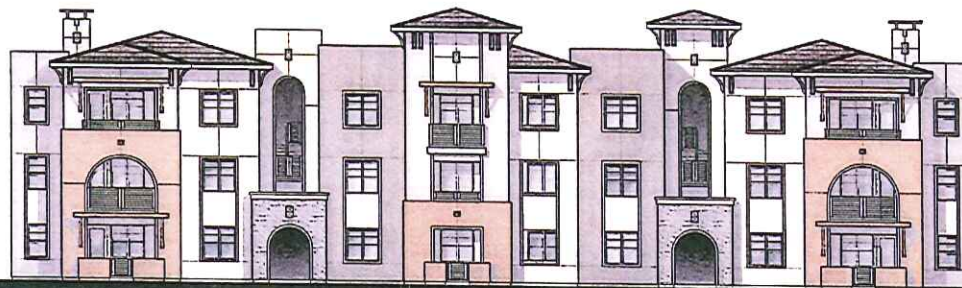
EMRI - NEWKIRK PROPERTIES

ARCHITECTS ORANGE

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TYPE II - FRONT ELEVATION - COLOR SCHEME 1



TYPE II - FRONT ELEVATION - COLOR SCHEME 2

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

A-302

2013-110 AUGUST 12, 2013

SYCAMORE CANYON RIVERSIDE, CA

BUILDING TYPE II-COLOR ELEVATIONS

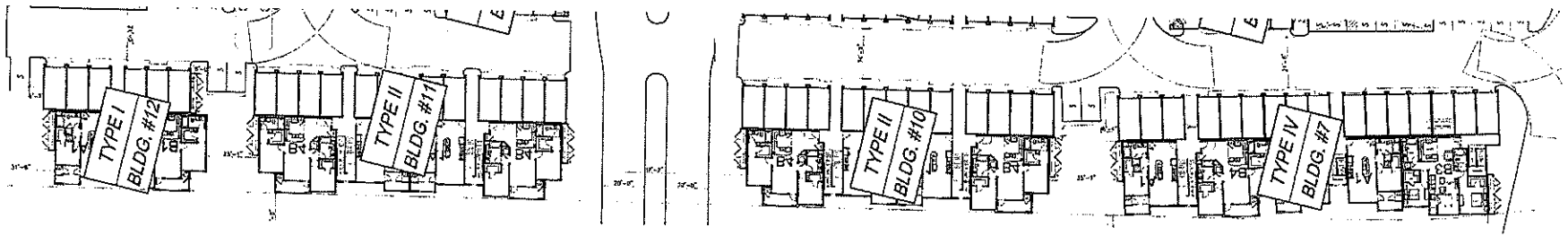
EMRI - NEWKIRK PROPERTIES

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MAIN ENTRY

A-303

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EMRI - NEWKIRK PROPERTIES

STREET SCENE

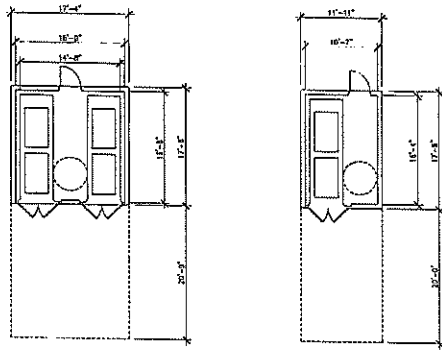
ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-8860

2013-110 AUGUST 12, 2013



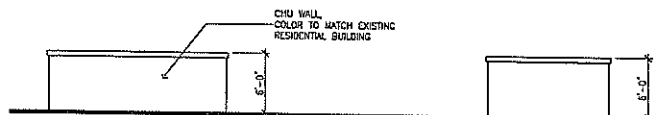
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TRASH ENCLOSURE B

TRASH ENCLOSURE A

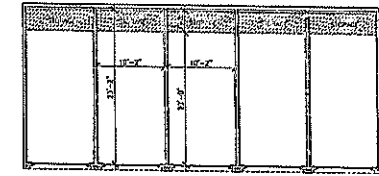
TRASH ENCLOSURE LAYOUT
SCALE 1/8"=1'-0"



TRASH ENCLOSURE B

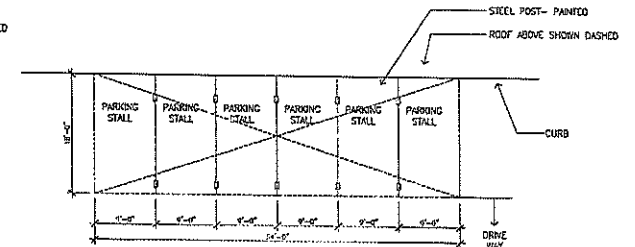
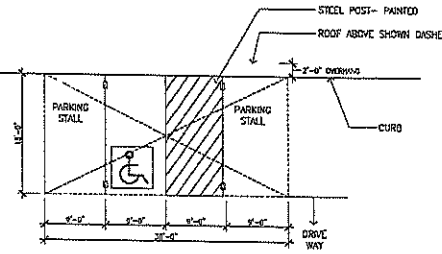
TRASH ENCLOSURE A

TRASH ENCLOSURE ELEVATIONS
SCALE 3/16"=1'-0"

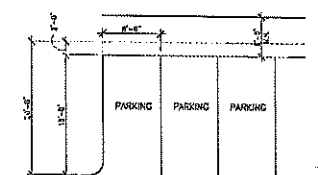
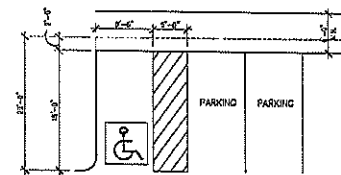
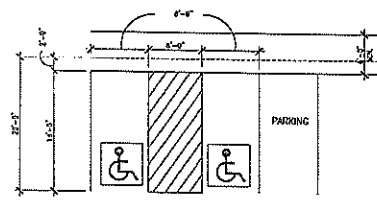


GARAGE

MAINTENANCE BUILDING & STANDARD GARAGE
SCALE 1/8"=1'-0"



STANDARD/HANDICAP CARPORT LAYOUT
SCALE 1/8"=1'-0"



STANDARD/HANDICAP PARKING LAYOUT
SCALE 1/8"=1'-0"

SYCAMORE CANYON RIVERSIDE, CA

EMRI - NEWKIRK PROPERTIES

PARKING AND TRASH ENCLOSURE

ARCHITECTS ORANGE

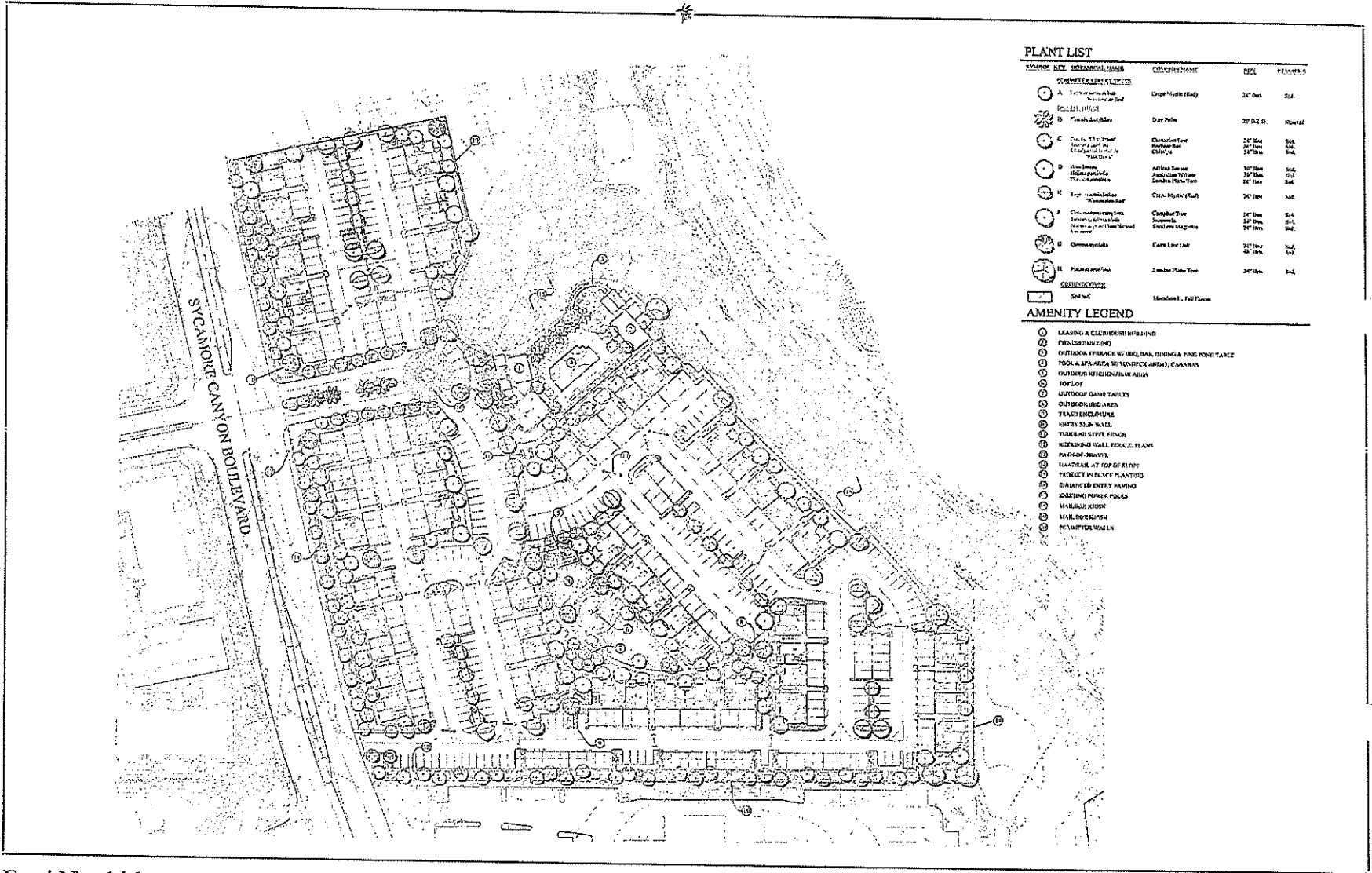
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9850

A-501

2013-716 AUGUST 17, 2013



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PLANT LIST

| SYMBOL | SYMBOLOGY CLASS | COMMON NAME | SIZE | PLACEMENT |
|--------|-----------------|-------------------------|---------|-----------|
| ○ | A | Large Deciduous Shrub | 24" Dia | Set |
| ○ | B | Medium Deciduous Shrub | 24" Dia | Set |
| ○ | C | Tree 15' to 20' Tall | 24" Dia | Set |
| ○ | D | Tree 20' to 25' Tall | 24" Dia | Set |
| ○ | E | Tree 25' to 30' Tall | 24" Dia | Set |
| ○ | F | Tree 30' to 35' Tall | 24" Dia | Set |
| ○ | G | Tree 35' to 40' Tall | 24" Dia | Set |
| ○ | H | Tree 40' to 45' Tall | 24" Dia | Set |
| ○ | I | Tree 45' to 50' Tall | 24" Dia | Set |
| ○ | J | Tree 50' to 55' Tall | 24" Dia | Set |
| ○ | K | Tree 55' to 60' Tall | 24" Dia | Set |
| ○ | L | Tree 60' to 65' Tall | 24" Dia | Set |
| ○ | M | Tree 65' to 70' Tall | 24" Dia | Set |
| ○ | N | Tree 70' to 75' Tall | 24" Dia | Set |
| ○ | O | Tree 75' to 80' Tall | 24" Dia | Set |
| ○ | P | Tree 80' to 85' Tall | 24" Dia | Set |
| ○ | Q | Tree 85' to 90' Tall | 24" Dia | Set |
| ○ | R | Tree 90' to 95' Tall | 24" Dia | Set |
| ○ | S | Tree 95' to 100' Tall | 24" Dia | Set |
| ○ | T | Tree 100' to 105' Tall | 24" Dia | Set |
| ○ | U | Tree 105' to 110' Tall | 24" Dia | Set |
| ○ | V | Tree 110' to 115' Tall | 24" Dia | Set |
| ○ | W | Tree 115' to 120' Tall | 24" Dia | Set |
| ○ | X | Tree 120' to 125' Tall | 24" Dia | Set |
| ○ | Y | Tree 125' to 130' Tall | 24" Dia | Set |
| ○ | Z | Tree 130' to 135' Tall | 24" Dia | Set |
| ○ | AA | Tree 135' to 140' Tall | 24" Dia | Set |
| ○ | AB | Tree 140' to 145' Tall | 24" Dia | Set |
| ○ | AC | Tree 145' to 150' Tall | 24" Dia | Set |
| ○ | AD | Tree 150' to 155' Tall | 24" Dia | Set |
| ○ | AE | Tree 155' to 160' Tall | 24" Dia | Set |
| ○ | AF | Tree 160' to 165' Tall | 24" Dia | Set |
| ○ | AG | Tree 165' to 170' Tall | 24" Dia | Set |
| ○ | AH | Tree 170' to 175' Tall | 24" Dia | Set |
| ○ | AI | Tree 175' to 180' Tall | 24" Dia | Set |
| ○ | AJ | Tree 180' to 185' Tall | 24" Dia | Set |
| ○ | AK | Tree 185' to 190' Tall | 24" Dia | Set |
| ○ | AL | Tree 190' to 195' Tall | 24" Dia | Set |
| ○ | AM | Tree 195' to 200' Tall | 24" Dia | Set |
| ○ | AN | Tree 200' to 205' Tall | 24" Dia | Set |
| ○ | AO | Tree 205' to 210' Tall | 24" Dia | Set |
| ○ | AP | Tree 210' to 215' Tall | 24" Dia | Set |
| ○ | AQ | Tree 215' to 220' Tall | 24" Dia | Set |
| ○ | AR | Tree 220' to 225' Tall | 24" Dia | Set |
| ○ | AS | Tree 225' to 230' Tall | 24" Dia | Set |
| ○ | AT | Tree 230' to 235' Tall | 24" Dia | Set |
| ○ | AU | Tree 235' to 240' Tall | 24" Dia | Set |
| ○ | AV | Tree 240' to 245' Tall | 24" Dia | Set |
| ○ | AW | Tree 245' to 250' Tall | 24" Dia | Set |
| ○ | AX | Tree 250' to 255' Tall | 24" Dia | Set |
| ○ | AY | Tree 255' to 260' Tall | 24" Dia | Set |
| ○ | AZ | Tree 260' to 265' Tall | 24" Dia | Set |
| ○ | BA | Tree 265' to 270' Tall | 24" Dia | Set |
| ○ | BB | Tree 270' to 275' Tall | 24" Dia | Set |
| ○ | BC | Tree 275' to 280' Tall | 24" Dia | Set |
| ○ | BD | Tree 280' to 285' Tall | 24" Dia | Set |
| ○ | BE | Tree 285' to 290' Tall | 24" Dia | Set |
| ○ | BF | Tree 290' to 295' Tall | 24" Dia | Set |
| ○ | BG | Tree 295' to 300' Tall | 24" Dia | Set |
| ○ | BH | Tree 300' to 305' Tall | 24" Dia | Set |
| ○ | BI | Tree 305' to 310' Tall | 24" Dia | Set |
| ○ | BJ | Tree 310' to 315' Tall | 24" Dia | Set |
| ○ | BK | Tree 315' to 320' Tall | 24" Dia | Set |
| ○ | BL | Tree 320' to 325' Tall | 24" Dia | Set |
| ○ | BM | Tree 325' to 330' Tall | 24" Dia | Set |
| ○ | BN | Tree 330' to 335' Tall | 24" Dia | Set |
| ○ | BO | Tree 335' to 340' Tall | 24" Dia | Set |
| ○ | BP | Tree 340' to 345' Tall | 24" Dia | Set |
| ○ | BQ | Tree 345' to 350' Tall | 24" Dia | Set |
| ○ | BR | Tree 350' to 355' Tall | 24" Dia | Set |
| ○ | BS | Tree 355' to 360' Tall | 24" Dia | Set |
| ○ | BT | Tree 360' to 365' Tall | 24" Dia | Set |
| ○ | BU | Tree 365' to 370' Tall | 24" Dia | Set |
| ○ | BV | Tree 370' to 375' Tall | 24" Dia | Set |
| ○ | BW | Tree 375' to 380' Tall | 24" Dia | Set |
| ○ | BX | Tree 380' to 385' Tall | 24" Dia | Set |
| ○ | BY | Tree 385' to 390' Tall | 24" Dia | Set |
| ○ | BZ | Tree 390' to 395' Tall | 24" Dia | Set |
| ○ | CA | Tree 395' to 400' Tall | 24" Dia | Set |
| ○ | CB | Tree 400' to 405' Tall | 24" Dia | Set |
| ○ | CC | Tree 405' to 410' Tall | 24" Dia | Set |
| ○ | CD | Tree 410' to 415' Tall | 24" Dia | Set |
| ○ | CE | Tree 415' to 420' Tall | 24" Dia | Set |
| ○ | CF | Tree 420' to 425' Tall | 24" Dia | Set |
| ○ | CG | Tree 425' to 430' Tall | 24" Dia | Set |
| ○ | CH | Tree 430' to 435' Tall | 24" Dia | Set |
| ○ | CI | Tree 435' to 440' Tall | 24" Dia | Set |
| ○ | CJ | Tree 440' to 445' Tall | 24" Dia | Set |
| ○ | CK | Tree 445' to 450' Tall | 24" Dia | Set |
| ○ | CL | Tree 450' to 455' Tall | 24" Dia | Set |
| ○ | CM | Tree 455' to 460' Tall | 24" Dia | Set |
| ○ | CN | Tree 460' to 465' Tall | 24" Dia | Set |
| ○ | CO | Tree 465' to 470' Tall | 24" Dia | Set |
| ○ | CP | Tree 470' to 475' Tall | 24" Dia | Set |
| ○ | CQ | Tree 475' to 480' Tall | 24" Dia | Set |
| ○ | CR | Tree 480' to 485' Tall | 24" Dia | Set |
| ○ | CS | Tree 485' to 490' Tall | 24" Dia | Set |
| ○ | CT | Tree 490' to 495' Tall | 24" Dia | Set |
| ○ | CU | Tree 495' to 500' Tall | 24" Dia | Set |
| ○ | CV | Tree 500' to 505' Tall | 24" Dia | Set |
| ○ | CW | Tree 505' to 510' Tall | 24" Dia | Set |
| ○ | CX | Tree 510' to 515' Tall | 24" Dia | Set |
| ○ | CY | Tree 515' to 520' Tall | 24" Dia | Set |
| ○ | CZ | Tree 520' to 525' Tall | 24" Dia | Set |
| ○ | DA | Tree 525' to 530' Tall | 24" Dia | Set |
| ○ | DB | Tree 530' to 535' Tall | 24" Dia | Set |
| ○ | DC | Tree 535' to 540' Tall | 24" Dia | Set |
| ○ | DD | Tree 540' to 545' Tall | 24" Dia | Set |
| ○ | DE | Tree 545' to 550' Tall | 24" Dia | Set |
| ○ | DF | Tree 550' to 555' Tall | 24" Dia | Set |
| ○ | DG | Tree 555' to 560' Tall | 24" Dia | Set |
| ○ | DH | Tree 560' to 565' Tall | 24" Dia | Set |
| ○ | DI | Tree 565' to 570' Tall | 24" Dia | Set |
| ○ | DJ | Tree 570' to 575' Tall | 24" Dia | Set |
| ○ | DK | Tree 575' to 580' Tall | 24" Dia | Set |
| ○ | DL | Tree 580' to 585' Tall | 24" Dia | Set |
| ○ | DM | Tree 585' to 590' Tall | 24" Dia | Set |
| ○ | DN | Tree 590' to 595' Tall | 24" Dia | Set |
| ○ | DO | Tree 595' to 600' Tall | 24" Dia | Set |
| ○ | DP | Tree 600' to 605' Tall | 24" Dia | Set |
| ○ | DQ | Tree 605' to 610' Tall | 24" Dia | Set |
| ○ | DR | Tree 610' to 615' Tall | 24" Dia | Set |
| ○ | DS | Tree 615' to 620' Tall | 24" Dia | Set |
| ○ | DT | Tree 620' to 625' Tall | 24" Dia | Set |
| ○ | DU | Tree 625' to 630' Tall | 24" Dia | Set |
| ○ | DV | Tree 630' to 635' Tall | 24" Dia | Set |
| ○ | DW | Tree 635' to 640' Tall | 24" Dia | Set |
| ○ | DX | Tree 640' to 645' Tall | 24" Dia | Set |
| ○ | DY | Tree 645' to 650' Tall | 24" Dia | Set |
| ○ | DZ | Tree 650' to 655' Tall | 24" Dia | Set |
| ○ | EA | Tree 655' to 660' Tall | 24" Dia | Set |
| ○ | EB | Tree 660' to 665' Tall | 24" Dia | Set |
| ○ | EC | Tree 665' to 670' Tall | 24" Dia | Set |
| ○ | ED | Tree 670' to 675' Tall | 24" Dia | Set |
| ○ | EE | Tree 675' to 680' Tall | 24" Dia | Set |
| ○ | EF | Tree 680' to 685' Tall | 24" Dia | Set |
| ○ | EG | Tree 685' to 690' Tall | 24" Dia | Set |
| ○ | EH | Tree 690' to 695' Tall | 24" Dia | Set |
| ○ | EI | Tree 695' to 700' Tall | 24" Dia | Set |
| ○ | EJ | Tree 700' to 705' Tall | 24" Dia | Set |
| ○ | EK | Tree 705' to 710' Tall | 24" Dia | Set |
| ○ | EL | Tree 710' to 715' Tall | 24" Dia | Set |
| ○ | EM | Tree 715' to 720' Tall | 24" Dia | Set |
| ○ | EN | Tree 720' to 725' Tall | 24" Dia | Set |
| ○ | EO | Tree 725' to 730' Tall | 24" Dia | Set |
| ○ | EP | Tree 730' to 735' Tall | 24" Dia | Set |
| ○ | EQ | Tree 735' to 740' Tall | 24" Dia | Set |
| ○ | ER | Tree 740' to 745' Tall | 24" Dia | Set |
| ○ | ES | Tree 745' to 750' Tall | 24" Dia | Set |
| ○ | ET | Tree 750' to 755' Tall | 24" Dia | Set |
| ○ | EU | Tree 755' to 760' Tall | 24" Dia | Set |
| ○ | EV | Tree 760' to 765' Tall | 24" Dia | Set |
| ○ | EW | Tree 765' to 770' Tall | 24" Dia | Set |
| ○ | EX | Tree 770' to 775' Tall | 24" Dia | Set |
| ○ | EY | Tree 775' to 780' Tall | 24" Dia | Set |
| ○ | EZ | Tree 780' to 785' Tall | 24" Dia | Set |
| ○ | FA | Tree 785' to 790' Tall | 24" Dia | Set |
| ○ | FB | Tree 790' to 795' Tall | 24" Dia | Set |
| ○ | FC | Tree 795' to 800' Tall | 24" Dia | Set |
| ○ | FD | Tree 800' to 805' Tall | 24" Dia | Set |
| ○ | FE | Tree 805' to 810' Tall | 24" Dia | Set |
| ○ | FF | Tree 810' to 815' Tall | 24" Dia | Set |
| ○ | FG | Tree 815' to 820' Tall | 24" Dia | Set |
| ○ | FH | Tree 820' to 825' Tall | 24" Dia | Set |
| ○ | FI | Tree 825' to 830' Tall | 24" Dia | Set |
| ○ | FJ | Tree 830' to 835' Tall | 24" Dia | Set |
| ○ | FK | Tree 835' to 840' Tall | 24" Dia | Set |
| ○ | FL | Tree 840' to 845' Tall | 24" Dia | Set |
| ○ | FM | Tree 845' to 850' Tall | 24" Dia | Set |
| ○ | FN | Tree 850' to 855' Tall | 24" Dia | Set |
| ○ | FO | Tree 855' to 860' Tall | 24" Dia | Set |
| ○ | FP | Tree 860' to 865' Tall | 24" Dia | Set |
| ○ | FO | Tree 865' to 870' Tall | 24" Dia | Set |
| ○ | FR | Tree 870' to 875' Tall | 24" Dia | Set |
| ○ | FS | Tree 875' to 880' Tall | 24" Dia | Set |
| ○ | FT | Tree 880' to 885' Tall | 24" Dia | Set |
| ○ | FU | Tree 885' to 890' Tall | 24" Dia | Set |
| ○ | FV | Tree 890' to 895' Tall | 24" Dia | Set |
| ○ | FW | Tree 895' to 900' Tall | 24" Dia | Set |
| ○ | FX | Tree 900' to 905' Tall | 24" Dia | Set |
| ○ | FY | Tree 905' to 910' Tall | 24" Dia | Set |
| ○ | FZ | Tree 910' to 915' Tall | 24" Dia | Set |
| ○ | GA | Tree 915' to 920' Tall | 24" Dia | Set |
| ○ | GB | Tree 920' to 925' Tall | 24" Dia | Set |
| ○ | GC | Tree 925' to 930' Tall | 24" Dia | Set |
| ○ | GD | Tree 930' to 935' Tall | 24" Dia | Set |
| ○ | GE | Tree 935' to 940' Tall | 24" Dia | Set |
| ○ | GF | Tree 940' to 945' Tall | 24" Dia | Set |
| ○ | GG | Tree 945' to 950' Tall | 24" Dia | Set |
| ○ | GH | Tree 950' to 955' Tall | 24" Dia | Set |
| ○ | GI | Tree 955' to 960' Tall | 24" Dia | Set |
| ○ | GJ | Tree 960' to 965' Tall | 24" Dia | Set |
| ○ | GK | Tree 965' to 970' Tall | 24" Dia | Set |
| ○ | GL | Tree 970' to 975' Tall | 24" Dia | Set |
| ○ | GM | Tree 975' to 980' Tall | 24" Dia | Set |
| ○ | GN | Tree 980' to 985' Tall | 24" Dia | Set |
| ○ | GO | Tree 985' to 990' Tall | 24" Dia | Set |
| ○ | GP | Tree 990' to 995' Tall | 24" Dia | Set |
| ○ | GQ | Tree 995' to 1000' Tall | 24" Dia | Set |

AMENITY LEGEND

| | |
|---|--|
| ○ | LEASING & ELEVATOR ENTRANCE |
| ○ | RENDERING SIGNAGE |
| ○ | OUTDOOR TERRACE WITH BBQ, BAKING & PICNIC TABLES |
| ○ | POOL & SPA AREA WITH SUNDECK AND(2) CABINETS |
| ○ | OUTDOOR KITCHEN/FURNITURE AREA |
| ○ | TOP LIFT |
| ○ | OUTDOOR GYM TABLES |
| ○ | OUTDOOR BBQ AREA |
| ○ | TERRACE ENCLOSURE |
| ○ | ENTRY SIGN WALL |
| ○ | TERRACE STAIR FENCE |
| ○ | RENDERING WALL TERRACE PLANT |
| ○ | PAVING-TERRACE |
| ○ | LANDSCAPE AT TOP OF ENTRY |
| ○ | PROJECT BY PLACE PLANTING |
| ○ | RENDERING ENTRY MARKING |
| ○ | EXISTING ROWS & FENCES |
| ○ | MAILBOXES |
| ○ | MAIL ROOMS |
| ○ | PERIMETER WALL |

Emri Newkirk Properties, LLC
P.O. Box 6062
Del Mar, CA 92014

SYCAMORE APARTMENTS
CITY OF RIVERSIDE, CALIFORNIA



JOB # 13-030
DATE 08-09-13

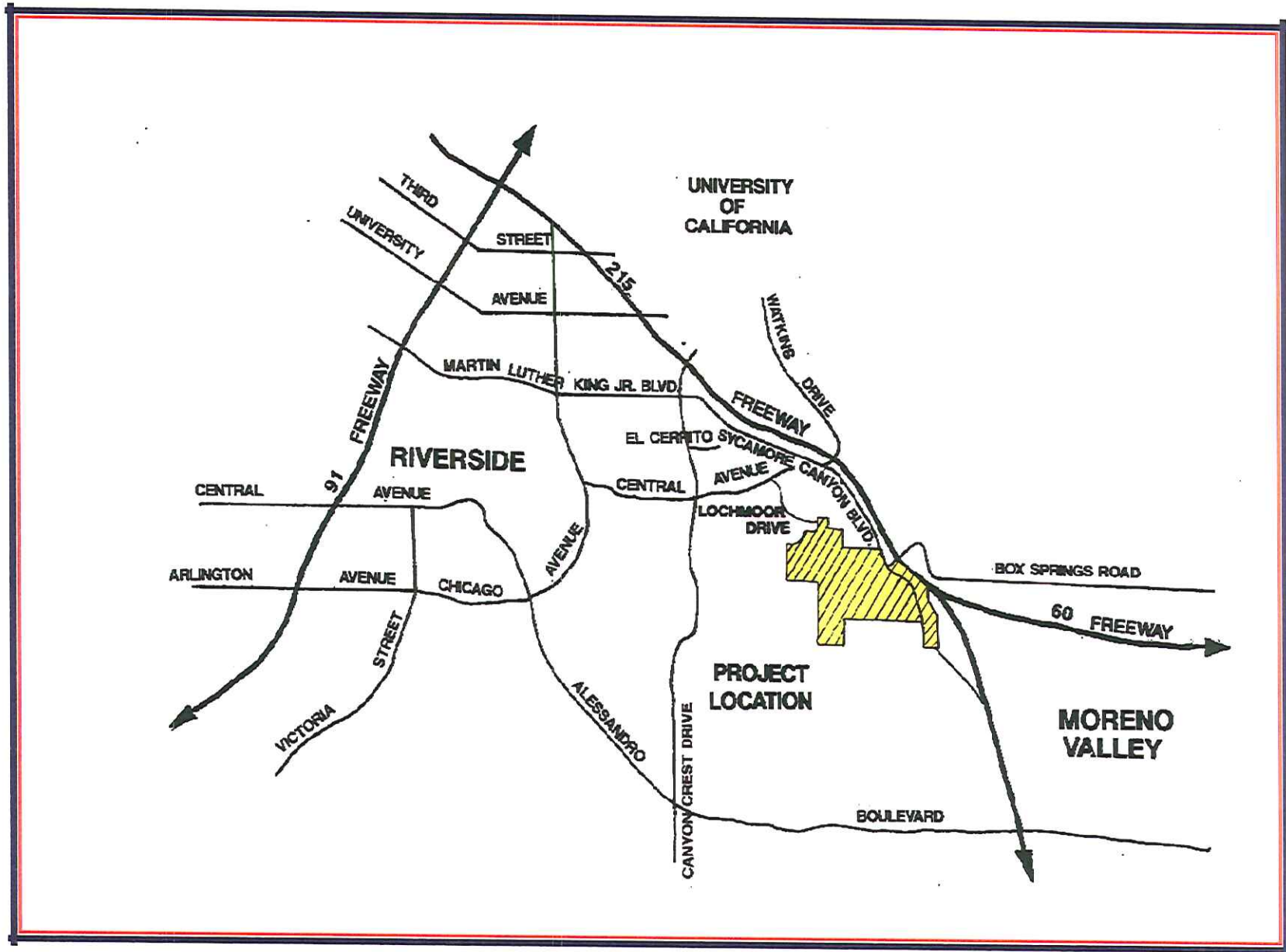


Figure I — 1: *Site Location Map*

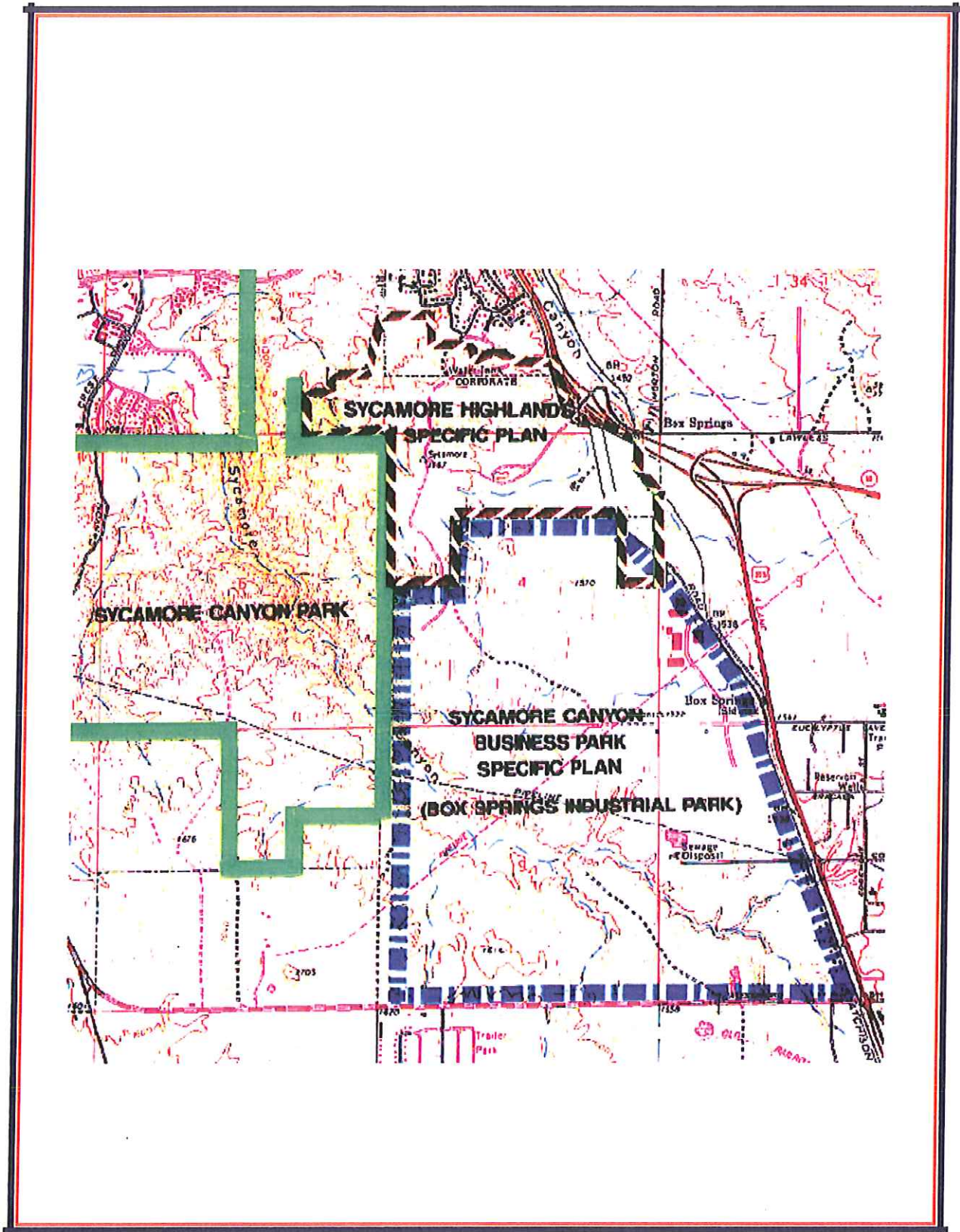


Figure I — 2: *Project Relationship to Sycamore Canyon Specific Plan*



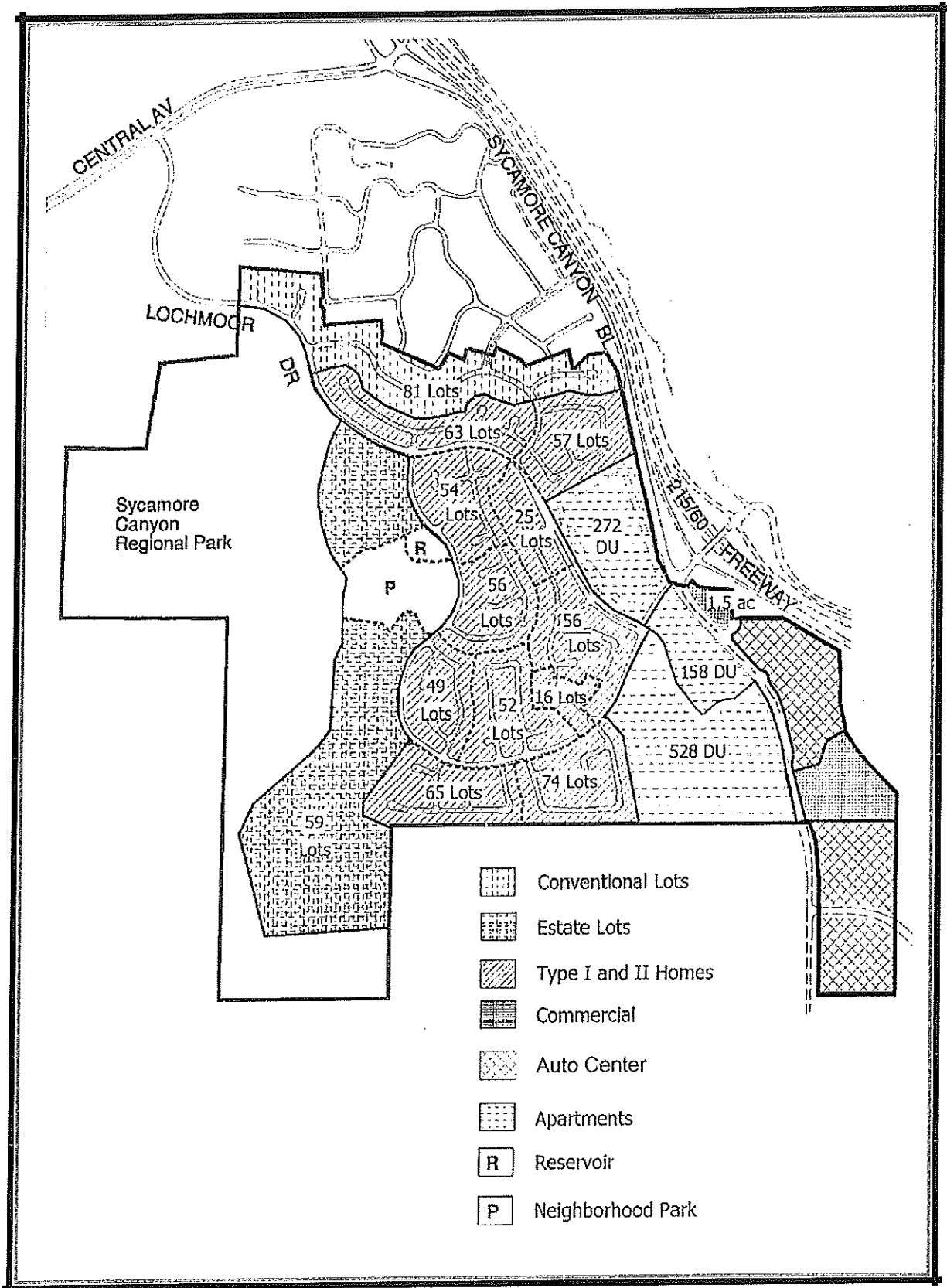


Figure III — 1: *Specific Land Use Plan*





LAND USE AND
URBAN DESIGN ELEMENT

TABLE LU-3
LAND USE DESIGNATIONS

| Land Use | Maximum du/acre ^(a) or FAR/acre ^(b) | Typical du/acre ^(a) or FAR/acre ^(b) | Maximum Population Density ^(c) | Primary Intent of Land Use Designations |
|--|---|---|---|---|
| Residential Land Uses | | | | |
| Agricultural/Rural Residential (A/RR) | 0.20 du/acre | 0.20 du/acre | 0.6 persons/acre | Implement Proposition R and Measure C; allow for residential use on large agricultural and citrus parcels |
| Hillside Residential (HR) | 0.50 du/acre; 0.63 du/acre w/PRD | 0.50 du/acre | 1.5 persons/acre 1.89 persons/acre w/PRD | Implement Proposition R and Measure C; allow for sensitive development of residential homes where slopes exceed 15% |
| Semi-Rural Residential (SRR) | 2.1 du/acre 3.3 du/acre w/PRD | 1.5 du/acre | 6.3 persons/acre 9.9 persons/acre w/PRD | Single family with emphasis on animal keeping |
| Very Low Density Residential (VLDR) | 2.0 du/acre 3.2 du/acre w/PRD | 1.5 du/acre | 6 persons/acre 9.6 persons/acre w/PRD | Single family, large lot residential |
| Low Density Residential (LDR) | 4.1 du/acre 6 du/acre w/PRD | 3 du/acre | 12.3 persons/acre 18 persons/acre w/PRD | Single family, large lot residential uses |
| Medium Density Residential (MDR) | 6.2 du/acre; 8 du/acre w/PRD | 5.5 du/acre | 18.6 persons/acre 24 persons/acre w/PRD | Single-family residential uses |
| Medium-High Density Residential (MHDR) | 14.5 du/acre | 12 du/acre | 43.5 persons/acre | Single family, small lot residential uses |
| High Density Residential (HDR) | 29 du/acre | 20 du/acre | 87 persons/acre | Multi-family, condominiums and apartments |
| Very High Density Residential (VHDR) | 40 du/acre | 30 du/acre | 120 persons/acre | Multi-family, condominiums and apartments |



TABLE LU-3
LAND USE DESIGNATIONS

| Land Use | Maximum du/acre ^(a) or FAR/acre ^(b) | Typical du/acre ^(a) or FAR/acre ^(b) | Maximum Population Density ^(c) | Primary Intent of Land Use Designations |
|----------------------------------|---|---|---|--|
| Commercial Land Uses | | | | |
| Commercial (C) | 0.50 FAR | 0.30 FAR | N/A | Retail shops, services and other similar commercial development |
| Commercial Regional Center (CRC) | 0.50 FAR | 0.25 FAR | N/A | Large, regionally serving retail, service and office uses |
| Office (O) | 1.0 FAR | .65 FAR | N/A | Office Uses |
| Business/Office Park (B/OP) | 1.50 FAR | 1.15 FAR | N/A | Research/development and related flexible space; laboratories, offices; support commercial and light industrial uses |
| Industrial (I) | 0.60 FAR | 0.40 FAR | N/A | Manufacturing and wholesaling; support commercial uses; limited large warehouse and distribution facilities only at specific locations |



TABLE LU-3
LAND USE DESIGNATIONS

| Land Use | Maximum du/acre ^(a) or FAR/acre ^(b) | Typical du/acre ^(a) or FAR/acre ^(b) | Maximum Population Density ^(c) | Primary Intent of Land Use Designations |
|--------------------------------------|---|---|---|---|
| Private Recreation (PR) | N/A | N/A | N/A | Provide opportunities for primarily outdoor recreation, such as golf courses, equestrian centers, amusement parks |
| Open Space/Natural Resources (OS) | N/A | N/A | N/A | Protection of natural resources, creeks, hillsides, arroyos and other sensitive areas |
| Public Facilities Institutional (PF) | 1.0 FAR | 0.20 FAR | N/A | Educational facilities, libraries, governmental uses, utilities and other community supportive functions |

du = Dwelling Units FAR = Floor Area Ratio

Notes:

- a) Residential densities are based on gross acreage, which includes streets. Example: 500 dwelling units (du) on a total of 100 acres (streets included) is equal to $500 \text{ du} \div 100 \text{ acres} = 5 \text{ du/gross acre}$.
- b) The floor area ratio (FAR) is the area of the building or buildings on a site or lot divided by the area of the site or lot. Example: $20,000 \text{ square feet floor area} \div 80,000 \text{ square feet of site area} = \text{a FAR of } .25$.
- c) Government Code Section 65302(a) requires a General Plan to state projected population for residential land uses. The intensities indicated here assume an average household size of 3.0 persons, per the Department of Finance.
- d) The higher residential densities are permissible under certain circumstances along Magnolia and University Avenues. See the description of Mixed Use- Village and Mixed Use - Urban below for more information.



LAND USE AND URBAN DESIGN ELEMENT

transfers are desirable where density is transferred from steep, hillside land to flatter, less visually sensitive properties and where significantly less grading will result. In the case of such a density transfer, the overall maximum density shall not exceed that otherwise permitted by the General Plan designation(s) (see Titles 18 and 19 for further discussion on this topic).

MULTI-FAMILY RESIDENTIAL LAND USE DESIGNATIONS

High Density Residential (HDR)

The High Density Residential designation provides for the development of row houses, condominiums and apartments. Senior housing and multifamily clusters are also allowable. The designation allows a maximum of 29.0 dwelling units per acre.

Very High Density Residential (VHDR)

The Very High Density Residential designation provides for the development of row houses, condominiums and apartments. Student housing, senior housing and multifamily clusters are also allowable. The designation allows a maximum of 40.0 dwelling units per acre.

COMMERCIAL AND INDUSTRIAL LAND USE DESIGNATIONS

Commercial (C)

The Commercial designation provides for retail, sales, service and office uses that serve multiple neighborhoods within the City. The majority of commercial land in Riverside is designated Commercial. The maximum development intensity is a floor-area ratio of 0.50.

Commercial Regional Center (CRC)

The Commercial Regional Center designation provides for large, regionally-serving retail, service and office uses. The Riverside Auto Center, Riverside Plaza, Town Centre and the Galleria at Tyler area are designated Commercial Regional Center. The maximum development intensity is a floor-area ratio of 0.50. The maximum allowable development intensity of Commercial Regional Center is equal to that of Commercial; lands in the Commercial Regional Center area are expressly reserved for commercial enterprises that will draw customers



| TABLE LU-5 ZONING/GENERAL PLAN CONSISTENCY MATRIX | | | |
|---|-----------|--|---|
| General Plan Land Use Designation | GP Symbol | Zone Symbol | Zoning Designation |
| High Density Residential (Max. 29 du/acre) | HDR | R-3-4000 R-3-3000 R-3-2500 R-3-2000 R-3-1500 CS | R-3-4000 – Multi-family R-3-3000 – Multi-family R-3-2500 – Multi-family R-3-2000 – Multi-family R-3-1500 – Multi-family Commercial Storage Overlay |
| Very High Density Residential (Max.40 du/acre) | VHDR | R-4 | R-4 – Multi-family |
| Commercial and Industrial Land Use Designations | | | |
| Commercial (Max. 0.50 FAR/acre) | C | CR CG CS NC | Commercial Retail Commercial General Commercial Storage Overlay Neighborhood Commercial Overlay |
| Commercial Regional Center (Max. 0.50 FAR/acre) | CRC | CRC | Commercial Regional Center |
| Office (Max. 1.0 FAR/acre) | O | O CS | Office Commercial Storage Overlay |
| Business/Office Park (Max. 1.50 FAR/acre) | B/OP | BMP AI CS | Business and Manufacturing Park Air Industrial Commercial Storage Overlay |
| Industrial (Max. 0.60 FAR/acre) | I | I CS AIR | General Industrial Commercial Storage Overlay Airport Zone |
| Mixed Use Designations | | | |
| Downtown Specific Plan (Various du and FAR/acre) | DSP | DSP | Downtown Specific Plan |
| Orangecrest Specific Plan (Various du and FAR/acre) | OSP | OSP | Orangecrest Specific Plan |
| Mixed Use – Neighborhood (Max. 10 du/acre, 1.0 FAR/acre) | MU-N | MU-N | Mixed Use - Neighborhood |



LAND USE AND
URBAN DESIGN ELEMENT

| TABLE LU-5 ZONING/GENERAL PLAN CONSISTENCY MATRIX | | | |
|---|-----------|--|---|
| General Plan Land Use Designation | GP Symbol | Zone Symbol | Zoning Designation |
| Mixed Use - Village (Max. 30/40* du/acre, 2.5 FAR/acre) | MU-V | MU-V | Mixed Use - Village |
| Mixed Use - Urban (Max. 40/60* du/acre, 4.0 FAR/acre) | MU-U | MU-U | Mixed Use - Urban |
| Community Amenities and Support Designations | | | |
| Agriculture (Max. 0.20 du/acre) | A | RA-5 | Residential Agriculture |
| Public Parks | P | PF | Public Facilities |
| Private Recreation | PR | All Zones per the Requirements of Title 19 | Public Facilities |
| Open Space/Natural Resources | OS | PF | Public Facilities |
| Public Facilities and Institutional Uses (Max. 1.0 FAR/acre) | PF | PF AIR | Public Facilities Airport |
| All General Plan Land Use Designations | | RWY AP X S SP WC | Railway Airport Protection Overlay Building Setback Overlay Story Overlay Specific Plan Overlay Water Course Overlay |
| *See Table LU-3 (Land Use Designations) | | | |

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., except Wednesday, February 12 (Lincoln's Birthday), and by appointment on Fridays from 8:30 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: February 13, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1093MA13 – Emri-Newkirk Properties, LLC (Representative: The Planning Associates)
– City of Riverside Case Nos. P13-0553 (General Plan Amendment), P13-0583 (Design Review), P13-0554 (Specific Plan Amendment), and P14-0065 (Rezone). P13-0583 is a proposal to develop a 275-unit apartment complex (13 multi-unit buildings and 7 two-unit buildings) on 10.26 acres located easterly of Sycamore Canyon Boulevard, southerly of its intersection with Fair Isle Drive/Box Springs Road, northerly of its intersection with Crest Ridge Drive, and westerly of Interstate 215 and the rail line. P13-0553 is a proposal to amend the General Plan designation of the site from C-Commercial to HDR-High Density Residential. P14-0065 is a proposal to rezone the site from CG-WC-SP (Commercial General, with Specific Plan and Watercourse overlays) to R-4 (Multiple-Family Residential). P13-0554 is a proposal to amend the site's designation on the Sycamore Highlands Specific Plan from Commercial and Auto Center to Multiple-Family Residential (apartments). (Areas I and II of the March Air Reserve Base Airport Influence Area-proposed Zone D).

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 Mr. Gus Gonzalez of the City of Riverside Planning Department, at (951) 826-5277.

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

ALUC Identification No.

ZAP1093MA13

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 12/16/2013
 Property Owner Emri-Newkirk Properties LLC Phone Number 949-795-0800
 Mailing Address P.O Box 2682
Del Mar, CA 92014

Agent (if any) The Planning Associates Phone Number 951-444-5600
 Mailing Address 495 E. Rincon St. Suite 212
Corona, CA 92879

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 5940-5980 Sycamore Canyon Blvd.
Riverside, CA 92507
 Assessor's Parcel No. 263-030-073, 263-030-075, 263-030-076 Parcel Size 10.26 Acres
 Subdivision Name Sycamore Canyon Apartments Zoning Commercial General (CG)
 Lot Number Lot # 73 (2.16 AC), Lot # 75 (3.72 AC), Lot # 76 (4.38 AC) Classification to R-4 Multiple-Family Res.

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) The proposed Project is the construction of a 274-unit apartment complex on a 10.26 acre multi-parcel property located on the east side of Sycamore Canyon Boulevard between Raceway Ford and Raceway Nissan auto dealerships.
The General Plan designation of the project site is "Commercial" and the zoning designation is "Commercial General."

Proposed Land Use (describe) The proposed land use will require a General Plan Amendment from "Commercial" to High-Density Residential" and Specific Plan Amendment from "Commercial-Auto Center" to "Multiple-Family" and rezoning from "Commercial General" to "R-4 Multiple-Family Residential Zone."

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 274-unit apartment on 10.26 AC or (3 parcels)
 For Other Land Uses Hours of Use _____
 (See Appendix C) Number of People on Site Maximum Number _____
 Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) Tallest structure is 41'-5" ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site Highest elevation is 1,527.2" 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 _____

Guerin, John

From: Gonzalez, Gustavo <GGonzalez@riversideca.gov>
Sent: Tuesday, January 28, 2014 4:55 PM
To: Guerin, John
Subject: 5940-5980 Sycamore Canyon Boulevard
Attachments: 5940-5980 Sycamore Canyon Blvd Descriptions.docx

Hi John,

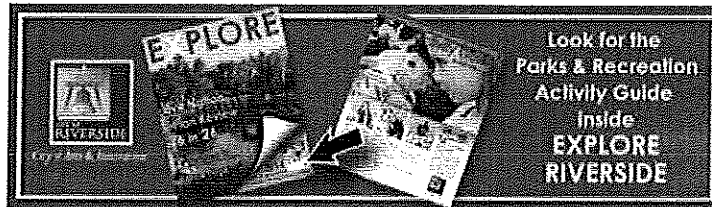
Attached are the GPA, SPA and RZ descriptions for the 275-unit apartment project on Sycamore Canyon Blvd.

Thanks,

Gus

Gustavo N. Gonzalez, AICP
Associate Planner

Community Development Department | Planning Division
City of Riverside | 3900 Main Street | Riverside, CA 92522
P. 951.826.5277 | F. 951.826.5981
ggonzalez@riversideca.gov
<http://www.riversideca.gov/planning/>



PLANNING CASE P13-0553: Proposal by John Myhre of JMP Development, LLC on behalf of Paul Newkirk of Emri-Newkirk Properties, LLC to consider a General Plan Amendment to amend the General Plan land use designation from C – Commercial to HDR – High Density Residential, to establish a 275-unit multiple-family residential complex on two contiguous parcels, and a portion of a third parcel, totaling approximately 10.26 acres located at 5940-5980 Sycamore Canyon Boulevard, and situated on the easterly side of Sycamore Canyon Boulevard between Fair Isle Drive and Box Springs Boulevard, in Ward 2.

PLANNING CASE P13-0554: Proposal by John Myhre of JMP Development, LLC on behalf of Paul Newkirk of Emri-Newkirk Properties, LLC to consider a Specific Plan Amendment to amend to the Sycamore Highlands Specific Plan from Commercial (Auto Center) to Multiple-Family Residential to establish a 275-unit multiple-family residential complex on two contiguous parcels, and a portion of a third parcel, totaling approximately 10.26 acres located at 5940-5980 Sycamore Canyon Boulevard, and situated on the easterly side of Sycamore Canyon Boulevard between Fair Isle Drive and Box Springs Boulevard, in Ward 2.

PLANNING CASE P14-0065: Proposal by John Myhre of JMP Development, LLC on behalf of Paul Newkirk of Emri-Newkirk Properties, LLC to consider a Zoning Code Map Amendment to amend the zoning designation from CG-WC-SP – Commercial General - Water Course - Specific Plan (Sycamore Highlands) to R-4 – Multiple-Family Residential, to establish a 275-unit multiple-family residential complex on two contiguous parcels, and a portion of a third parcel, totaling approximately 10.26 acres located at 5940-5980 Sycamore Canyon Boulevard, and situated on the easterly side of Sycamore Canyon Boulevard between Fair Isle Drive and Box Springs Boulevard, in Ward 2.

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: March 13, 2014

CASE NUMBER: ZAP1011RG14 –City of Perris

APPROVING JURISDICTION: City of Perris

JURISDICTION CASE NO: ZTA 11-02-0003 (Zone Text Amendment)

MAJOR ISSUES: None

RECOMMENDATIONS:

Staff recommends that the proposed zoning text amendment be found **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, and with the 2010/2011 Perris Valley Airport Land Use Compatibility Plan.

PROJECT DESCRIPTION:

ZTA 11-02-0003 is a proposal to amend the Sign Regulations chapter of the City of Perris Zoning Code to recognize new sign technology, particularly electronic display signs, and to provide clear and updated sign standards. No substantial modification to the size or height of signs for particular land use types and sizes is proposed that could be potential hazards to aircraft.

PROJECT LOCATION:

Case No. ZTA 11-02-0003 is potentially applicable to all land within the City of Perris as it regulates signs for a variety of land uses.

BACKGROUND:

Copies of the existing and proposed ordinances are provided for the Commission's consideration.

Non-Residential Intensity/Residential Density: As a zone text amendment affecting only sign regulations, no changes to the potential intensity of non-residential land uses or residential density would occur.

Noise: As a zone text amendment affecting only sign regulations, no changes in potential noise-

sensitive land uses would occur, since signs are not noise-sensitive.

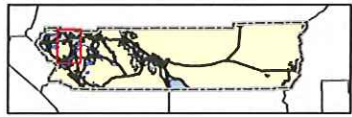
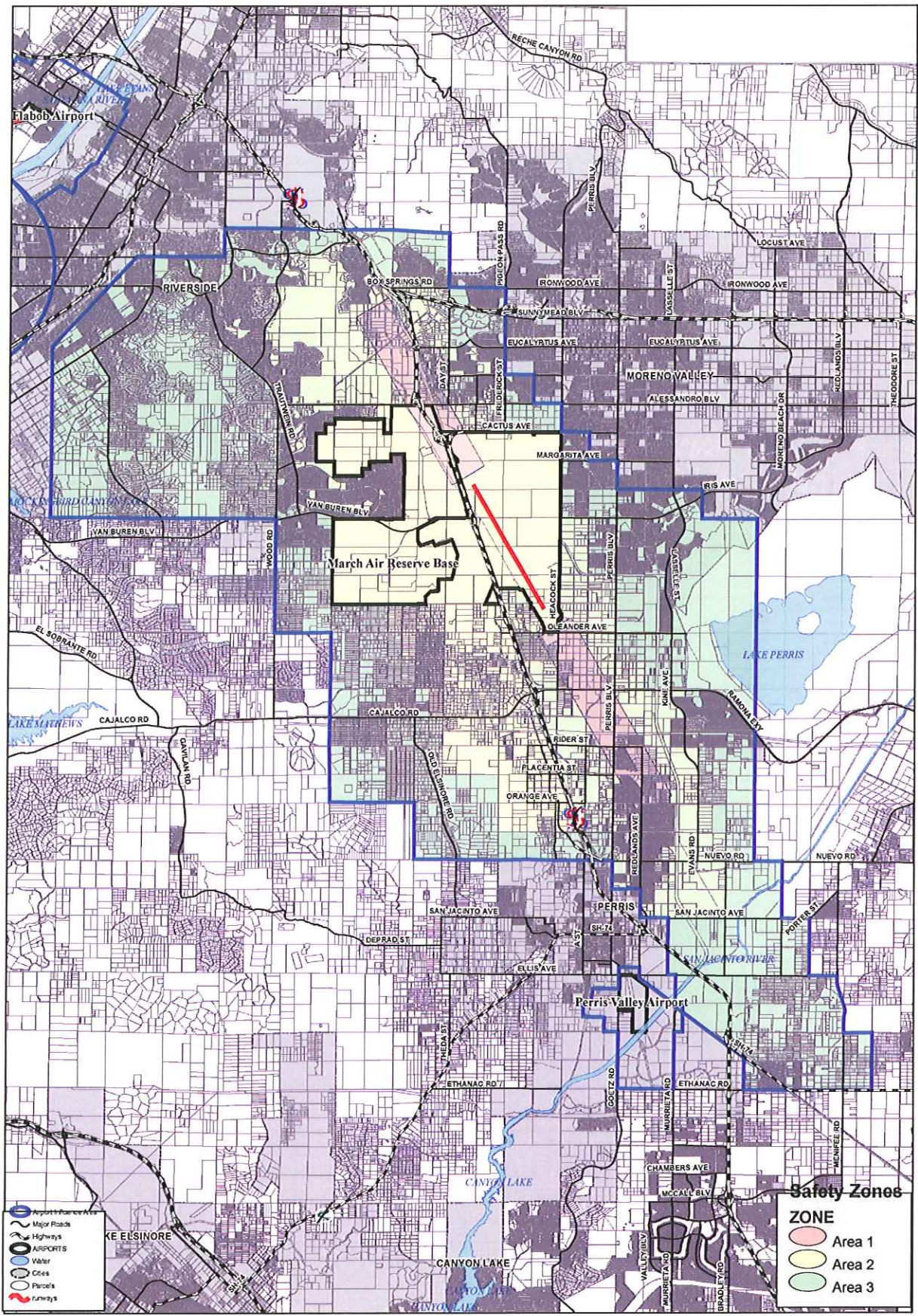
Part 77: As only a zone text amendment at this time, there are no specific signs or structures proposed to determine whether FAA Obstruction Evaluation is or may be required for any sign or structure. At the time when individual development is proposed, it will be reviewed and determined at that time.

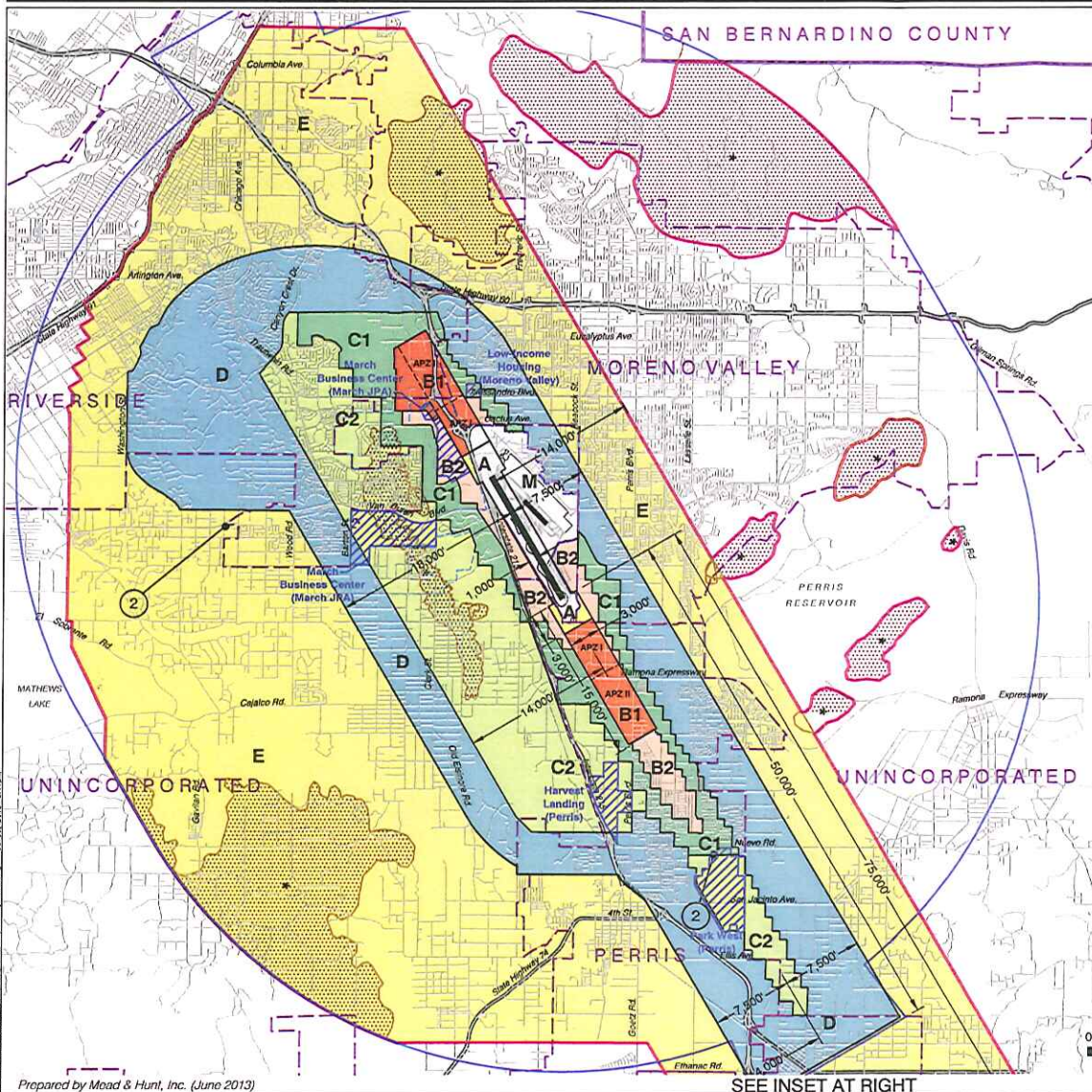
Open Area: As a zone text amendment affecting only sign regulations, there would be no direct or indirect impact or requirement for open area pursuant to the adopted Perris Valley Airport Land Use Compatibility Plan. There is no open area requirement in either the 1984 Riverside County Airport Land Use Plan or the draft March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Ordinance amendments are not subject to conditions.

Riverside County Airports

March Air Reserve Base





LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

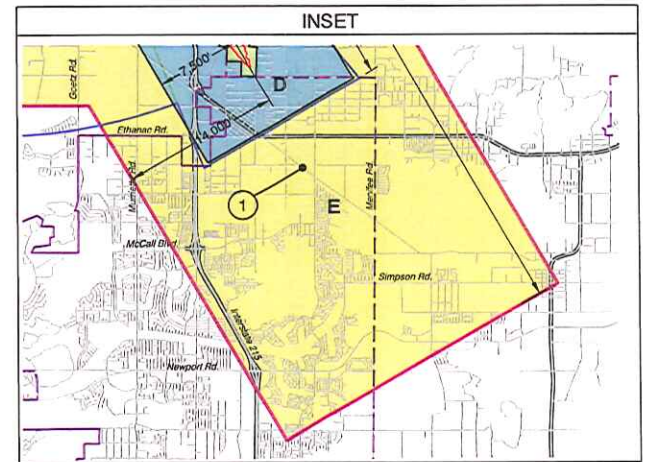
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

Note:

All dimensions are measured from runway ends and centerlines.

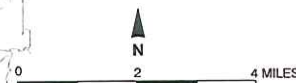
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.



**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(June 2013 Draft)**

Map MA-1

**Compatibility Map
March Air Reserve Base / Inland Port Airport**



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Legend

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

- Boundary Lines**
- Airport Property Line
 - City Limits
 - Downtown Specific Plan

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

Map PV-1

Compatibility Map
 Perris Valley Airport

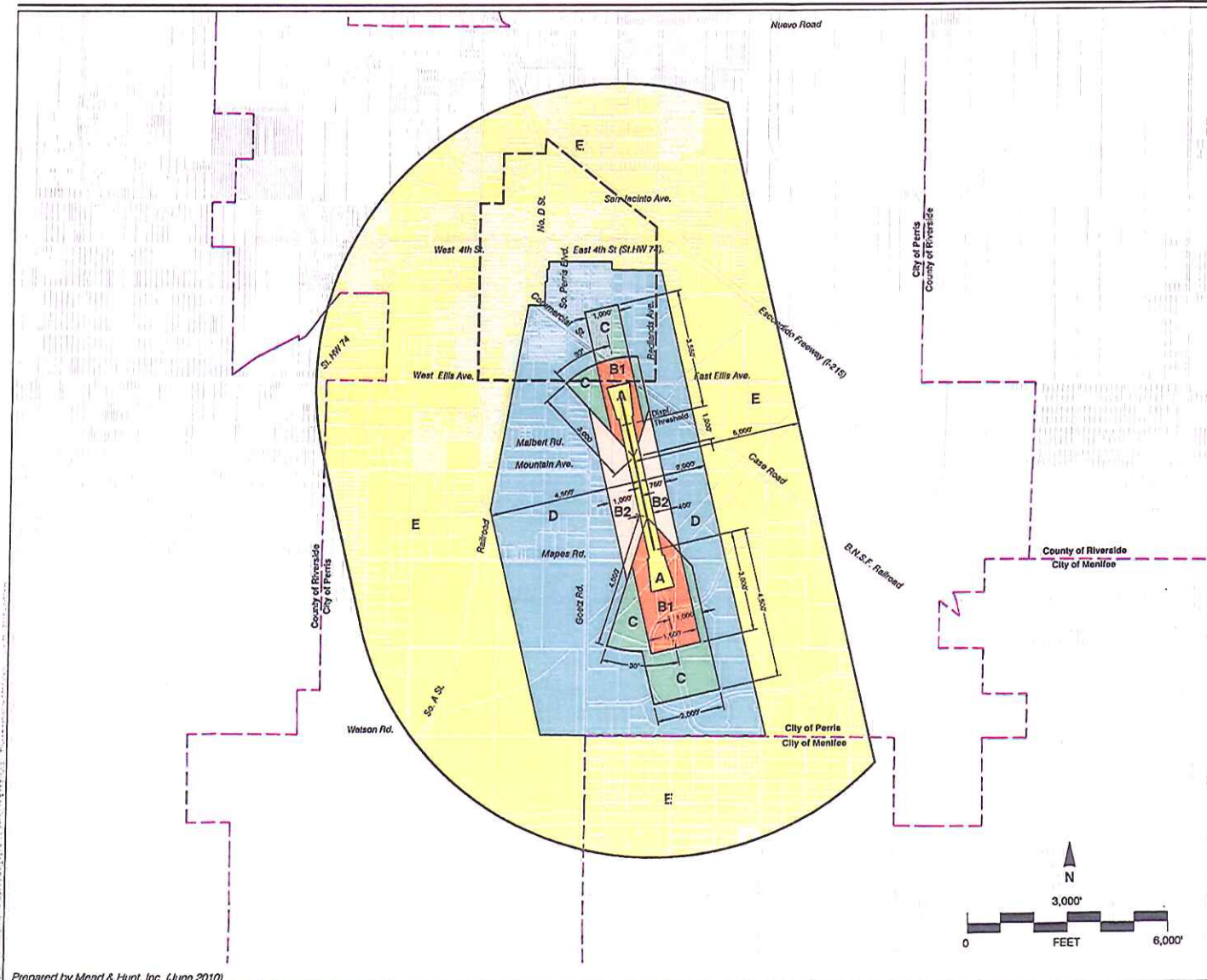


Exhibit 1: Regional Map

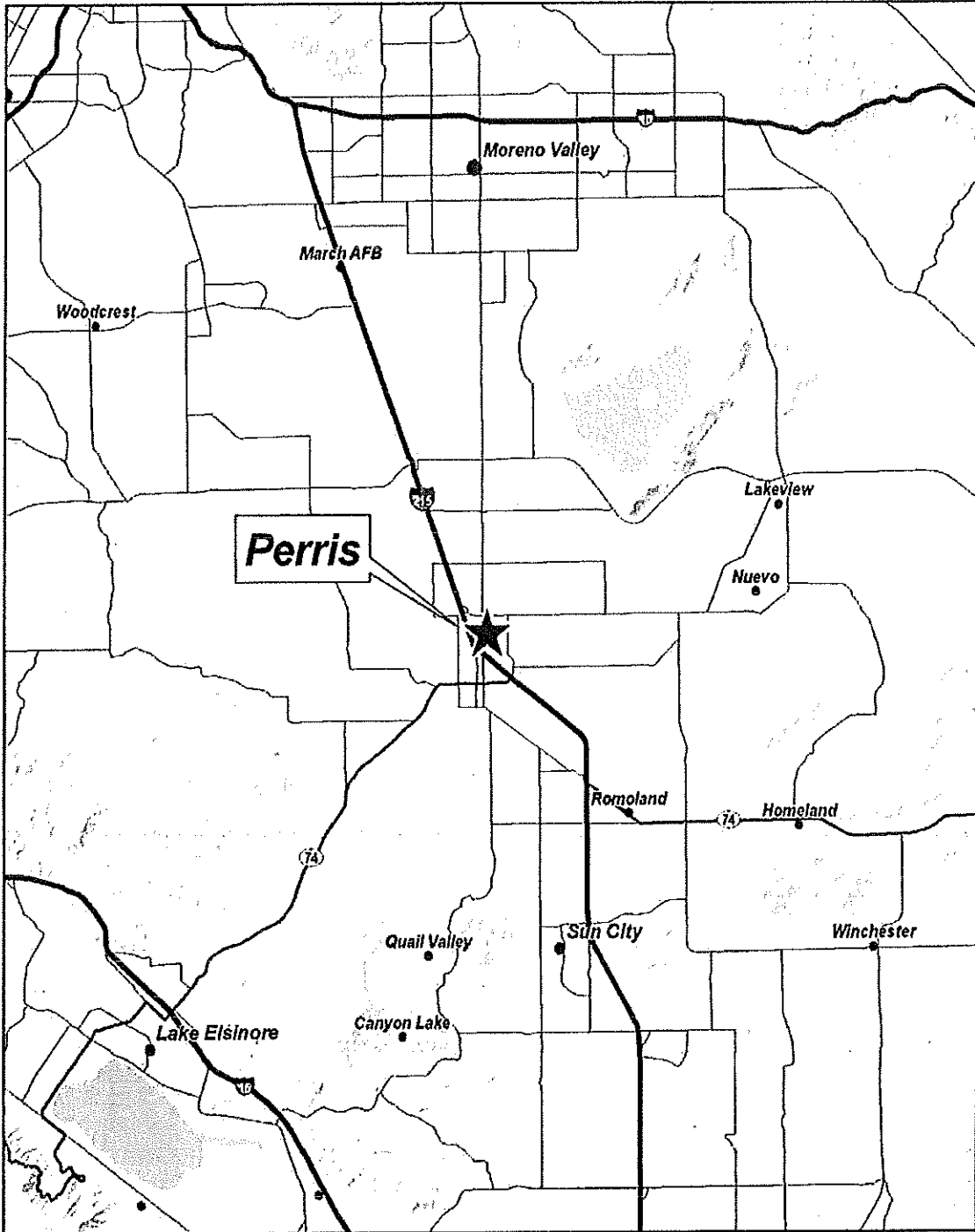
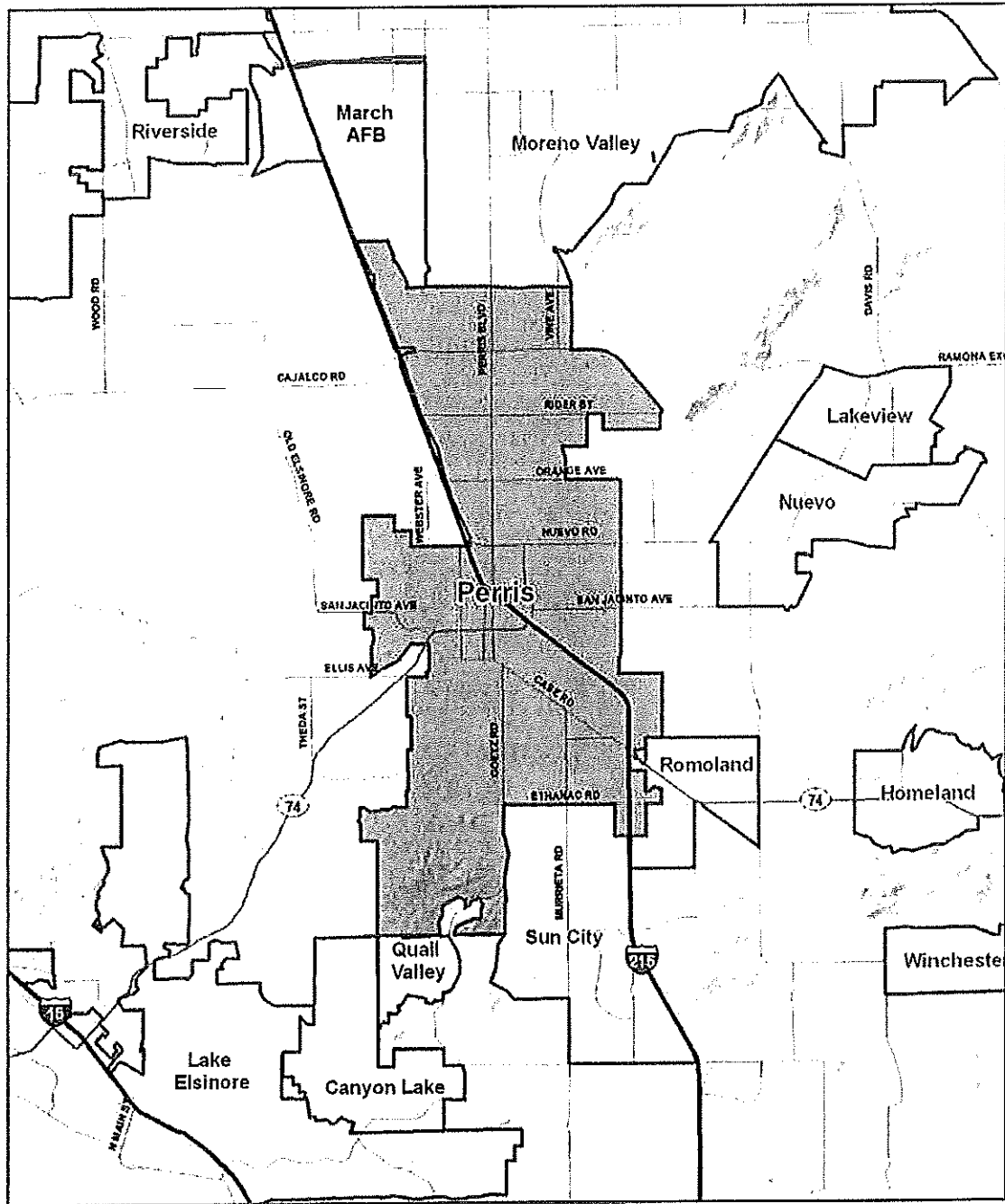
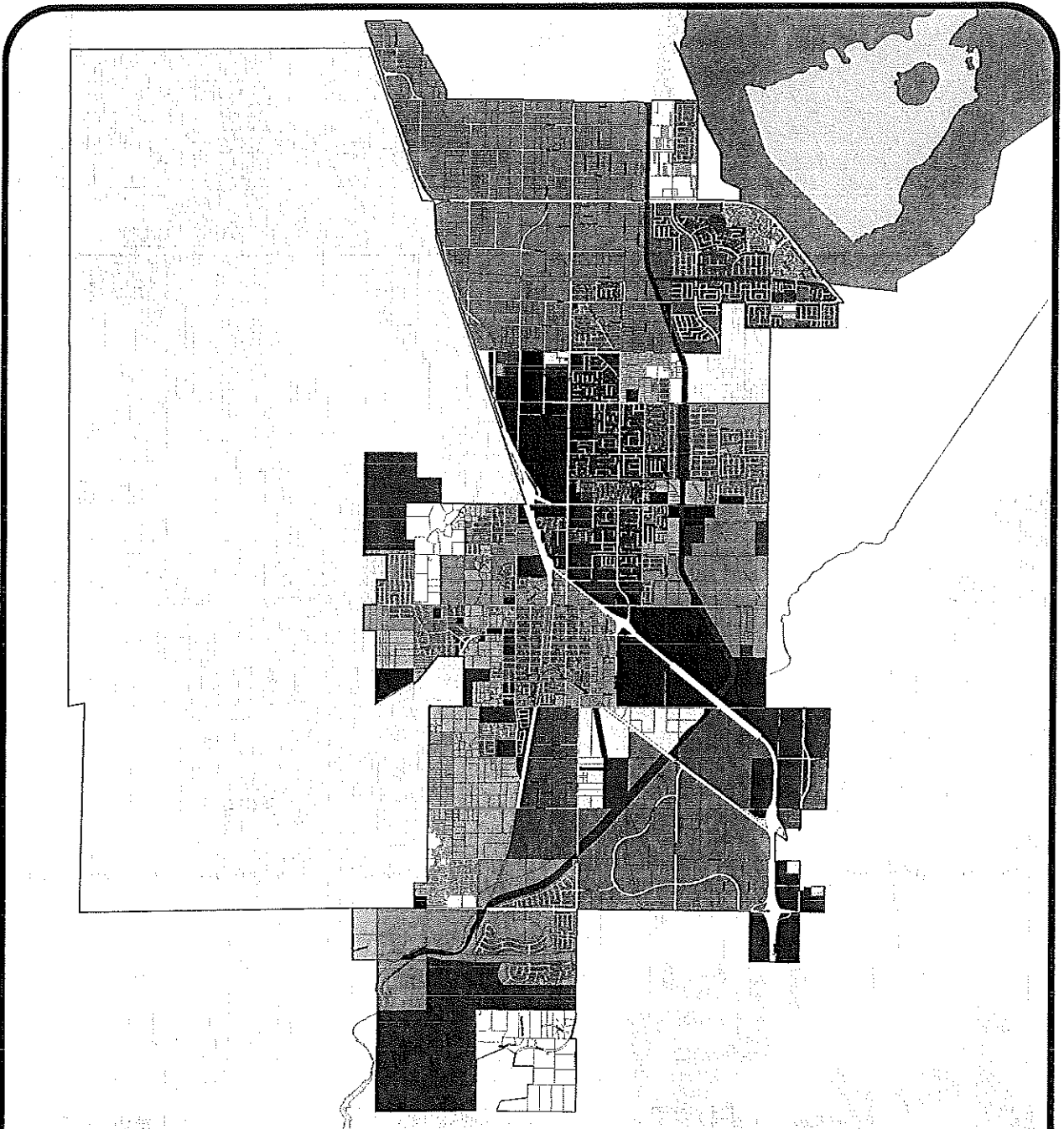


Exhibit 2: Vicinity Map



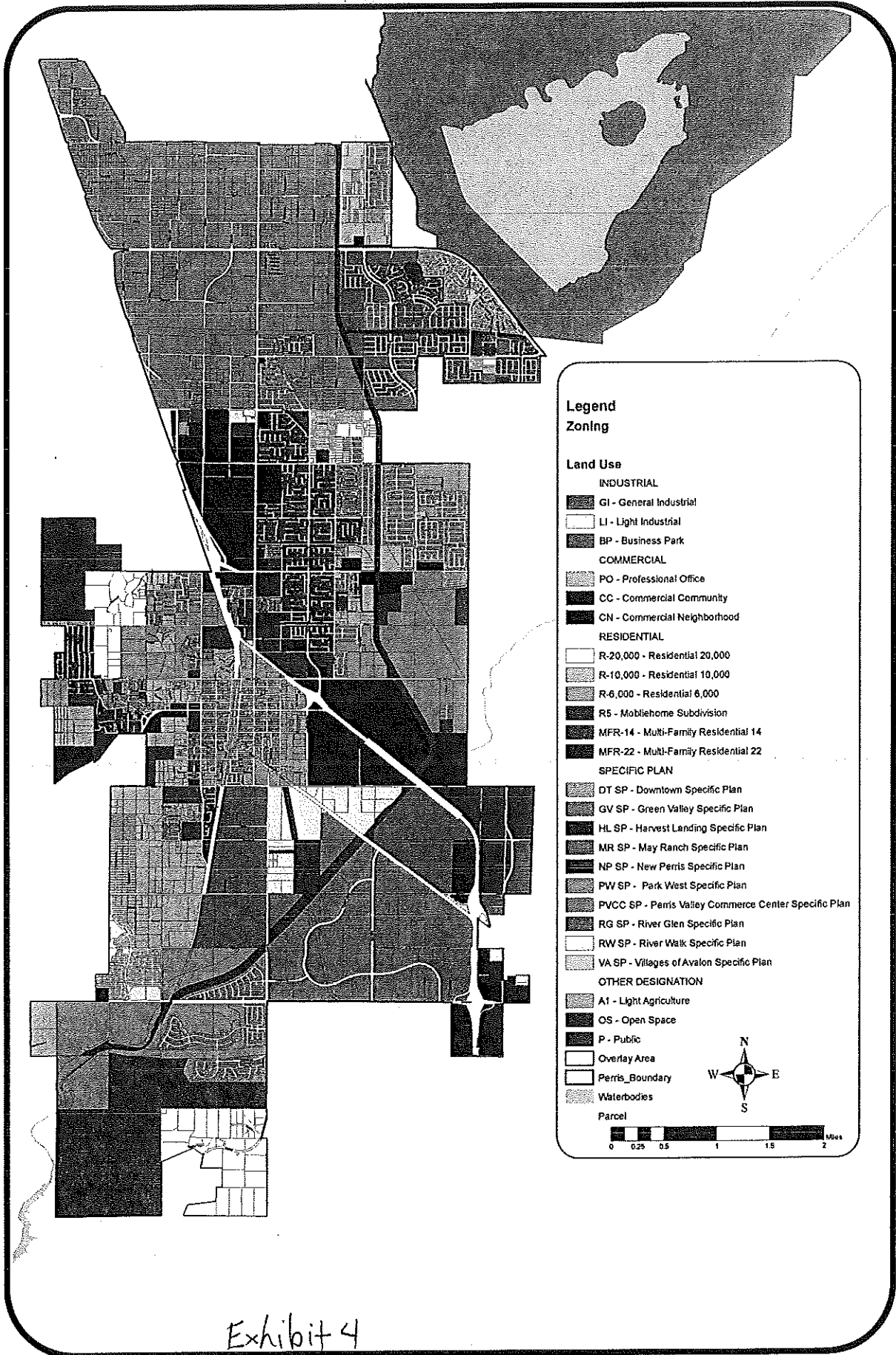
General Plan Map



Legend

| | | | |
|------------------------------|---------------------------------------|---|--------------------------|
| GENERAL PLAN | R-20,000 - Residential 20,000 | NP SP - New Perris Specific Plan | Perris Boundary |
| INDUSTRIAL | R-10,000 - Residential 10,000 | PVCC SP - Perris Valley Commerce Center Specific Plan | Parcels |
| GI - General Industrial | R-6,000 - Residential 6,000 | PW SP - Park West Specific Plan | Sphere of Influence |
| LI - Light Industrial | R5 - Mobilehome Subdivision | RG SP - River Glen Specific Plan | |
| BP - Business Park | MFR-14 - Multi-Family Residential 14 | RW SP - River Walk Specific Plan | |
| COMMERCIAL | MFR-22 - Multi-Family Residential 22 | VA SP - Villages of Avalon Specific Plan | |
| PO - Professional Office | SPECIFIC PLAN | OTHER DESIGNATION | |
| CC - Community Commercial | DT SP - Downtown Specific Plan | A1 - Light Agriculture | N W E S |
| NC - Neighborhood Commercial | GV SP - Green Valley Specific Plan | OS - Open Space | 0 0.25 0.5 1 1.5 2 Miles |
| RESIDENTIAL | HL SP - Harvest Landing Specific Plan | P - Public | |
| | MR SP - May Ranch Specific Plan | SP - Specific Plan | |
| | | Water | |

Perris Zoning Map



Legend Zoning

Land Use

- INDUSTRIAL**
- GI - General Industrial
- LI - Light Industrial
- BP - Business Park
- COMMERCIAL**
- PO - Professional Office
- CC - Commercial Community
- CN - Commercial Neighborhood
- RESIDENTIAL**
- R-20,000 - Residential 20,000
- R-10,000 - Residential 10,000
- R-6,000 - Residential 6,000
- R5 - Mobilehome Subdivision
- MFR-14 - Multi-Family Residential 14
- MFR-22 - Multi-Family Residential 22
- SPECIFIC PLAN**
- DT SP - Downtown Specific Plan
- GV SP - Green Valley Specific Plan
- HL SP - Harvest Landing Specific Plan
- MR SP - May Ranch Specific Plan
- NP SP - New Perris Specific Plan
- PW SP - Park West Specific Plan
- PVCC SP - Perris Valley Commerce Center Specific Plan
- RG SP - River Glen Specific Plan
- RW SP - River Walk Specific Plan
- VA SP - Villages of Avalon Specific Plan
- OTHER DESIGNATION**
- A1 - Light Agriculture
- OS - Open Space
- P - Public
- Overlay Area
- Perris_Boundary
- Waterbodies
- Parcel

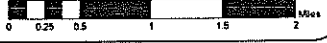
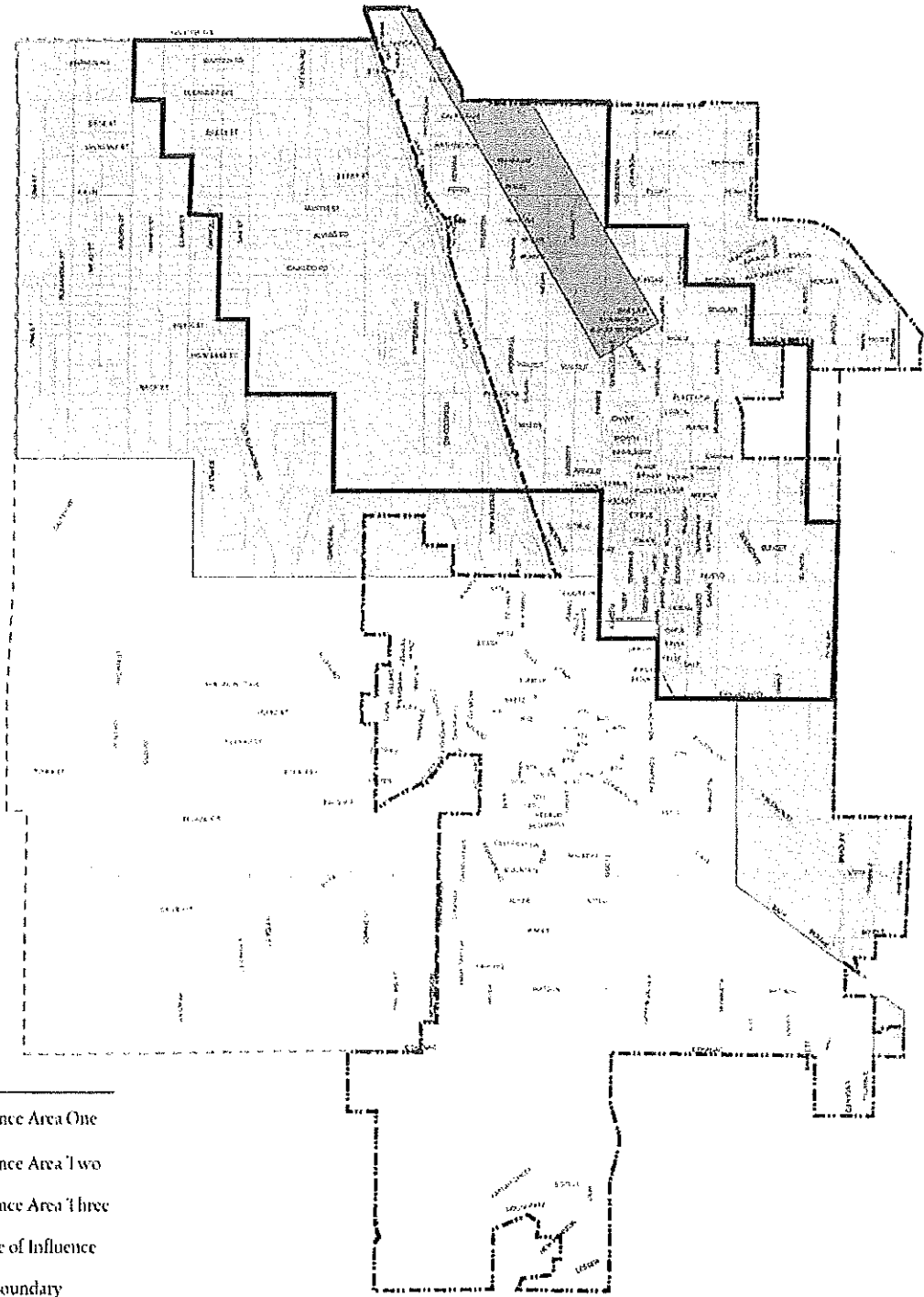



Exhibit 4

Updated January 3, 2013

Exhibit 5: March ARB Influence Areas



 *Not to Scale*
Source: March Joint Powers Authority

PROJECT DESCRIPTION

1. Project Title

Ordinance Amendment No. 11-02-0003 is a comprehensive update of Section 19.75, Sign Regulations, of the City of Perris Zoning Code (Chapter 19 of the Perris Municipal Code).

2. Lead Agency Name and Address

City of Perris
Development Services Department, Planning Division
135 North D Street
Perris, CA 92570

3. Contact Person and Phone Number

Diane Sbardellati, Associate Planner
951-943-5003

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)

5. Project Sponsor's Name and Address

Same as Lead Agency

6. General Plan Designation

The sign regulations update affects commercial, industrial, residential, public and mixed-use General Plan land use designations within the City. (See Exhibit 3, General Plan Map)

7. Zoning District

The project is associated with commercial, industrial, residential, public and mixed-use development within the City. (See Exhibit 4, Zoning Map)

8. Aircraft Hazards

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

9. Project Description

The City of Perris is updating its existing sign code to better serve the public and businesses in the City. Signage in the City of Perris is regulated by Zoning Code Section 19.75. Overall, the intent of proposed Ordinance Amendment 11-02-0003 is to recognize new sign technology, particularly electronic display signs, and to provide clear, concise and updated modern standards to improve sign opportunities and the appearance of signs throughout the City.

Changes to the sign code include the following:

- Sign definitions have been expanded and updated.
- Several sections of the sign code have been condensed or abbreviated.
- Electronic sign standards have been added.
- Signage opportunities have been increased for wall signs.
- Temporary sign permit display periods have been expanded for new businesses.
- Vertical banner signs are allowed subject to new standards.
- Illumination standards have been revised to include electronic signs.

The following sections of the existing sign code (Chapter 19.75 of the Perris Municipal Code) were not changed:

- 19.75.010 Purpose
- 19.75.130 Sign Regulations by Use – Political Signs (formerly Section 19.75.180.A, under the heading of PERMITTED – SPECIAL)
- 19.75.270 Outdoor Advertising [separate ALUC review]

Permitted sign heights for monument or pylon signs also have not changed. Note that provisions for Outdoor Advertising (Case ZTA 13-11-0004), including Billboards, was previously submitted to ALUC for review. The revised Outdoor Advertising section of the Sign Code will be added to the comprehensive sign code update in the future.

The proposed changes to the Perris Sign Code are based in part on the recommendations of the United States Sign Council (USSC) Model On-Premise Sign Code (2010), recently enacted sign ordinances of larger cities (such as the City of Riverside) in Riverside County, and recommendations from the City Attorney for Perris. While the City Attorney recommendations primarily address avoidance of sign content control, the USSC's goal is to "develop guideline standards and models designed to facilitate...performance oriented community sign systems based on empirical scientific research." This science-based research is intended to quantify "aspects of on-premise sign functionality, including viewer detection and legibility, viewer response and comprehension, traffic safety issues under varying roadside conditions, and optimum lighting levels." The recommended sign guidelines are intended to be both objective and consistent with human factors performance criteria. As such, the performance data and numerical quantities are defensible against charges of subjectivity or lack of sustainable performance evidence. For more information, including the USSC's research studies and publications (Table A), the USSC website is located at:

<http://landuselaw.wustl.edu/Ordinances/USSCModelOn-PremiseSignCode.pdf>

CHAPTER 19.75

DRAFT SIGN REGULATIONS

Sections:

| | |
|-----------|---|
| 19.75.010 | PURPOSE |
| 19.75.020 | SIGN PERMITS – GENERALLY |
| 19.75.030 | AUTHORITY AND APPROVAL |
| 19.75.040 | FEE SCHEDULE |
| 19.75.050 | APPLICATION REQUIREMENTS |
| 19.75.060 | BUILDING PERMITS REQUIRED |
| 19.75.070 | DEFINITIONS |
| 19.75.080 | EXEMPT SIGNS |
| 19.75.090 | PROHIBITED SIGNS |
| 19.75.100 | PERMITTED SIGNS AND STANDARDS |
| 19.75.110 | SIGN ILLUMINATION STANDARDS |
| 19.75.120 | SIGN PROGRAMS |
| 19.75.130 | SIGNS REGULATIONS BY USE |
| 19.75.140 | ELECTRONIC SIGNS |
| 19.75.150 | OFF-SITE ADVERTISING SIGNS (BILLBOARDS) |
| 19.75.160 | TEMPORARY SIGNS |
| 19.75.170 | SIGN CLEARANCE |
| 19.75.180 | SIGN MAINTENANCE |
| 19.75.190 | SIGN ENFORCEMENT AND ABATEMENT |
| 19.75.200 | NONCONFORMING SIGNS |

19.75.010 PURPOSE

A. The purpose of this chapter is to enhance the visual environment and safety of the City:

1. To provide a reasonable system of sign control, integrated within and as a part of the comprehensive zoning plan set forth by this Code.
2. To enhance the economic value of the City through the uniform regulation of development standards regarding size, height, location, and illumination of signs.
3. To protect public and private investment in buildings and open space.
4. To preserve and improve the appearance of the City as a benefit to residents and those employed here, and as an attraction to others who come to visit or trade.
5. To attract and direct persons to a variety of activities and enterprises for the maximum public convenience.
6. To encourage sign compatibility with the land use.
7. To reduce traffic and safety hazards to motorists and pedestrians through sound sign practices.
8. To encourage a desirable urban character with a minimum of overhead clutter.
9. To avoid a profusion of sign displays which confuse the public and adversely impact the aesthetics of a building or site.

10. To encourage and incentivize well-designed signs and provide grounds for latitude regarding well-designed sign relationships.
11. To promote the public health, safety and general welfare of the City.

19.75.020 SIGN PERMITS – GENERALLY

Except as otherwise permitted by this chapter, no sign shall be erected, altered or relocated without sign review and approval by the Planning Division of the Development Services Department, and a sign permit issued by the Building Division of the Development Services Department. Unless exempt from the regulations of this Chapter, a sign permit shall be issued by the Planning Division after approval of a Minor Development Plan Review (Chapter 19.54), unless a Temporary Sign, which requires approval of a Temporary Sign Permit by the Planning Division only (no building permit required), or an Off-site Advertising Sign (billboard), which requires the approval of a Conditional Use Permit (Chapter 19.61) prior to building permit issuance. No sign permit shall be issued under this Section unless the sign proposal is in compliance with all applicable laws and ordinances.

19.75.030 AUTHORITY AND APPROVAL

The Development Services Department shall issue required sign permits upon compliance with the provisions of this Chapter.

19.75.040 FEE SCHEDULE

Sign application filing fees shall be as set forth by City Council Resolution No. 2659 (7-28-98). The fee deposit collected for sign plan review is intended to cover the actual costs of the City to administer the sign approval process.

19.75.050 BUILDING PERMITS REQUIRED

No sign shall be constructed, placed, or otherwise installed on any parcel of land, building, or other structure, unless all required building permits have been obtained, and appropriate fees have been paid. Separate building permits and electrical permits shall be required for each sign or group of signs in one location. A change in sign copy does not require a permit when the sign is otherwise in compliance with the provisions of this chapter.

19.75.060 APPLICATION REQUIREMENTS

Applications for sign permits shall be made to the Development Services Department accompanied by the current filing fee on the form provided, with the following information:

- A. Minor Development Plan Review
 1. Completed application form and fee.

2. Plans drawn to scale of the site plan and building elevations detailed with location, area, and dimension of each and every sign and type of sign indicated. All signs shall be depicted, including: Tenant identification sign, building identification sign, address sign, window sign, and any other permitted signage.
3. Sign plans drawn to scale which include the location, dimensions, and elevation of each sign proposed. Details as sign area, dimensions, color, letter height, and illumination method shall be included.
4. Blueprint or electronic drawings of the plans and specifications and method of construction and attachment to the building, structure, or ground.
5. Name of the person erecting the advertising structure, name of the tenant, owner, or land on which the advertising structure is to be erected.

19.75.070 DEFINITIONS

Abandoned Sign means any sign which no longer advertises a business, lessee, owner, product, service or activity on the premises where the sign is displayed.

Alteration refers to any change of copy, sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign.

Animated or Moving Sign is any sign which uses movement, lighting, or special materials to depict action or create a special effect to imitate movement.

Area of a Sign is the entire area within a perimeter defined by a continuous line composed of right angles which enclose the extreme limits of a lettering, logo, trademark, or other graphic representation, together with any frame or structural trim forming an integral part of the display used to differentiate the sign from the background against which it is placed.

Awning Sign is any sign copy or logo mounted or attached to, or painted on an awning.

Banner, Vertical Banner, Flag, or Pennant Sign is any cloth, bunting, plastic, paper or similar non-rigid material used for temporary advertising purposes attached to any structure, staff, pole, line, framing, or vehicle, not including official flags of the United States, the State of California, and other states of the nation, counties, municipalities, official flags of foreign nations and nationally or internationally recognized organizations.

Bench Sign means any copy painted on any portion of a bench.

Billboard is a large-scale sign or panel for the display of offsite advertisements in public places, such as along highways.

Building Frontage means the building elevation that is oriented toward a parking lot, mall, walkway, street, driveway, alley or freeway where a sign will be visible to the public and/or access to the building is available.

Bulletin Board means a sign of permanent character, but with removable letters, words or numerals indicating the names of persons associated with events conducted upon or products or services offered upon the premises which such signs are located and maintained.

Business Frontage means that portion of a building frontage occupied by a single business tenant having a public entrance within the building frontage.

Business Identification Sign means a sign which serves to identify only the name, address, and lawful use of the premises upon which it is located and provides no other advertisements or product identification.

Cabinet Sign or Can Sign is a prohibited sign containing all the text and/or logo symbols within a single enclosed cabinet which may or may not be illuminated.

Candela. The candela (cd) per meter squared is the standard unit of luminance. See "Nit."

Channel Letters means three-dimensional individually cut letters or figures, illuminated or non-illuminated, affixed to a building or sign structure.

Changeable Copy Sign is a sign designed to allow the changing of copy through manual, mechanical, or electronic means, including time and temperature. See Electronic Sign or Readerboards.

Civic Event Sign is a temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organization, or similar noncommercial organization.

Commemorative Sign means a sign identifying historical buildings, structures, places, trees, or events.

Contractor or Construction Sign states the name of the developer and contractor(s) working on the site and any related engineering, architectural or financial firms involved with the project.

Convenience Sign is a sign that conveys information (e.g., restrooms, no parking, entrance) or minor business identification for directional purposes, and is designed to be viewed on-site by pedestrians and/or motorists.

Cladding is the non-structural covering designed to conceal the actual structural supports of a sign. See also pole or pylon cover.

Commercial Outdoor Advertising Sign is a permanent off-premise sign erected, maintained or used in the outdoor environment for the purpose of providing copy area for commercial or noncommercial messages.

Conforming Sign is a sign that is legally installed in conformance with all prevailing jurisdictional laws and ordinances.

Copy is the graphic content or message of a sign, including words, letters, numbers, figures, designs, characters or other symbolic representations incorporated into a sign.

Copy Area of a Sign is the actual area of the sign copy as applied to any background. Copy area on any individual background may be expressed as the sum of the geometrically computed shape or shapes encompassing separate individual letters, words, or graphic elements on the background.

Cloud Sign is a one-piece, vacuum-formed plastic sign that features dimensional or embossed letters and graphics in a custom shape. The name is taken from the rounded, less angular shape of the sign.

Dimensional Letter, Symbol, or Graphic is a letter, symbol, or graphic that is three dimensional in character, containing height, width, and depth.

Directional Sign is any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

Directory Sign is a sign located in a multi-unit complex which lists businesses and corresponding addresses located within the complex.

Display Time is the amount of time a message and/or graphic is displayed on an Electronic Sign.

Dissolve is a mode of message transition on an Electronic Sign accomplished by varying the light intensity or pattern, in which the first message gradually appears to dissipate and lose legibility with the gradual appearance and legibility of the second message.

Double-faced Sign is a sign with two faces, back to back.

Dynamic Frame Effect is an Electronic Sign frame effect in which the illusion of motion and/or animation is used.

Electronic Sign (also called an Electronic Message Sign, Programmable Electronic Sign, Electronic Message Center or Electronic Reader Board) are all names for electronic or digital LED display and/or message signs with programmable text and images for the advertisement or promotion of the business or entity upon which property it is located, or off site, such as a billboard.

Fade is a mode of message transition on an Electronic Sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Foam Letters are individual letters used for signs that are manufactured from structural foam and painted.

Foot Candle is an English unit of measurement of the amount of light falling upon a surface (illuminance). One foot candle is equal to one lumen per square foot.

Foot Lambert is an English unit of measurement of the amount of light emitted by or reflecting off a surface (luminance) equivalent to 3.4262591 candelas per square meter.

Frame is a complete, static display screen on an Electronic Sign.

Frame Effect is a visual effect on an Electronic Sign applied to a single frame. See also Dynamic Frame Effect.

Freestanding Sign means a sign permanently supported by one or more uprights, braces, poles, or other similar structural components attached to the ground or any foundation set in or upon the ground as a support base. Also called a monument sign or ground-mounted sign.

Freeway Sign means a sign located on the same parcel as the entity it identifies and such parcel is located within 660 feet of the nearest edge of a freeway right-of-way line.

Frontage (Property) is the length of the property line(s) of any single premise along either a public way or other properties on which it borders.

Frontage (Building) is the length of an exterior building wall or structure of a single premise along either a public way or other properties that it faces.

Grand Opening means a special event solely for the purpose of promoting newly established businesses, within 60 days of the initial occupancy of the premises by the business.

Human-held Sign is a person with or without a costume representing a business located on site or offsite on or near the right of way wearing and/or manipulating an advertising sign.

Illegal Sign is a sign erected without compliance with all ordinances and regulations in effect at the time of its construction and erection.

Lighted Sign is a sign which utilizes internal or external illumination or material which creates a similar effect.

Logo is a graphic representation or symbol of a company name, trademark, abbreviation, etc., often uniquely designed for ready recognition to be used on its letterhead, advertising material, and signs.

Marquee is any sign designed to allow the changing of symbols through manual, mechanical or electrical means, including time and temperature signs. A marquee sign may also be printed or mounted on a rigid canopy or awning of a commercial business.

Mobile Sign is any nonpermanent sign which is movable by or on wheels, attached to a vehicle, or otherwise transportable.

Monument Sign is a low profile, freestanding sign supported by a solid base as opposed to poles or open braces.

Mural means a very large image, such as a painting or enlarged photograph that is applied directly to an expanse of wall, window or ceiling. Murals are commissioned public art and as such, no commercial image, logo or trademark may be mounted on the same visual plane as the mural.

Nonconforming Sign is a sign that was legal when established but which because of the adoption or amendment of the current ordinance does not comply with the present laws.

Nit is a photometric unit of measurement referring to luminance that is used to calculate the luminance of an Electronic Sign. One nit is equal to one cd/m².

Off-Site Sign is a sign which advertises or directs attention to a business, profession, product, commodity or service sold, manufactured or offered not upon the property upon which the sign is located.

On-Site Directional Sign is a noncommercial sign to direct pedestrian and vehicular traffic.

Outdoor Advertising Sign is the same as an Off-site Sign.

Pole Sign is a high-profile sign having one or more leg supports permanently attached directly into or upon the ground, without decorative cladding. Such signs are prohibited by this code.

Political Sign is any of a group of signs that are intended to inform or influence the action of the voting public with respect to the passage or defeat of a measure appearing on the ballot at any national, state or local election, or which is designed to influence the voters with respect to the nomination, election or defeat of a candidate for public office or the removal of any person from public office at any national, state or local election. Political signs include any sign which is designed to encourage voters to vote for the candidates of a particular political party, and any sign pertaining to the conduct of a government in general.

Pylon Sign is a high profile sign over six feet in height having a solid support permanently attached directly into or upon the ground.

Readerboard is a sign on which copy can be changed manually or automatically. It usually consists of a panel on which individual letters or pictorials are mounted, such as prices or other information. Modern readerboards are often electronic to allow for frequent updating and more efficient conveyance of information to the public. See also Electronic Sign.

Real Estate Sign is a temporary sign advertising the sale, lease, or rental of the property upon which it is located and maintained, but does not include subdivision signs.

Sign means any notice, writing of letter, words or numerals, pictorial presentations, illustrations or decorations, emblems or devices, symbols or trademarks, flags, banners or

pennants, graphic announcements, insignia display, display of words, bills, posters, pictures, lithographs, maps, plats, buntings, whirligigs, balloons, valances, light festoons, or items of a similar nature, designed to be and used as a means of attracting attention outdoors, including but not limited to a structure or any part thereof, or an item attached to, painted on, or in any manner represented on a building or structure or device that is used to advertise, promote, inform and/or attract the interest of any person.

Sign, Community Identification is any sign which identifies the name and/or logo of a subdivision, mobile home park, multi-family complex, or specific plan.

Sign Height is the greatest vertical distance measured from the finished grade at the point the sign supports intersect the ground to the uppermost area of the sign which includes support features.

Sign, Permanent is a sign which is intended to exist for the duration of time that the use or occupant is located on the premises.

Sign, Permitted is any sign which is lawfully erected, replaced, altered, relocated or maintained in conformance with the requirements of this Chapter and other applicable laws.

Sign Program or Sign Plan is a comprehensive sign plan for large projects demonstrating a common relationship and unity of design, such as an artistic and architectural relationship, between the types of signs included in the project. To provide the maximum incentive towards the design of a superior quality sign program, the Planning Division will allow flexibility and latitude in the interpretation of the sign regulations to achieve the intent of the sign regulations for multi-tenant and large, unique or sensitive developments. A master signage plan shall be prepared for all new commercial, office or industrial projects or any multi-tenant buildings or group of buildings having four or more tenant or occupant spaces on a lot or combination of lots subject to a common development permit or plan. See Section 19.75.120.

Sign, Projecting is a sign which protrudes from a building or structure.

Sign, Prospective Tenant Identification is a temporary sign which identifies a future use of a site or building(s).

Sign, Public Convenience is a noncommercial sign which directs the public to public facilities.

Sign, Public Utility is a sign erected for the purpose of identifying public utilities and related equipment.

Temporary Sign means any sign not intended for permanent display that is displayed for a limited period of time and capable of being viewed from any public right-of-way, parking area or neighboring property. See also Temporary Signs, Section 19.75.160.

Tenant Identification Sign identifies a tenant or business and is located on the same premises as that business or tenant.

Vehicle Sign is a sign which is placed on, attached to, or painted on a vehicle.

Wall Sign is a sign attached or erected upon a wall of a building or structure.

Window Area shall be computed by calculating each window pane or panel. The area shall be separate for each building face, and for each window. A group of window panes or panels may be considered one window if they are adjoining and less than six inches apart.

Window Sign is a sign painted or otherwise attached to a window for the purpose of outside display.

19.75.080 EXEMPT SIGNS

The following signs or displays are exempt from permit requirements pursuant to this chapter:

- A. **Address identification signs** posted on contrasting background that comply with the following minimum requirements:
 - 1. Single-Family Residential: Minimum character height of four inches.
 - 2. Multi-Family Residential: Minimum character height of six inches for each individual unit and 12 inches for each building and/or complex.
 - 3. Industrial/Office/Civic/Institutional: Minimum character height of 12 inches.

- B. **Real estate signs** that indicate availability for sale, lease, or rent on the site on which they are located, provided such signs comply with the following:
 - 1. Multifamily or Neighborhood Residential for Sale or Rent: Nonilluminated signs not to exceed six square feet in area and seven feet in height. One sign per street frontage only, to be removed within 15 days after the close of escrow, or the execution date of a rental or lease agreement.
 - 2. Nonresidential: Nonilluminated signs not to exceed 32 square feet in area and eight feet in height. One sign permitted per street frontage, placed a minimum of 10 feet from the property line.

- C. **Prospective Tenant Identification Signs**, provided such signs are not erected on a site prior to the approval of a parcel map, final map, conditional use permit or plot plan for the project being advertised for the site, and are removed within 14 days upon issuance of the certificate of occupancy.
 - 1. Parcels less than 10 acres: Signs shall be limited to one per street frontage, not to exceed 32 square feet in area and eight feet in height. Such signs shall be placed 10 feet from property line.
 - 2. Parcels 10 acres or greater: Signs shall be limited to one per every 600 linear feet of street frontage not to exceed 64 square feet in area and 15 feet in height. Such signs shall be placed 10 feet from property line.

D. Safety and Governmental Signs are allowed as follows:

1. Political signs when displayed in accordance with Section 19.75.130.A of this Code.
2. State or federal flags.
3. Signs included as part of a bus shelter erected on an official bus route in cooperation with the Riverside Transit Authority.
4. City-sponsored wayfinding signage installed as part of a coordinated privately contracted program.
5. City-sponsored public gateway entrance identification monumentation.
6. Construction signs provided such signs comply with the following:
 - a. One directory sign per construction site (one acre net or larger) not to exceed 32 square feet in area and eight feet in height placed not more than 10 feet from property line. Such signs shall be removed prior to occupancy of the project.
 - b. On an occupied residential lot, one sign not to exceed six square feet in area and four feet in height which states the name of the contractor(s) performing construction work on the site, to be removed at end of construction work.
 - c. Safety signs are allowed on construction sites.
7. Signs required by law, including but not limited to official or legal notices issued and posted by any public agency or court; or traffic directional or warning signs.
8. Warning signs, including, "no trespassing," "no parking," and other warning signs are allowed provided they not exceed two square feet in area, and are located entirely onsite.
9. Public utility signs which aid public safety, or which show the location of underground facilities.
10. Incidental signs not to exceed two square feet in surface area, provided that said size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency.

E. Miscellaneous Signs

1. Commemorative signs.
2. Historical plaques, tablets or inscriptions that are an integral part of the building structure, or are attached flat to the face of the building, not illuminated, and do not exceed four square feet in area.
3. On-site directional signs are allowed provided such signs do not exceed a maximum of four feet in height as measured from ground level, and three square feet in area.
4. Nameplates attached to doors are allowed provided they are non-illuminated and do not exceed two square feet in area.
5. Public convenience signs, such as signs identifying restrooms, public telephones, walkways and similar features or facilities, are allowed provided such signs are no more than two square feet in area, and contain no advertising message.
6. Signs carved or raised in integral relief on a building that are a physical part of the building construction materials that comprise the façade.

7. A flag of a commercial institution, provided no more than one on-site flag is permitted per business premises, or one per tenant in a multi-tenant building. The flag shall not exceed 20 square feet in surface area or advertise a product. Multiple flags in a multi-tenant building shall be grouped aesthetically in one location. Flags shall be attached to a permanently anchored decorative pole, which requires a building permit. Corporate flags shall be maintained in good condition.
8. Signs or displays not intended to be visible from streets or public ways, signs in the interior of a building more than three feet from the closest window and not facing a window, and point of purchase advertising displays, such as vending machines.

19.75.090 PROHIBITED SIGNS

The following signs or displays are prohibited:

1. Portable signs, except as provided for in Section 19.75.160, Temporary Signs and Displays of Limited Duration.
2. Roof signs.
3. V-shaped, A-shaped or multi-faced signs with an angle between each face exceeding 20 degrees.
4. Signs placed on utility poles, fences, walls or trees, except signs of utility companies or government.
5. Signs which may be confused with traffic control signs or signals by reason of their size, location, movement, content, coloring or manner of illumination.
6. Signs that may interfere with visibility for the safe movement of pedestrians, bicycles, and vehicles.
7. Inflatable signs and other permanent objects used to advertise a business or a commodity, including, but not limited to, figural balloons and humanoid figures.
8. Signs with emissions of smoke, visible vapors, particles, sound or odor, or open flames used to attract public attention to a place of business or to an advertising sign.
9. Flashing signs or signs with a strobe effect that have a change rate or dwell time of four (4) seconds or less are prohibited.
10. Off-premises signs, billboards, poster boards and other advertising for products or business not located on the site of the business or place of sale, except as permitted in this chapter.
11. Cabinet signs and can signs. However, one-piece dimensional plastic cloud signs are permitted subject to the standards contained in this chapter.
12. Foam letter signs (with or without rigid facing material).
13. Pole signs.

19.75.100 PERMITTED SIGNS AND SIGN STANDARDS

A. **Office, Commercial and Industrial Building Signs.** Generally, each establishment located in a non-residential zone is allowed at least one wall sign per building frontage.

1. **Wall Signs.** For each use or occupancy, one wall sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, a maximum of one square foot of sign per lineal foot of frontage of the lease space or building occupied by the use, but not to exceed 200 square feet of total sign area. For each lease space or building with a minimum width of 100 feet, a maximum of two wall signs shall be allowed on each building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway. Total square footage of all signs on each building frontage shall not exceed one square foot of sign per lineal foot of building frontage, up to a maximum of 200 square feet combined area of all signs on a given frontage.
2. **Window Signs.** For each use or occupancy, one window sign for each public entrance, and no sign exceeding nine square feet shall be permitted.
3. **Awning and Marquee Signs.** For signs that are printed or mounted on an awning or marquee, the following standards apply:
 - a. Awning and marquee signs are only allowed on building facades that are adjacent to a sidewalk or walkway.
 - b. Signs shall only be allowed on the front face or valance of the awning, but are allowed on all faces of marquees.
 - c. Lettering shall not exceed a height of 8 inches and symbols/logos shall not exceed a height of 12 inches.
 - d. The width of the sign shall not exceed 80% of the width of the awning or marquee.
 - e. Awning and marquee signs shall be illuminated by external lighting only.
 - f. Signage area on an awning or marquee will be included in the total allowable sign area of the building frontage on which it is located.
4. **Under-Canopy Signs.** For each use or occupancy, one under-canopy sign, and no sign exceeding nine square feet shall be permitted.
5. **Signs above the Third Floor.** Building signs shall not be allowed above the third floor, except that, in lieu of signs on the second and third floors, one sign may be placed as near the top of the building, but not projecting over the roof line, on each frontage, subject to a maximum area computed as follows: one square foot of sign per frontage foot of building, up to 100 square feet per frontage for a building two to four stories high, up to 150 square feet for a building five to six stories high, up to 200 square feet for a building seven to 10 stories high and up to 250 square feet for a building over 10 stories high.

B. Office, Commercial, Institutional and Industrial Freestanding and Monument Signs.

Monument or other types of freestanding signs such as pylon signs are permitted in addition to wall signs for occupants of individual pad tenant and multi-tenant buildings, based on site development and size criteria. Signs shall be located to be directed toward a parking lot, major pedestrian access, street, driveway or alley. Where signs are placed on both major and secondary street frontages, each such sign shall be placed as near to the middle of the street frontage as practical or at a major driveway entrance to the complex from the street frontage. Signs shall be separated by 300 feet on public streets.

1. Office Uses

- a. Single Tenant Buildings and Individual Pad Tenant Identification: Maximum of two monument signs, one per street frontage, with each sign area not to exceed 20 square feet and four feet in height from finished grade.
- b. Complex Identification
 - i. Small Complex (2-10 tenants): Maximum of two monument signs, one per street frontage, with each sign area not to exceed 32 square feet and five feet in height from finished grade.
 - ii. Large Complex (10+ tenants): Maximum of two monument signs, one per street frontage, with each sign area not to exceed 50 square feet and five feet in height from finished grade.
 - iii. Office Park (10+ acres): Large office park developments shall substantially conform to the Sign Regulations of this Chapter, and shall be subject to design review and approval by the Planning Division, and/or preparation of a Sign Program.

2. Commercial Uses

- a. Single Tenant Buildings and Individual Pad Tenants (less than 10,000 s.f. of building area): Maximum of two monument signs, one per street frontage, with each sign area not to exceed 20 square feet and 4 feet in height from finished grade.
 - i. Median Tenants (10,000-30,000 s.f. of building area): Maximum of two monument signs, one per street frontage, with each sign area not to exceed 32 square feet and five feet in height from finished grade.
 - ii. Large Tenants (30,000+ s.f. of building area): Maximum of two monument signs, one per street frontage, with each sign area not to exceed 50 square feet and five feet in height from finished grade.
- b. Complex Identification
 - i. Small Complex (less than 5 acres): Maximum of two monument signs, one per street frontage, with each sign area not to exceed 32 square feet and five feet in height from finished grade.
 - ii. Median Complex (5-15 acres): Maximum of two monument or pylon signs, one per street frontage, with each sign area not to exceed 50 square feet and six feet in height for monument signs, and 100 square feet and 20 feet in height for pylon signs, as measured from finished grade.

- iii. Large Complex (15-25 acres): Maximum of two monument or pylon signs, one per street frontage, with each sign area not to exceed 75 square feet and eight feet in height for monument signs, and 150 square feet and 20 feet in height for pylon signs, as measured from finished grade.
- iv. Regional Commercial Centers (25+ acres): Large regional center developments shall substantially conform to the Sign Regulations of this Chapter, and prepare a Sign Program for review and approval by the Planning Division.

3. Institutional Uses (Example: Churches, Schools, Hospitals)

- a. Sites less than 3 acres: One monument sign per site with sign area not to exceed 20 square feet and four feet in height.
- b. Sites 3-7 acres: One monument sign per site with sign area not to exceed 32 square feet and five feet in height.
- c. Sites 7+ acres: Large institutional developments shall substantially conform to the Sign Regulations of this Chapter, and shall be subject to design review and approval by the Planning Division, and/or preparation of a Sign Program.

4. Industrial Uses

- a. Single Tenant Buildings and Individual Pad Tenants
 - i. Small Tenants (less than 5 acres): Maximum of two monument signs, one per street frontage, with each sign area not to exceed 20 square feet and five feet in height from finished grade.
 - ii. Median Tenants (5-15 acres): Maximum of two monument signs, one per street frontage, with each sign area not to exceed 32 square feet and five feet in height from finished grade.
 - iii. Large Tenants (10+ tenants): Maximum of two monument signs, one per street frontage, with each sign area not to exceed 50 square feet and six feet in height from finished grade.
- b. Complex Identification
 - i. Small Complex (less than 10 acres): Maximum of two monument signs, one per street frontage, with each sign area not to exceed 20 square feet and five feet in height from finished grade.
 - ii. Large Complex (10-25 acres): Maximum of three monument signs, one per street frontage, with each sign area not to exceed 32 square feet and six feet in height from finished grade.
 - iii. Industrial Park (more than 25+ acres): Large industrial park developments shall substantially conform to the Sign Regulations of this Chapter, and prepare a Sign Program for review and approval by the Planning Division.

C. **Freeway signs** shall be located on the same parcel as the entity identified and shall comply with the following provisions:

1. Approval of a Conditional Use Permit is required.
2. A maximum of one freeway sign shall be allowed per parcel or site.
3. The parcel on which the sign is located shall be located within 660 feet of the nearest edge of a freeway right-of-way line.
4. Freeway signs shall not exceed an overall height of 25 feet and a total sign area of 100 square feet, with the following exception: freeway signs located within 300 feet of a freeway interchange or overpass shall be permitted an additional sign height of 25 feet.
5. Joint use freeway signs identifying more than one site/business may have a total sign area of 150 square feet, and shall be subject to the following provisions:
 - a. Joint use signs may be permitted for two or more sites or businesses, and shall be located within 660 feet of the nearest edge of a freeway right-of-way line.
 - a. Joint use signs may only identify businesses located on the parcel upon which the sign is located, and not to exceed a total of two, which are located on parcel(s) situated within 75 feet of the parcel upon which the sign is located.
 - b. Joint sign users/businesses shall be located within 660 feet of the nearest edge of a freeway right-of-way line and within 75 feet of the parcel upon which the joint use sign is located.
 - c. Only one freeway sign shall be permitted per site/business irrespective of whether a singular or joint use freeway sign is used.
 - d. The supporting structure of the base of the freeway sign shall be a minimum of 30 percent of the sign width, and architecturally treated to be consistent with the development.

- D. Landscaping.** Each freestanding or monument sign shall be located in a planted landscaped area of a shape, design and size not less than the total sign area.
- E. Height.** If the sign is constructed upon an artificial berm, the height of the sign, as measured from the toe of the slope or berm, shall not exceed 150 percent of the maximum height allowed by this Chapter.
- F. Distance from Right-of-Way.** Location of signs shall be no closer than five feet from the property line.
- G. Sign Program.** For new office and commercial complexes with four units or more, a sign program shall be prepared for Planning Division staff approval prior to issuance of any sign permits. New sign programs for existing commercial complexes may also be required at times of renovation. See Section 19.75.120.
- H. Specific Plans.** Signs proposed within the geographic confines of an approved specific plan are subject to the sign provisions contained therein. When a conflict or absence of sign standards exists, the requirements of Chapter 19.75 sign code will apply.

19.75.110 SIGN ILLUMINATION STANDARDS

Signs may be illuminated consistent with the following standards:

- A. A sign in any zone may be illuminated at night. Signs that are illuminated at night may not exceed a maximum luminance level of seven hundred fifty (750) cd/m² or Nits, regardless of the method of illumination.
- B. Signs with external illumination shall have fully shielded lighting fixtures or luminaires.
- C. All illuminated signs shall not exceed the maximum luminance level of seven hundred fifty (750) cd/m² or Nits at least one-half hour before Apparent Sunset, as determined by the National Oceanic and Atmospheric Administration (NOAA), US Department of Commerce, for the specific geographic location and date. All illuminated signs must comply with this maximum luminance level throughout the night until Apparent Sunrise, as determined by the NOAA, at which time the sign may resume luminance levels appropriate for daylight conditions, when required or appropriate.

19.75.120 SIGN PROGRAMS

- A. **Sign Program or Plan Required.** A sign program (sign plan, master sign plan) shall be prepared for all new commercial, office or industrial projects, or any multi-tenant buildings or group-of buildings, having four or more tenant or occupant spaces on a lot or combination of lots subject to a common development permit or plan. Existing developments aspiring to comply with this code shall be permitted to apply for a master sign plan retroactively. A “common development permit or plan” means any parcel map, grading, building, sign or other permit issued by the city which is for the complex, building(s) as a whole or four or more tenants.
- B. **Consistency and Integration.** A sign program within multi-tenant developments shall be compatible and consistent with other on-site signs, structures, surrounding developments, and landscaping design to project a unified architectural statement.
- C. **Application Requirements.** A sign program shall be submitted to the Planning Division with the deposit fee for review, and contain the following plans and information:
 - 1. Completed sign permit application form and fee.
 - 2. Plans drawn to scale which indicate sign dimensions, colors, letter height and elevations.
 - 3. Plans indicating the site plan and elevations detailed with location, area and dimension of every sign and the type of sign. All signs shall be depicted, including project identification signs, tenant identification signs, building identification signs, address signs, window signs, and on-site directional signs, as applicable.
 - 4. Detailed narrative describing the regulations of the sign plan, including construction requirements, general requirements, installation requirements, and removal and replacement policies.

19.75.130 SIGNS REGULATIONS BY USE

A. **Political Signs** (*Revised February 23, 2010, City Council*). Political signs associated with any local, state, regional or national official election shall be permitted in any zoning district subject to the following provisions:

1. No political sign shall be placed earlier than 90 days prior to the election for which it applies, and such signage shall be removed no later than 10 days following the date of the election.
2. Political signs are temporary and shall not be erected on a permanent foundation or be attached to a sign structure having a permanent foundation.
3. Political signs are permitted along the road right of way provided no sign is erected, placed, used or maintained on any publicly owned tree or shrub, or upon the improved portion of any street or highway right of way used for traffic or parking, or upon any street divider or median.
4. No sign shall be placed in a manner that would obstruct visibility of traffic.
5. A political sign shall not exceed 32 square feet in total area for one side.
6. Contact information shall appear on the face of the sign. At minimum, contact information shall consist of the campaign identification number or the name of a responsible individual and/or committee, and a valid telephone number. The font used shall not be less than ½" in size.
7. No political sign shall exceed an overall height of 6 feet. Signs used for identification of political headquarters shall comply with other provisions of this Section.
8. No lot shall contain political signage with a combined aggregate surface area in excess of 80 square feet.
9. Political signs may not be erected, placed, used or maintained upon property without the consent of the owner, lessee, person or entity in lawful possession of the property.
10. Political signs shall not be artificially illuminated.
11. If the Development Services Director finds that any political sign has been posted or is being maintained in violation of the provisions of this Section, the owner of the sign shall be given written notice to remove said sign. Said notice shall include a brief statement of the reasons for requiring removal. If the person so notified fails to correct the violation or remove the sign within 10 days after such notice, the Development Services Director may cause such sign to be removed. If the owner of the sign cannot in good faith be located within a reasonable time, the sign shall be deemed abandoned.
12. Any political sign that remains posted for more than 10 days after the election to which it pertains shall also be deemed abandoned. The Development Services Director may cause abandoned signs and signs which constitute an immediate peril to persons or property to be removed summarily and without prior notice.

B. **Vehicle Fueling Stations.** Vehicle fuel stations, whether situated on an independent parcel or incorporated as part of a commercial, industrial or office complex, shall have

independent freestanding sign rights and are not restricted by the number of signs serving uses not related to the vehicle fuel station.

1. Freestanding Signs.

- a. On-site/Price Monument Sign. For each vehicle fuel station, one monument sign, maximum 50 square feet in size and maximum six feet in overall height shall be permitted. The price portion of the sign may not exceed 30 square feet and must include all price advertising required by state law.
- b. Freeway Adjacent Locations. For vehicle fuel stations located contiguous to a freeway, where a freeway exit serves the street from which the station takes direct access, in addition to the on-site/price monument sign, one on-premise pylon sign, maximum 80 square feet in size and 45 feet in overall height, situated to be directed toward and permanently viewable from the freeway, is permitted subject to the granting of a Conditional Use Permit.
- c. Secondary Price Sign. In addition to the on-site/price monument sign allowed, each station may display a maximum of one non-lighted, double-faced changeable copy price sign, maximum 15 square feet in display area and four feet in overall height.

2. Building and Gas Canopy Signs.

- a. Building and gas canopy signs shall be limited to two on-site signs totaling no more than 30 square feet in combined display area. For stations with multiple uses, one additional building sign and 10 additional square feet of combined sign area shall be allowed for each use, with a maximum of five signs with a combined sign area limited to 60 square feet.
- b. Pump Island Signs. Each pump may display one sign per side for a total of two signs per pump. Signs must be permanently affixed to the pump island they identify, and each sign may not exceed four square feet in overall size.
- c. Window Signs. Each public entrance to the building may display one window sign, not to exceed 25% of the window area.

C. Drive-Through Restaurant Signs. Signs for drive-through restaurants shall be permitted subject to the following provisions:

1. Wall and monument signs shall comply with the requirements for commercial businesses as described in Sections 19.75.100.A and 19.75.100.B.
2. Menu boards shall comply with the following:
 - a. A maximum of two menu board signs shall be allowed per business.
 - b. A menu board shall not exceed 32 square feet in total area. No sign shall obstruct visibility of pedestrian or vehicular traffic.
 - c. No menu board signs shall exceed an overall height of seven feet, including base.
 - d. Temporary signs for advertising purposes shall not be attached to the menu board.
 - e. A loudspeaker is permitted on menu board signs and shall not exceed a maximum noise level range of 45 decibels.

- f. Menu board signs shall not face the public right of way, and shall be screened from other public views including adjacent parcels and common areas including parking lots, dining areas, open space, and similar areas.
 - g. Menu board signs shall be located on the drive-through aisle as to allow stacking for a minimum of eight passenger vehicles, and to prevent vehicle overflow upon public right-of-way areas or required parking drive aisles and circulation paths.
3. Other drive-through restaurants may be permitted up to a maximum of four signs to include, but not be limited to:
 - a. Window signs shall not exceed 25% of the window area;
 - b. Under-canopy signs and advisory signs (i.e., "Have Payment Ready") shall not exceed three square feet;
 - c. Clearance structure signs shall not exceed 10' 10" in overall structure height.
 - d. Support posts shall not contain signage of any kind.

D. Entertainment Theater. Entertainment theater signs shall be permitted subject to the following provisions:

1. An entertainment theater may dedicate up to 50 percent of the permitted sign area to marquee signs.
2. The entertainment theater complex with two or more screens shall be permitted an additional 10 square feet of sign area per each screen over two.
3. One movie poster encased in glass attached or fixed to the building shall be permitted per theater screen. Glass encasements shall not exceed three feet in width and four feet in height.
4. Live performance theaters with permanent seating for at least 100 persons may provide a maximum of 1½ square feet of signage for each linear foot of building frontage, not to exceed 100 square feet of signage per frontage.

E. Murals. For the purposes of this Chapter, murals are considered public art, not signs. The intent of this Section is to establish standards for murals that comply with the definition found in Section 19.75.070. Design review and approval for murals is required through the Planning Division and subject to the following standards:

1. A mural shall be integrated into the design of the structure on which it is to be placed, with logical borders and orientation.
2. A mural shall use colors and a design complementary to the colors and design of the structure on which it is to be placed.
3. A mural shall not obscure or detract from the architecture of the structure on which it is to be placed.
4. No commercial image, logo or trademark may be mounted on the same visual plane as the mural.
5. No building permit is required when the mural is painted onto an existing building surface. Construction of new backgrounds or building surfaces for mural placement is subject to approval of the Development Services Department and may require a building permit.

19.75.140 ELECTRONIC SIGNS

- A. **Commercial, Office, Business Park and Industrial Zones.** Electronic signs are permitted for freestanding or monument signs in accordance with the sign areas for permitted uses described in Section 19.75.100.B, and as otherwise provided in this Code. Electronic signs shall comply with the following general regulations:
1. An electronic sign may be a portion of the freestanding sign, or may comprise the entire sign area.
 2. All electronic signs shall have automatic dimming controls, either by photocell (hardwired) or via software settings, to bring the electronic sign lighting level at night into compliance with Section 19.75.170, Sign Illumination Standards.
 3. In Commercial and Industrial Zones, all electronic sign display features and functions are permitted except full motion video or film display via an electronic file imported into the electronic sign software or streamed in real time into the electronic sign. Full motion video as described shall be permitted by Conditional Use Permit only.
- B. **Office and Business Park Zones.** Electronic signs shall have a minimum display time of eight (8) seconds. The transition time between messages and/or message frames is limited to three (3) seconds and these transitions may employ fade, dissolve, and or other transition effects. In Office and Business Park Zones, the following electronic message sign display features and functions are prohibited: continuous scrolling and/or traveling, flashing, spinning, rotating, and similar moving effects, and all dynamic frame effects or patterns of illusionary movement or simulating movement.
- C. **Places of Assembly in Other Zones.** Assemblies of people not in Commercial, Office, Business Park and Industrial Zones shall be permitted one freestanding electronic sign per use as described below:
1. **Sites One Acre in Size or Less.** Maximum of one 15 square foot, six-foot high electronic monument sign. Copy shall not be changed more than once a day and shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.
 2. **Sites Greater Than One Acre in Size.** Maximum of one 25 square foot, six-foot high electronic monument sign. The copy shall not be changed more than once a day and shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.
- D. **Places of Assembly within an Existing Industrial, Office or Commercial Complex.** Assemblies of people in an existing office, commercial or industrial complex shall be allowed an electronic sign serving that use in lieu of the permitted monument sign for the existing multi-tenant office, commercial or industrial complex.
- E. **Entertainment Theater.** An entertainment theater may dedicate up to 50 percent of the permitted sign area for building marquee signs to electronic signage.
- F. **Freeway Signs.** A freeway sign may dedicate up to 50 percent of the permitted sign area to electronic signage.

19.75.150 OFF-SITE ADVERTISING SIGNS (BILLBOARDS) [This section being amended separately under ZTA 13-11-0004]

A. Off-site signs shall comply with the following provisions:

1. Approval of a Conditional Use Permit is required. A sign plan application shall be also reviewed and approved by the Planning Division prior to the issuance of building permits.
2. Conversion of an approved off-site sign to an electronic sign shall require approval of a Conditional Use Permit.
3. The parcel on which the sign is located shall be located within 660 feet of the nearest edge of a freeway right-of-way line.
4. A maximum of one off-site sign shall be allowed per parcel or site.
5. Off-site signs shall not exceed an overall height of 25 feet and a total sign area of 100 square feet, except that off-site signs located within 300 feet of a freeway interchange or overpass may be permitted an additional sign height of 25 feet.
6. Construction of new billboards is prohibited unless a nonconforming billboard of the same or greater size is removed. Billboards along interstate highways shall comply with the federal Highway Beautification Act.
7. Any permit for an outdoor advertising sign or display structure shall expire 10 years from the date of issuance.
8. Minor revisions to a sign plan may be approved by the Director of Development Services or his/her designee after approval of the sign plan, if such revisions are consistent with the intent of the original sign plan approval, and not otherwise in violation of this Chapter.

19.75.160 TEMPORARY SIGNS

The following regulations apply to temporary sign displays:

- A. **Application and Permit Required.** A Temporary Sign Permit is required before any temporary sign is placed on a site. The following information is required for submittal of a temporary sign permit application:
1. A completed application form and fee.
 2. Plans drawn to scale indicating the sign area, dimensions, proposed copy, colors, materials and method of illumination, if any.
 3. Site plan indicating the location of the proposed sign on the subject property.
- B. **Approval.** An application for a temporary sign permit shall be reviewed and approved by the Planning Division, subject to the regulations for each sign type as contained in this Section.

C. A Temporary Sign Permit shall be obtained for the following:

1. **Grand Opening Banners.** One banner not exceeding 60 square feet shall be allowed for a period not exceeding 30 consecutive days for newly opened or reopened establishments at the site where the banner is to be displayed. The banner shall be stretched and secured flat against the building surface and shall not extend higher than the building eave or the building parapet wall.
2. **Window Signs.** No more than three (3) temporary signs not exceeding a combined twenty-five (25%) percent of the total window area, or a combined area of forty (40) square feet, whichever area is less, may be displayed in the window area of each building frontage throughout the duration of an event. Such signs may be painted directly onto the window in water soluble paints or constructed of paper, wood, fabric, plastic, vinyl or similar materials and securely adhered to, or oriented toward the street or public right-of-way. All paper signs must be mechanically printed. Such signs must remain in good condition and shall be removed within 7 days of the conclusion of the event.
3. **Vertical Banner Signs.** Not more than four freestanding vertical banners may be displayed per street frontage, at a distance of not less than 20 feet apart, no closer than five feet from the property line and public right of way. Vertical banners shall not exceed 15 square feet and 10 feet in height.
4. **Temporary Commercial Event Signs.** Other types of temporary signage including balloons, festoons, statuary, pennants and flags are permitted subject to Planning Division review and approval, and as required by other sections of this code.

D. Model Home Complex Signs. All signs for model units associated with new single-family developments and multi-family developments shall require a temporary sign permit. Model units for multi-family and single-family developments are permitted as follows:

1. Up to five flags, with an additional two flags permitted per each model home within the complex, or every 50 units contained within the multi-family development.
2. One on-site identification sign not to exceed 12 square feet in area and not more than 8 feet in height.
3. Directional signs for parking areas, model home entrance and sales office area. No sign shall be more than two square feet in area, and four feet in height if freestanding, or six feet from finished grade if attached to a structure.
4. Each model shall be permitted one sign two square feet in area and four feet in height if freestanding, or six feet from finished grade if attached to the home.
5. All model home complex signs shall be removed within 10 days from the closure of the model home complex.
6. All signage for multi-family development shall be permitted upon the opening of a complex and until 80 percent of the complex is rented/sold or for a period of time not to exceed 12 months from opening date, whichever comes first. A 6-month extension may be granted, if less than 80 percent of the complex is occupied.

E. Directional Subdivision Signs. A temporary sign permit is required prior to the placement of a directional subdivision sign either on or off the subject property. Off-site

signs are limited to a maximum of two signs located on Collector and Arterial streets only, and not within the public right of way. Such signs shall not exceed 32 square feet and/or 10 feet in height. These signs may be allowed at the discretion of the Planning Division in addition to a City-approved off-site directional sign program for subdivisions.

19.75.170 SIGN CLEARANCE

- A. **Vision clearance areas.** Vision clearance areas are triangular-shaped areas located at the intersection of any combination of rights-of-way, alleys or driveways. The sides of the triangle extend thirty feet from the intersection of the right-of-way, alley or driveway in either/each direction. No sign may be installed within this clear sight triangle.
- B. **Vehicle area clearances.** In areas outside of rights-of-way, when a sign or awning extends over an area in which vehicles travel or are parked, the bottom of the structure must be at least fourteen feet above the ground. Vehicle areas include driveways, alleys, parking areas, and loading and maneuvering areas.
- C. **Pedestrian area clearances.** When a sign or awning extends more than twelve inches over a sidewalk, walkway, or other space used by pedestrians, the bottom of the structure must be at least eight feet above the ground.
- D. **Clearances from fire escapes, means of egress or standpipes.** Signs, sign structures and awnings are prohibited from being erected in any manner that interferes in any way with the free use of any fire escape, means of egress or standpipe. Attaching signs, sign structures or awnings to a fire escape is prohibited.
- E. **Obstruction of windows and ventilation.** Signs, sign structures and awnings are prohibited from being installed in any way that obstructs any building openings to such an extent that light, ventilation or exhaust are reduced to a level below that required by the Building Code or other applicable regulations.
- F. **Obstruction of View.** Signs, sign structures and awnings shall not cover windows or glazing, or block views from within the building.

19.75.180 SIGN MAINTENANCE

Signs shall be properly maintained at all times. Noncompliance with the following requirements shall constitute a zoning violation and shall be abated pursuant to the provisions of Chapter 19.75.190.

- A. Every sign and all parts, portions, and materials shall be manufactured, assembled and erected in compliance with all applicable state, federal and local regulations.
- B. All signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces, malfunctioning lights, missing sign copy, or other

unmaintained or damaged portions of a sign shall be repaired or replaced within 14 days from notification by the City.

- C. Signs, sign structures and awnings, together with their supports, braces, guys, anchors and electrical components must be maintained in a proper state of repair. The City may remove or order the removal of any sign, sign structure or awning that is not maintained in accordance with this Code.
- D. Any residue, damage or exposure of holes or electrical material on a building or structure resulting from the removal of signs shall be repaired within 14 days from removal of this sign.
- E. Any sign pertaining to activities of businesses which are no longer in operation shall be removed from the premises or the sign copy shall be removed or obliterated within 60 days after the premises has been vacated. Any such sign not removed or altered within the specified time as set forth above shall constitute a nuisance and shall be subject to removal by the City at the property owner's expense.
- F. Signs which are not properly maintained in accordance with the provisions of this Section shall constitute a public nuisance, and shall be removed or abated at the owner's expense pursuant to the provisions of Chapter 19.75.190.

19.75.190 SIGN ENFORCEMENT AND ABATEMENT

Violation of the provisions of this Chapter is deemed a continuing violation until the violation has been corrected.

- A. **Public Nuisance.** Any illegal sign within the City shall constitute a public nuisance and may be abated by the City in accordance with the following:
 - 1. If the address of the owner or person in possession or control of the sign is known, notice of the City's intention to remove and destroy the sign, stating the date after which the sign shall be removed, shall be mailed to the owner or person in possession or control, by certified mail, return receipt requested, at least 10 days before the date of removal. If the address of the owner or person in possession or control is unavailable, the notice shall be affixed in a conspicuous place on the sign to be removed at least 10 days before the date of removal. The notice shall set forth the applicable provision(s) of this Chapter
 - 2. The owner or person in possession or control of the sign may, before the removal date stated in the notice, file a written request for hearing with the City Council. The request shall identify the sign and its location, date the name and address of the owner or person in possession or control and set forth in detail the reasons why the sign should not be removed and destroyed.
 - 3. If a request for hearing is filed, the City Council shall hear the matter at a regularly scheduled meeting held not more than 60 days thereafter. After the hearing, the City Council shall determine whether the sign shall be removed in accordance with this Chapter. The City Council shall render a written decision within 10 days after

the hearing and a copy of the decision shall be mailed to the owner or person in possession of the sign within 7 days thereafter.

- B. **Hazardous Signs.** Notwithstanding any provision of this Chapter, any illegal sign which constitutes a hazard to pedestrian or vehicular traffic may be removed immediately by the City, at the expense of the owner or people in possession or control of the sign, pending the completion of the notification and hearing procedures set forth in this Section.

19.75.200 NONCONFORMING SIGNS

The intent of this Section is to recognize that the eventual elimination of existing signs not in conformity with the provisions of this Chapter is as important as the prohibition of new signs that would violate these regulations.

- A. **General Requirements.** A nonconforming sign shall not be:
1. Altered to convey an additional or alternative message.
 2. Structurally altered to extend its useful life.
 3. Structurally expanded or enlarged.
 4. Reestablished after a business discontinues for 60 days.
 5. Reestablished after damage or destruction of more than 50 percent of its value, as determined by the Building Division.
- B. **Review Required Prior to Sign Approval**
1. No new sign shall be approved for a site, structure, building or use that contains nonconforming signs, unless such nonconforming signs are removed or modified to conform to the provisions of this Chapter.
 2. No building permit shall be issued for any structure or building expansion or any new construction on a site which contains nonconforming signs, unless all signs on the site are brought into conformance with this Chapter.

EXISTING

CHAPTER 19.75

SIGN REGULATIONS

| | |
|-----------|--|
| Sections: | |
| 19.75.010 | PURPOSE |
| 19.75.020 | SIGN PERMITS REQUIRED |
| 19.75.030 | APPLICATION REQUIREMENTS |
| 19.75.040 | BUILDING PERMITS REQUIRED |
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| 19.75.130 | PERMITTED – GENERALLY |
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| 19.75.190 | SIGN PLAN REGULATIONS |
| 19.75.200 | GENERAL APPLICABILITY |
| 19.75.210 | ARCHITECTURAL STYLE |
| 19.75.220 | SIGN RELATIONSHIP TO BUILDINGS |
| 19.75.230 | RELATIONSHIP TO OTHER SIGNS |
| 19.75.240 | LANDSCAPING |
| 19.75.250 | SIGN COPY |
| 19.75.260 | SIGN COLOR AND MATERIALS |
| 19.75.270 | OUTDOOR ADVERTISING |
| 19.75.280 | ENFORCEMENT, PENALTIES AND ABATEMENT |
| 19.75.290 | NONCONFORMING SIGNS |
| 19.75.300 | NONCONFORMING – AMORTIZATION – PERIOD FOR ALTERATION/REMOVAL |
| 19.75.310 | NONCONFORMING – AMORTIZATION – TIME EXTENSION |
| 19.75.320 | REMOVAL |

19.75.010 PURPOSE

The PURPOSE OF THIS Chapter is to establish regulations and guidelines of sign and sign structures in order to accomplish the following:

1. To provide a reasonable system of control of signs, integrated within and as a part of the comprehensive zoning plan set forth by this Code.

2. To encourage signs which are well designed and pleasing in appearance and to provide incentive and spacing of signs and latitude for variety of good sign relationship.
3. To encourage a desirable urban character which has a minimum of overhead clutter.
4. To enhance the economic value of the City's community and each area thereof through the regulations of such things as size, height, location, and illumination of signs.
5. To protect the public and private investment in buildings and open space.
6. To encourage signs which are compatible with adjacent land uses.
7. To attract and direct persons to various activities and enterprises in order to provide for the maximum public convenience.
8. To prevent a profusion of sign displays which are confusing to the general public.
9. To reduce possible traffic and safety hazards to motorists and pedestrians through sound signing practices.
10. To preserve and improve the appearance of the City as a place in which to live and to work and as an attraction to nonresidents who come to visit or trade.
11. To promote the public health, safety and general welfare of the City.

19.75.020 SIGN PERMITS REQUIRED

No person shall erect, move, alter, or reconstruct any type of sign without a permit unless the sign is exempt from the regulations of this Chapter. Applications for sign permits shall be on a form provided by the City and shall be accompanied by a filing fee. A tag issued by the City indicating the sign permit number shall be securely affixed to the sign so as to be readily visible, and the tag shall be renewed yearly through the Building Division. The following sign permits shall apply to the various types of signs:

A. Minor Development Plan Review

1. No sign shall be erected, re-erected, constructed, painted, or altered (other than change in copy), without minor development plan review pursuant to Chapter 19.13 of this Code unless a building permit for the same has been issued by the Planning and Community Development Department. Separate permits shall be required for each sign or group of signs in one location. In addition, building and electrical permits shall be obtained for each sign as required.
2. In accordance with this Chapter, a sign plan shall be approved through a minor development plan review pursuant to Chapter 19.13 of this Code. Any sign included in this sign plan shall be in conformance with the approved sign plan and building and electrical permits shall be obtained for each sign as required.

B. Conditional Use Permit Required

Outdoor advertising signs shall require a conditional use permit pursuant to the provisions of Chapter 19.61 of this Code and building permit for the same issued by the Planning and Community Development Department.

19.75.030 APPLICATION REQUIREMENTS

Applications for sign permits shall be made to the Planning and Community Development Department and shall contain the following:

A. Minor Development Plan Review

1. Completed application form and fee.
2. Plans drawn to scale of the site plan and building elevations detailed with location, area, and dimension of each and every sign and type of sign indicated. All signs shall be depicted, including: Tenant identification sign, building identification sign, addressing sign, window sign, and any other permitted signage.
3. Sign plans drawn to scale which include the location, dimensions, and elevation of each sign proposed, including such details as sign area, dimensions, color, letter height, and illumination.
4. Blueprint or pencil drawings of the plans and specifications and method of construction and attachment to the building, structure, or ground.
5. Name of the person erecting the advertising structure, name of the tenant, owner, or land on which the advertising structure is to be erected.
6. Building Division application requirements including, plot plan indicating location of signs relative to property line, buildings, and adjacent properties, plans, and specifications indicating method of construction and attachment, stress sheets, and calculations indicating structural wind and load requirements.

B. Electrical Sign

The Building Division shall review all electrical sign applications in accordance with the following:

1. The Building Division shall examine the plans and specifications respecting all wiring and electrical code requirements as used by the City Building Division.
2. The Building Division shall, upon the filing of an application for a permit, examine such plans and specifications and other data, the premises upon which the proposed sign is to be erected, and the advertising structure for compliance with all the requirements of Sections 16.16.070 through 16.16.100 of this Code and all other

laws of the City. If the plans and specifications are in compliance with such laws, then the Building Division shall grant approval.

19.75.040 BUILDING PERMITS REQUIRED

No sign shall be constructed, placed, or otherwise installed on any parcel of land, building, or other structure, unless all required building permits have been obtained, and all required fees have been paid.

19.75.050 FEE SCHEDULE

The permit filing fees shall be as set forth by City Council resolution.

19.75.060 APPROVAL

The Planning and Community Development Department shall issue a permit upon compliance with the provisions of this Chapter.

19.75.70 EXEMPTIONS

The following signs along with a change in sign copy shall be exempt from the application, permit and fee requirements of this Chapter; however, an electrical or building permit may be required.

A. Address Identification Signs

Address identification signs shall be exempt, provided that such signs are posted on contrasting background and comply with the following minimum requirements.

1. Single-Family Residential: Minimum character height of 4 inches.
2. Multi-Family Residential: Minimum character height of 6 inches for each individual unit and 12 inches for each building and/or complex.
3. Nonresidential Uses (industrial/Office/Civic/Institutional): Minimum character height of 12 inches.

B. Real Estate Signs

Real estate signs indicating the availability for sale, lease, or rent of the site on which they are located, provided such signs comply with the following:

1. Residential: Nonilluminated signs not to exceed 4 square feet in area and 5 feet in height. One sign per street frontage only, to be removed within 15 days after the close of escrow, or the execution date of a rental or lease agreement.

2. Nonresidential: Nonilluminated signs not to exceed 32 square feet in area and 8 feet in height. One sign permitted per street frontage, placed a minimum of 10 feet from the property line.

C. *Tenant Signs*

Prospective tenant identification signs, provided such signs are not erected on a site prior to the approval of a parcel map, final map, conditional use permit or plot plan for the project being advertised for the site and are removed within 14 days upon issuance of certificate of occupancy.

1. Parcels less than 10 acres: Signs shall be limited to one per street frontage, not to exceed 32 square feet in area and 8 feet in height. Such signs shall be placed 10 feet from property line.
2. Parcels 10 acres or greater: Signs shall be limited to one per every 600 linear feet of street frontage not to exceed 64 square feet in area and 15 feet in height. Such signs shall be placed 10 feet from property line.

D. *Safety and Governmental Signs*

1. Political signs: Political signs are allowed provided such signs are in accordance with Section 19.75.180 of this Code.
2. Construction signs: Construction signs are allowed provided such signs comply with the following: One directory sign per construction site not to exceed 32 square feet in area and 8 feet in height placed not more than 10 feet from property line. Such signs shall be removed prior to occupancy of the project.
3. Signs exclusively regulated by the state, traffic or municipal signs, signs required by law, railroad crossing signs, legal notices, and emergency or danger notices: Such signs are allowed provided:
 - a. They shall not exceed 12 square feet unless otherwise specified by law.
 - b. They contain no advertising message.
 - c. They shall not have more than one sign per street frontage unless otherwise required by law.
4. Safety signs: Safety signs are allowed on construction sites.
5. Official and legal notices: Official and legal notices issued by the court, public body, person, or officer in performance of his public duty or in posting any legal notices are allowed.
6. Pedestrian signs: Pedestrian signs are allowed provided such signs do not exceed 2 square feet in area with a minimum head clearance of 7 feet.
7. Signs exclusively regulated by the state, traffic or municipal signs, signs required by law, railroad crossing, and emergency or danger notices: Such signs are allowed provided:

- a. They do not exceed 12 square feet in area unless otherwise specified by law.
 - b. They contain no advertising messages.
8. Such emergency, temporary or non-advertising signs as are authorized by the City Council.

E. Miscellaneous

- 1. Commemorative signs: Commemorative signs are allowed provided such signs do not exceed 4 square feet in area.
- 2. On-site directional signs: On-site directional signs are allowed provided such signs do not exceed a maximum of 4 feet in height and 3 feet in area.
- 3. Warning signs: Warning signs, including, “no trespassing,” “no parking,” and other warning signs are allowed provided:
 - a. They not exceed 2 square feet in area.
 - b. They are located entirely on-site.
- 4. Bulletin boards: Bulletin boards, which are freestanding, shall not exceed 5 feet in height, or can be attached to the building with an area not to exceed 20 square feet. The sign shall be nonilluminated with 1 sign permitted per street frontage.
- 5. Nameplate attached to doors: Nameplates are allowed provided they are nonilluminated and do not extend 2 square feet in area.
- 6. Public convenience signs: Public convenience signs, such as signs identifying restrooms, public telephones, walkways and similar features or facilities, are allowed provided such signs are:
 - a. No more than 2 square feet in area.
 - b. Contain no advertising message.
- 7. Public utility signs: Public utility signs, which serve as an aid to public safety, or which show the location of underground facilities are allowed.
- 8. Permanent window signs: Permanent window signs are allowed provided such signs do not exceed 4 square feet in area.
- 9. Temporary window signs: Temporary signs are allowed provided such signs are not permanently affixed to a window and do not exceed an area greater than 25 percent of the window area and not used for a period exceeding 30 days.

19.75.080 PROHIBITED SIGNS

All signs not expressly permitted by this Chapter are prohibited including the following signs: Animated, flashing, blinking or noise making, revolving, vehicle, moving, portable, mobile, bench, multifaced, and pole signs.

A. *Types of Signs*

The following signs shall be prohibited unless otherwise authorized by this Chapter: Banner, flags, pennants, balloons, tethered inflatable, signs within public right-of-way, projecting signs, and off-site directional signs.

B. *Prohibited Subject to Regulation*

The following signs shall be prohibited subject to the following regulations:

1. Roof signs may be permitted if designed as an integral part of the building.
2. V-shaped or multifaced signs with an angle between each face which exceeds 20 degrees.
3. Kiosk advertising statuary, excluding informational directories.
4. Home occupation signs in accordance with applicable regulations of this Code.

19.75.090 TEMPORARY SIGNS

Temporary signs shall be permitted subject to the following provisions:

A. *Application Required*

The following information is required for submittal of a temporary sign permit application:

1. A completed application form and fee.
2. Plans drawn to scale indicating the sign area, dimensions, proposed copy, colors, materials and method of illumination, if any.
3. Site plan indicating the location of the proposed sign on the subject property.

B. *Approval*

A temporary sign permit shall be reviewed and approved by the Planning and Community Development Director subject to the regulations and conditions pertaining to each sign type as contained in this Section.

C. *Cash Deposit*

In any case where a permit is issued for a temporary sign or advertising display, the Planning and Community Development Director shall require, as a condition of approval of the permit, that the applicant post a cash deposit in the amount of the estimated sign cost of removal of the sign, and written authority to permit the City to enter upon the site and remove and dispose of the sign in the event such sign is not removed within a reasonable time period.

D. Signs Requiring a Temporary Sign Permit

Signs requiring a temporary sign permit shall include the following:

1. Directional Subdivision Signs. A temporary sign permit is required prior to the placement of a directional subdivision sign either on or off the subject property. Such signs shall comply with regulations of this Chapter for off-site directional signs.
2. Special Events. A temporary sign permit may be issued for special event signs no more than two times per calendar year. Special event signs may be utilized for a period of time not to exceed 10 consecutive days. Inflatable balloons, statuaries, banners, pennants, flags, and spotlights may be permitted. All signs must be securely fastened to the building/site. Such signs may not overhang any walkway and/or entrance, or be attached to any pole or freestanding structure.
3. Promotional Sales. Promotional sale signs may be permitted so long as the signs are replaced at intervals no less than 14 days. Such signs may include banners only that must be securely fastened to the building. Such promotional banners may not overhang any walkway and/or entrance, or be attached to any pole or freestanding structure. Promotional banners must not exceed 60 percent of the suite building frontage, with a height no greater than 4 feet. In no case shall the banner sign exceed 100 square feet. Only one sign is permitted per suite building frontage, with no more than a total of 2 signs permitted.
4. Model Home Complex Signs. A temporary sign permit may be issued for model home complexes in accordance with this Section, provided the signs are in compliance with all other applicable laws and ordinances.
5. Grand Opening Signs: A temporary sign permit is required before any grand opening signage may be placed on a site. A temporary sign permit may be issued for grand opening signage provided that the grand opening event takes place within 90 days of opening or change in ownership/use/management. Grand opening signs may be utilized for a period of time not to exceed 30 consecutive days. Inflatable balloons, statuaries, banners, pennants, flags, and spotlights may be permitted. All signs must be securely fastened to the building/site. Such signs may not overhang any walkway and/or entrance.

19.75.100 LOCATION AND HEIGHT

All freestanding signs shall be installed in compliance with the provisions of this Section.

A. Height

If the sign is constructed upon an artificial berm, the height of the sign, as measured from the toe of the slope or berm, shall not exceed 150 percent of the maximum height allowed by this Chapter.

B. Location

Location of signs shall be no closer than 5 feet from the property line, and shall be located in a landscaped planter with an area equal to or greater than the area of the sign.

19.75.110 ILLUMINATION OF SIGNS

A. Types of Illumination

All sign illumination shall be either from the interior of a sign, behind individually cut letters (back lighting), or an indirect source. No design or placement of a sign shall create adverse impacts on surrounding properties and roadways.

Interior raceways shall be used for channel letters if individually lit letters are not used. No exterior raceways shall be permitted unless no other alternative is available.

B. Neon Tubing

The use of neon shall be permitted in commercial districts only and requires the approval of a sign permit. The following requirements apply to the use of exposed neon tubing:

1. Neon and linear signage shall be Underwriters Laboratories (“UL”) listed with a maximum 20 amps per circuit and be designed to accommodate a dimmer in order to reduce the brightness of the neon.
2. All neon manufactured signs shall be registered with the UL.
3. Neon signs within 100 feet of a residential district shall not exceed one-half footcandles measured at the property line.
4. When neon tubing is used for any purpose it shall not be combined with reflective materials such as mirrors, polished metals, highly glazed tiles, or other such materials.
5. Neon tubing shall not exceed one-half inch diameter.
6. The use of neon lighting is subject to design review pursuant to Section 19.75.210.
7. Neon tubing signs shall be limited to business identification only, any may include graphic symbols.

~~C. —~~ *Spotlights*

~~Spotlights shall be permitted for grand openings and special events only, and shall be approved with the sign plan for those events.~~

19.75.120 SIGN MAINTENANCE

A. Maintenance Provisions

1. Every sign and all parts, portions, and materials shall be manufactured, assembled and erected in compliance with all applicable state, federal and local regulations.
2. All signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces, malfunctioning lights, missing sign copy, or other unmaintained or damaged portions of a sign shall be repaired or replaced within 14 days from notification by the City. Noncompliance with such a request shall constitute a zoning violation.
3. Any residue, damage or exposure of holes or electrical material on a building or structure resulting from the removal of signs shall be repaired within 14 days from removal of this sign. Noncompliance with such a request shall constitute a zoning violation.
4. Any sign pertaining to activities of businesses which are no longer in operation shall be removed from the premises or the sign copy shall be removed or obliterated within 60 days after the premises has been vacated. Any such sign not removed or altered within the specified time as set forth above shall constitute a nuisance and shall be subject to removal by the City at the property owner's expense.

B. Public Nuisance

Signs which are not properly maintained in accordance with the provisions of this Section shall constitute a public nuisance, and shall be removed or abated at the owner's expense pursuant to the provisions of this Chapter.

19.75.130 PERMITTED – GENERALLY

No sign permit shall be issued under this Section unless a sign proposal complied with all other applicable laws and ordinances.

19.75.140 PERMITTED IN RESIDENTIAL ZONES

Signs shall be permitted in residential land use districts subject to the provisions listed in Table 19.75.320, set out at the end of this Chapter.

19.75.150 PERMITTED IN COMMERCIAL ZONES

Signs shall be permitted in commercial land use districts subject to the provisions listed in Table 19.75.330, set out at the end of this Chapter.

19.75.160 PERMITTED IN MANUFACTURING/INDUSTRIAL ZONES

Signs shall be permitted in manufacturing/industrial land use districts subject to the provisions listed in Table 19.75.340, set out at the end of this Chapter.

19.75.170 PERMITTED IN PUBLIC/SEMIPUBLIC ZONES

Signs shall be permitted in public/semipublic land use districts subject to the provisions listed in Table 19.75.350, set at the end of this Chapter.

19.75.180 PERMITTED – SPECIAL

This Section regulates signs which are permitted within appropriate land use districts, but because of their special status require additional regulations to insure appropriate and adequate use and implementation. These special signs include the following:

A. Political Signs (revised February 23, 2010, City Council)

Political signs associated with any local, state, regional or national official election shall be permitted in any zoning district subject to the following provisions:

1. No political sign shall be placed earlier than 90 days prior to the election for which it applies, and such signage shall be removed no later than 10 days following the date of the election.
2. Political signs are temporary and shall not be erected on a permanent foundation or be attached to a sign structure having a permanent foundation.
3. Political signs are permitted along the road right of way provided no sign is erected, placed, used or maintained on any publicly owned tree or shrub, or upon the improved portion of any street or highway right of way used for traffic or parking, or upon any street divider or median.
4. No sign shall be placed in a manner that would obstruct visibility of traffic.
5. A political sign shall not exceed 32 square feet in total area for one side.
6. Contact information shall appear on the face of the sign. At minimum, contact information shall consist of the campaign identification number or the name of a responsible individual and/or

committee, and a valid telephone number. The font used shall not be less than ½" in size.

7. No political sign shall exceed an overall height of 6 feet. Signs used for identification of political headquarters shall comply with other provisions of this Section.
8. No lot shall contain political signage with a combined aggregate surface area in excess of 80 square feet.
9. Political signs may not be erected, placed, used or maintained upon property without the consent of the owner, lessee, person or entity in lawful possession of the property.
10. Political signs shall not be artificially illuminated.
11. If the Development Services Director finds that any political sign has been posted or is being maintained in violation of the provisions of this Section, the owner of the sign shall be given written notice to remove said sign. Said notice shall include a brief statement of the reasons for requiring removal. If the person so notified fails to correct the violation or remove the sign within 10 days after such notice, the Development Services Director may cause such sign to be removed. If the owner of the sign cannot in good faith be located within a reasonable time, the sign shall be deemed abandoned. Any political sign that remains posted for more than 10 days after the election to which it pertains shall also be deemed abandoned. The Development Services Director may cause such abandoned signs and any signs which constitute an immediate peril to persons or property to be removed summarily and without prior notice.

B. Freeway Signs

Freeway signs shall comply with the following provisions:

1. All freeway signs shall be located on the same parcel as the entity it identifies.
2. The parcel on which the sign is located shall be located within 660 feet of the nearest edge of a freeway right-of-way line.
3. A maximum one freeway sign shall be allowed per parcel or site.
4. Freeway signs shall not exceed an overall height of 25 feet and a total sign area of 100 square feet, with the following exception: Freeway signs located within 300 feet of a freeway interchange or overpass shall be permitted an additional sign height of 25 feet.
5. Joint use freeway signs identifying more than one site/business may have a total sign area of 150 square feet, and shall be subject to the following provisions:
 - a. Joint use signs may be permitted for two or more sites/businesses, and shall be located within 660 feet of the nearest edge of a freeway right-of-way line.
 - b. Joint use signs may only identify businesses located on the parcel upon which the sign is located, and not to exceed a

- total of two, which are located on parcel(s) situated within 75 feet of the parcel upon which the sign is located.
- c. Joint sign users/businesses shall be located within 660 feet of the nearest edge of a freeway right-of-way line and within 75 feet of the parcel upon which the joint use sign is located.
 - d. Only one freeway sign shall be permitted per site/business irrespective of whether a singular or joint use freeway sign is used.
6. The supporting structure of the base of the freeway sign shall be a minimum of 30 percent of the sign width, and architecturally treated to be consistent with the development.

C. Gas Stations

Pursuant to *California Business and Professions Code* Section 13532(c) gas station permitted signage shall include motor fuel prices and shall comply with the applicable zoning requirements and the following regulation: Height of the symbols which designate fuel prices shall not exceed 6 inches and shall be a single color.

D. Drive-Through Restaurant Menu Boards

Additional signage shall be permitted for menu boards for drive-through restaurants subject to the following provisions:

1. A maximum of two menu board signs shall be allowed per business.
2. A menu board shall not exceed 32 square feet in total area. No sign shall be placed in a manner that would obstruct visibility of pedestrian or vehicular traffic.
3. No menu board signs shall exceed an overall height of 5 feet.
4. A loudspeaker shall be permitted on menu board signs, but in no case shall the loudspeaker exceed a reasonable noise level range with a maximum of 45 decibels.
5. Menu board signs shall be screened from public view, including public right-of-way, adjacent parcels and common areas such as parking, open space, dining areas and similar areas.
6. Menu board signs shall be located on site as to permit adequate stacking of vehicles in the drive-through and prevent vehicle overflow upon public right-of-way areas or required parking drive aisles and circulation paths.

E. Entertainment Theater

Entertainment theater signs shall be permitted subject to the following provisions:

1. Entertainment theater signs shall be subject to the provisions of this Chapter.

2. An entertainment theater may dedicate up to 50 percent of its permitted sign area to marquee signs.
3. The entertainment theater complex with two or more screens shall be permitted an additional 10 square feet of sign area per each screen over 2.
4. One movie poster encased in glass attached or fixed to the building shall be permitted per screen. Glass encasements shall not exceed 3 feet in width and 4 feet in height.

F. Model Home Complex

Sign permits may be issued for model home complexes for single-family developments and model units for multi-family developments with 40 units or more, provided the signs are in compliance with the provisions of this Section and all applicable laws and provisions. Signage for model home complexes shall meet the following provisions:

1. Each model home complex may erect up to 5 flags per model home complex, with an additional two flags permitted per each model contained within the complex.
2. Each model home complex shall be permitted to have one on-site identification sign, not to exceed 12 square feet in area, and not more than 8 feet in height.
3. Each model home complex shall be permitted to have directional signs for parking areas, model home entrance and sales office area. No sign shall be more than two square feet in area, and 4 feet in height if freestanding, or 6 feet from finished grade if attached to a structure.
4. Each model shall be permitted one sign two square feet in area and 4 feet in height if freestanding, or 6 feet from finished grade if attached to the home.
5. All model home complex signs shall be removed within 10 days from the closure of the model home complex.
6. All signage for a model home complex shall require a temporary sign permit, in accordance with Section 19.75.090.

G. Multi-Family Model Units

Signage for multi-family model units shall meet the following provisions:

1. Each multi-family development with more than 40 units may erect up to 5 flags per development, with an additional two flags for every 50 units contained within the complex.
2. Each multi-family development with more than 40 units shall be permitted to have one on-site identification sign, not to exceed 12 square feet in area, and not more than 8 feet in height.
3. Each multi-family development with more than 40 units shall be permitted to have directional signage for parking areas, model

entrance and sales office area. No sign shall be more than two square feet in area, and 4 feet in height if freestanding, or 6 feet from finished grade if attached to a structure.

4. All signage for multi-family development with more than 40 units shall be permitted upon the opening of a complex and until 80 percent of the complex is rented/sold or for a period of time not to exceed 12 months from opening date, whichever comes first. A 6 month extension may be granted, if less than 80 percent of the complex is occupied.
5. All signs for a multi-family development with more than 40 units shall require a temporary sign permit, in accordance with Section 19.75.090.

H. Pedestrian/Downtown

Sign permits may be issued for signs permitted under this Section for the pedestrian/downtown area provided the signs are in compliance with all other applicable laws and provisions. The following provisions are for the pedestrian/downtown area defined by the roadway boundaries of San Jacinto on the north, Ellis Avenue on the south, and Redlands Avenue on the east, and Park Avenue on the west, and shall supersede the sign regulations for any zone district. Pedestrian/downtown signage area shall meet the following provisions:

1. Any and all signage shall be pedestrian oriented and compatible with the character of the pedestrian downtown area.
2. No canopy and awning signs, or any sign that projects into public right-of-way shall be permitted without a public encroachment permit.
3. Arcade and hanging signs shall be permitted in order to facilitate the pedestrian traffic flow.
4. All signage for the pedestrian downtown area shall be subject to design review, under the direction of the Director of Planning and Community Development, or his/her designee.

I. Off-Site Directional

Off-site directional signs may be permitted under this Section provided the signs are in compliance with all other applicable laws. This Section shall permit off-site directional signage for residential subdivisions only and any other type of off-site directional signage shall not be permitted within any zone district. Off-site directional signage shall be permitted subject to the following provisions:

1. Off-site directional signs shall only be permitted pending the sale of the subdivision it promotes. Off-site directional signs shall be removed within 10 days after all sales are complete.

2. Each subdivision shall be permitted a maximum of two off-site signs.
3. Off-site directional signs shall be located only along collector or arterial streets as defined by the General Plan.
4. Off-site directional signs shall not exceed 32 square feet in surface area per side. No sign shall obstruct visibility of pedestrian or vehicular traffic.
5. Off-site directional signs shall not exceed an overall height of 10 feet.
6. Off-site directional signs shall not cause public health or safety hazards.
7. Off-site directional signs shall not be placed upon or fixed to a tree, fence or utility pole, and shall not be posted on any public property or in the public right-of-way.
8. An off-site directional sign shall be valid for a one-year period.
9. An off-site directional sign posted in violation of this Section shall constitute a nuisance and the Director of Planning and Community Development or his/her designee may remove such signs. An application for off-site directional sign permit shall include written authorization to enter the site for sign removal by the City under this Section.
10. Off-site directional signs as regulated by a contractual sign program with the City shall be permitted.

19.75.190 SIGN PLAN REGULATIONS

A. *Sign Plan Required*

In order to ensure that all signs within multi-tenant developments are compatible and consistent with other on-site signs, buildings and surrounding developments, a sign plan shall be required in addition to a sign permit. The intent of the sign plan is to integrate signs with building and landscaping design into a unified architectural statement. A sign plan shall be required when any one or more of the following circumstances exist:

1. Multi-tenant developments of two or more distinct businesses that share either the same lot or building and use common access and parking facilities.
2. Whenever 3 or more signs are proposed for a development.
3. Whenever wall signs are proposed on structures over 2 stores in height.

B. *Intent of the Sign Plan*

A sign plan shall provide a means of flexible application of the sign regulations to large, unique or sensitive developments so as to encourage maximum incentive and latitude in the design and display of signs in order

19.75.200 GENERAL APPLICABILITY

The design standards set forth in this Section shall apply to all sign proposals.

19.75.210 ARCHITECTURAL STYLE

Signs shall be compatible with the design of the surrounding development. Each sign shall be designed to be consistent with the architectural style of the main building or buildings upon the site.

19.75.220 SIGN RELATIONSHIP TO BUILDINGS

Signs shall be proportioned to the scale of the development. Signs located upon a site with only one main building containing an enterprise which the sign identified, shall be designed to incorporate at least one of the predominately visual elements of such building, such as type of construction materials or color. Each sign located upon a site with more than one building, such as a commercial center or other nonresidential development developed in accordance with a common development plan, shall be designed to incorporate at least one predominate visual design element common to all such buildings or a majority of the buildings.

19.75.230 RELATIONSHIP TO OTHER SIGNS

Multiple freestanding signs located within a single development or parcel shall have a common design established through the use of similar sign construction materials, sign supports, method of illumination, sign cabinet or other configuration of sign area, shape of sign and components, and color and letter style of sign copy.

19.75.240 LANDSCAPING

Each freestanding sign shall be located in a planted landscaped area of a shape, design and size not less than the sign area.

19.75.250 SIGN COPY

The name of the use or business shall be the dominant message on the sign. In the use of complex identification signs, the name/identity of the complex development shall be the dominant message on the sign and tenant identification may be incorporated. Tenant identification on complex signs shall be limited to ensure orderly and effective signing that does not produce visual clutter. Through design review, the sign shall be reviewed in respect to the number of tenants and signage area to be compatible and consistent with the goals and intent of this Chapter.

19.75.260 SIGN COLOR AND MATERIALS

Sign colors shall be consistent with the color scheme of the development. The use of fluorescent colors or similar highly reflective material shall be prohibited.

19.75.270 OUTDOOR ADVERTISING

A. Location Criteria

Outdoor advertising signs or display structures may be permitted in any commercial or manufacturing zone district subject to a conditional use permit, and subject to the following conditions:

1. The area of permitted outdoor sign or display structure shall not exceed 300 square feet.
2. Outdoor advertising signs shall be set back 100 feet from any right-of-way.
3. Outdoor advertising signs or display structure erected on a parcel of land located at the intersection of any state or federal highway with a major or secondary street of the City shall be setback at least 660 feet from any right-of-way.
4. Outdoor advertising signs shall not be located within 1,000 feet from any other outdoor advertising signs or display structure.

B. Distance Criteria

1. Freestanding outdoor advertising signs shall not be erected within 200 feet of a residential zone district.
2. Freestanding outdoor advertising signs shall not be erected within 200 feet of any public or private school, church, library, or any street designated as a parkway or entrance to a public park.

C. Height/Location Criteria

1. Freestanding outdoor advertising signs shall not exceed an overall height of 40 feet.
2. No outdoor advertising sign shall be painted or attached to any wall, building, or fence.
3. No outdoor advertising sign shall be erected upon the roof of any building.

D. Permit Expiration

Any permit for an outdoor advertising sign or display structure shall expire 10 years from the date of issuance.

19.75.280 ENFORCEMENT, PENALTIES AND ABATEMENT

Any violation of the provisions of this Chapter shall be deemed to be a continuing violation until the violation has been corrected.

A. Violation

Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor. Notwithstanding any other provision of this Chapter, the City Attorney upon order of the City Council, may commence an action in a court of competent jurisdiction to obtain an injunction prohibiting the construction, erection, maintenance or display, or requiring the removal of any sign which is in violation of any of the provisions of this Chapter. In any such action, the prevailing party shall be entitled to recover costs and reasonable attorney's fees.

The owner or other person entitled to possession of a sign which is removed, stored and/or destroyed pursuant to any provision of this Chapter shall be liable to the City for the cost of the removal, storage and/or destruction along with any court costs and reasonable attorney fees the City may incur.

B. Public Nuisance

Any illegal sign within the City shall constitute a public nuisance and may be abated by the City in accordance with the following:

1. If the address of the owner or person in possession or control of the sign is known, notice of the City's intention to remove and destroy the sign, stating the date after which the sign shall be removed, shall be mailed to the owner or person in possession or control, by certified mail, return receipt requested, at least 10 days before the date of removal. If the address of the owner or person in possession or control is unavailable, the notice shall be affixed in a conspicuous place on the sign to be removed at least 10 days before the date of removal. The notice shall set forth the applicable provision(s) of this Chapter.
2. The owner or person in possession or control of the sign may, before the removal date stated in the notice, file a written request for hearing with the City Council. The request shall identify the sign and its location, date the name and address of the owner or person in possession or control and set forth in detail the reasons why the sign should not be removed and destroyed.
3. If a request for hearing is filed, the City Council shall hear the matter at a regularly scheduled meeting held not more than 60 days thereafter. After the hearing, the City Council shall determine whether the sign shall be removed in accordance with this Chapter.

6. Whether the immediate removal or alteration of the sign, as required by said sign regulations within the prescribed amortization period, would create unnecessary hardship on applicant, which hardship would be inconsistent with the purpose and intent of the sign regulations.
7. The effect of the continuation of the nonconforming sign beyond the amortization period on the use, value and enjoyment of property surrounding the site of said sign. The Director of Planning and Community Development shall accept for filing an application for extension of said amortization period, only after the applicant has paid to the City a fee, as established by City Council resolution for defraying the costs of processing said application. The procedures provided in this Section are supplementary and cumulative to those provisions of this Code relating to variances. Any person may apply for an extension of time under this Chapter and make the same request by a variance application, it being the intent of this Chapter that neither the procedures under this chapter nor those in this Code are mutually exclusive.

19.75.320 REMOVAL

Unless otherwise approved by the Director of Planning and Community Development in writing, removal of nonconforming signs shall be accomplished in the following manner:

A. *Signs Painted on Buildings, Walls or Fences*

By removal of the paint constituting the sign or by permanently painting over it in such a way that the sign shall not thereafter be or become visible.

B. *Other Signs*

By removal of said signs, including dependent structures and supports, or by modification, alteration, or replacement thereof in conformity with the provisions of this Chapter.

TABLE 1
PERMITTED SIGNS – RESIDENTIAL DISTRICTS

| CLASS | SIGN TYPE | MAX. NO. | MAX AREA | MAX. HGT. | NOTES |
|--|----------------------|----------------------------------|----------------|----------------------|--|
| 1. INSTITUTIONAL (CHURCH/ SCHOOL/ ORGANIZATIONS) | | | | | |
| A. < 3 ACRES | WALL OR MONUMENT | 1 (b) 1 (b) | 20 SF 20 SF | (f) 4' (c) | + COPY SHALL BE LIMITED TO NAME/ ADDRESS OF THE INSTITUTION |
| B. 3 – 7 ACRES | WALL OR MONUMENT | 1 (b) 1 (b) | 32 SF 32 SF | (f) 5' (c) | + SIGN MAY INCORPORATE CHANGEABLE COPY |
| C. 7+ ACRES | WALL AND MONUMENT | 1 (b) 1 (b) | 32 SF 32 SF | (f) 5' (c) | |
| 2. AGRICULTURAL | | | | | |
| | WALL OR MONUMENT | 1 (a) 1 (b) | 20 SF 32 SF | (f) 5' (c) | |
| 3. GENERAL NON-RESIDENTIAL | | | | | |
| | WALL OR MONUMENT | 1 (a) 1 (b) | 20 SF 32 SF | (f) 5' (c) | + SIGNS SHALL NOT BE INTERNALLY LIGHTED |
| 4. COMMUNITY IDENTIFICATION MULTI- FAMILY | | | | | |
| A. < 40 UNITS | WALL OR MONUMENT | 1 (d) 2 MAX 1 (d) 2 MAX | 20 SF 20 SF | (e) (f) 5' (c) | + COPY SHALL BE LIMITED TO PROJECT NAME, ADDRESS AND MANAGER'S NUMBER |
| B. 40 + UNITS | WALL AND MONUMENT | 1 (d) 2 MAX 1 (d) 2 MAX | 32 SF 32 SF | (e) (f) 5' (c) | |
| C. ON-SITE DIRECTORY | WALL OR MONUMENT | 1 (g) 1 (g) | 12 SF 12 SF | (e) (f) 4' (c) | |
| 5. COMMUNITY IDENTIFICATION MOBILE HOME PARKS, SUBDIVISIONS | | | | | |
| | WALL OR MONUMENT | 2 (g) 2 (g) | 20 SF 20 SF | 6' (e) (f) 4' (c) | +COPY SHALL BE LIMITED TO THE NAME/ ADDRESS OF THE MOBILE HOME PARK/ SUBDIVISION |

(a) PER OCCUPANT/TENANT
(b) PER SITE/PARCEL
(c) FROM FINISHED GRADE
(d) PER STREET FRONTAGE

(e) MAX 20 FT FROM FINISHED GRADE
(f) BELOW ROOFLINE
(g) PER MAJOR ENTRANCE
(h) PER DEVELOPMENT
(j) PER BUILDING FRONTAGE

(k) 1:1 RATIO-1 SF OF SIGN AREA,
PER LINEAR FOOT OF
BUILDING FRONTAGE
(l) 1:2 RATIO-1 SF OF SIGN AREA,
PER EVERY 2 LINEAR FEET OF
BUILDING FRONTAGE

TABLE 2
PERMITTED SIGNS – OFFICE/COMMERCIAL DISTRICTS

| CLASS | SIGN TYPE | MAX. NO. | MAX AREA | MAX. HGT. | NOTES |
|---|---|----------------------------------|--------------------------------|-------------------|--|
| 1. OFFICE USES TENANT IDENTIFICATION (SINGLE TENANT BLDGS, INCLUDING PAD TENANTS) | WALL AND MONUMENT | 1 (j) 2 MAX 1 (d) 2 MAX | 1:1 (k) 100 SF MAX 20 SF | (e) (f) 4' (c) | +A COMBINATION OF WALL/MONUMENT SIGNS MAY BE USED; HOWEVER A MAXIMUM OF 3 SIGNS MAY BE USED TO IDENTIFY ANY ONE TENANT +SIGN MAY IDENTIFY NAME AND/OR LOGO OF TENANT |
| * ALL OFFICE USES WHICH CONTAIN <u>TWO OR MORE</u> TENANTS SHALL BE REQUIRED TO SUBMIT A SIGN PLAN THAT ENCOMPASSES THE ENTIRE DEVELOPMENT/SITE. THE SIGN PLAN SHALL BE IN COMPLIANCE WITH THE SIGN REGULATIONS AS INDICATED BY THIS CHAPTER. ALL SIGNAGE FOR THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE APPROVED SIGN PLAN. | | | | | |
| 2. OFFICE USES SMALL COMPLEX (2-10 TENANTS) | | | | | |
| A. COMPLEX IDENTIFICATION | WALL OR MONUMENT | 1 (j) 2 MAX 1 (d) 2 MAX | 1:1 (k) 50 SF MAX 32 SF | (e) (f) 5' (c) | +SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT |
| B. TENANT IDENTIFICATION | WALL | 1 (j) 2 MAX | 1:1 (k) 100 SF MAX | (e) (f) | +TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO |
| 3. OFFICE USES LARGE COMPLEX (10+ TENANTS) | | | | | |
| A. COMPLEX IDENTIFICATION | WALL OR MONUMENT | 1 (j) 2 MAX 1 (d) 2 MAX | 1:1 (k) 75 SF MAX 50 SF | (e) (f) 5' (c) | +SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT |
| B. TENANT IDENTIFICATION | WALL | 1 (j) 2 MAX | 1:1 (k) 100 SF MAX | (e) (f) | +TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO |
| 4. OFFICE USES OFFICE PARK (10+ ACRES) | SUBJECT TO DESIGN REVIEW LARGE OFFICE PARK DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS. | | | | |

| | | |
|-------------------------|-----------------------------------|---|
| (a) PER OCCUPANT/TENANT | (e) MAX 20 FT FROM FINISHED GRADE | (k) 1:1 RATIO-1 SF OF SIGN AREA, PER LINEAR FOOT OF BUILDING FRONTAGE |
| (b) PER SITE/PARCEL | (f) BELOW ROOFLINE | (l) 1:2 RATIO-1 SF OF SIGN AREA, PER EVERY 2 LINEAR FEET OF BUILDING FRONTAGE |
| (c) FROM FINISHED GRADE | (g) PER MAJOR ENTRANCE | |
| (d) PER STREET FRONTAGE | (h) PER DEVELOPMENT | |
| | (j) PER BUILDING FRONTAGE | |

TABLE 2
PERMITTED SIGNS - OFFICE/COMMERCIAL DISTRICTS

| CLASS | SIGN TYPE | MAX. NO. | MAX AREA | MAX. HGT. | NOTES |
|---|--|----------------|-----------------------|-----------|---|
| 8. COMMERCIAL USES LARGE COMPLEX (15-25 ACRES) | | | | | |
| A. COMPLEX IDENTIFICATION | WALL | 1 (j) | 1:1 (k) | (e) (f) | +SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT |
| | OR | 2 MAX | 100 SF MAX | | |
| | MONUMENT | 1 (d) | 75 SF | 8' (c) | |
| | OR | 2 MAX | | | |
| PYLON | | 1 (d) | 150 SF | 20' (c) | |
| | | 2 MAX | | | |
| B. TENANT IDENTIFICATION | WALL | 1 (j) 2 MAX | 1:1 (k) 100 SF MAX | (e) (f) | +TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO |
| 9. COMMERCIAL USES COMMUNITY CENTER (25+ ACRES) | | | | | |
| | SUBJECT TO DESIGN REVIEW LARGE COMMUNITY CENTER DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS. | | | | |
| 10. HIGH RISE BUILDINGS (3+ STORIES) | | | | | |
| | SUBJECT TO DESIGN REVIEW HIGH RISE BUILDING DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS. | | | | |

(a) PER OCCUPANT/TENANT
(b) PER SITE/PARCEL
(c) FROM FINISHED GRADE
(d) PER STREET FRONTAGE

(e) MAX 20 FT FROM FINISHED GRADE
(f) BELOW ROOFLINE
(g) PER MAJOR ENTRANCE
(h) PER DEVELOPMENT
(j) PER BUILDING FRONTAGE

(k) 1:1 RATIO-1 SF OF SIGN AREA,
PER LINEAR FOOT OF
BUILDING FRONTAGE
(l) 1:2 RATIO-1 SF OF SIGN AREA,
PER EVERY 2 LINEAR FEET OF
BUILDING FRONTAGE

TABLE 3
PERMITTED SIGNS – INDUSTRIAL/MANUFACTURING DISTRICT005

| CLASS | SIGN TYPE | MAX. NO. | MAX AREA | MAX. HGT. | NOTES |
|--|-----------------|-------------------------|----------------------|-----------|--|
| 1. INDUSTRIAL USES TENANT IDENTIFICATION (SINGLE TENANT BLDGS, INCLUDING PAD TENANTS) | | | | | |
| A. SMALL TENANTS (< 5 ACRES) | WALL | 1 (j) | 1:1 (k) | (e) (f) | +TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO |
| | AND MONUMENT | 2 MAX 1 (d) 2 MAX | 100 SF MAX 20 SF | 5' (c) | |
| B. MEDIAN TENANTS (5-15 ACRES) | WALL | 1 (j) | 1:1 (k) | (e) (f) | +A COMBINATION OF WALL/MONUMENT SIGNS MAY BE USED, BUT NO MORE THAN 3 SIGNS MAY BE USED |
| | AND MONUMENT | 2 MAX 1 (d) 2 MAX | 100 SF MAX 32 SF | 6' (c) | |
| C. LARGE TENANTS (15+ ACRES) | WALL | 1 (j) | 1:1 (k) | (e) (f) | |
| | AND MONUMENT | 2 MAX 1 (d) 2 MAX | 150 SF MAX 50 SF | 7' (c) | |
| * ALL INDUSTRIAL USES WHICH CONTAIN TWO OR MORE TENANTS SHALL BE REQUIRED TO SUBMIT A SIGN PLAN THAT ENCOMPASSES THE ENTIRE DEVELOPMENT/SITE. THE SIGN PLAN SHALL BE IN COMPLIANCE WITH THE SIGN REGULATIONS AS INDICATED BY THIS CHAPTER. ALL SIGNAGE FOR THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE APPROVED SIGN PLAN. | | | | | |
| 2. INDUSTRIAL USES SMALL COMPLEX (< 10 ACRES) | | | | | |
| A. COMPLEX IDENTIFICATION | WALL | 1 (j) | 1:2 (k) | (e) (f) | +SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT |
| | OR MONUMENT | 2 MAX 1 (d) 2 MAX | 50 SF MAX 20 SF | 5' (c) | |
| B. TENANT IDENTIFICATION | WALL | 1 (j) 2 MAX | 1:2 (k) 50 SF MAX | (e) (f) | +TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO |
| 3. INDUSTRIAL USES LARGE COMPLEX (10-25 ACRES) | | | | | |
| A. COMPLEX IDENTIFICATION | WALL | 1 (j) | 1:2 (k) | (e) (f) | +SIGN COPY MAY IDENTIFY NAME AND/OR LOGO OF THE DEVELOPMENT |
| | OR MONUMENT | 2 MAX 1 (d) 2 MAX | 100 SF MAX 32 SF | 6' (c) | |
| B. TENANT IDENTIFICATION | WALL | 1 (j) 2 MAX | 1:2 (k) 50 SF MAX | (e) (f) | +TENANT SIGNS SHALL IDENTIFY NAME AND/OR LOGO |

(a) PER OCCUPANT/TENANT
(b) PER SITE/PARCEL
(c) FROM FINISHED GRADE
(d) PER STREET FRONTAGE

(e) MAX 20 FT FROM FINISHED GRADE
(f) BELOW ROOFLINE
(g) PER MAJOR ENTRANCE
(h) PER DEVELOPMENT
(j) PER BUILDING FRONTAGE

(k) 1:1 RATIO-1 SF OF SIGN AREA,
PER LINEAR FOOT OF
BUILDING FRONTAGE
(l) 1:2 RATIO-1 SF OF SIGN AREA,
PER EVERY 2 LINEAR FEET OF
BUILDING FRONTAGE

TABLE 3
 PERMITTED SIGNS – INDUSTRIAL/MANUFACTURING DISTRICT005

| CLASS | SIGN TYPE | MAX. NO. | MAX AREA | MAX. HGT. | NOTES |
|--|---|----------|----------|-----------|-------|
| 4. INDUSTRIAL USES INDUSTRIAL PARK (25+ ACRES) | SUBJECT TO DESIGN REVIEW LARGE INDUSTRIAL PARK DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS. | | | | |
| 5. HIGH RISE BUILDINGS (3+ STORIES) | SUBJECT TO DESIGN REVIEW HIGH RISE BUILDING DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS. | | | | |

| | | |
|-------------------------|-----------------------------------|---|
| (a) PER OCCUPANT/TENANT | (e) MAX 20 FT FROM FINISHED GRADE | (k) 1:1 RATIO-1 SF OF SIGN AREA, PER LINEAR FOOT OF BUILDING FRONTAGE |
| (b) PER SITE/PARCEL | (f) BELOW ROOFLINE | (l) 1:2 RATIO-1 SF OF SIGN AREA, PER EVERY 2 LINEAR FEET OF BUILDING FRONTAGE |
| (c) FROM FINISHED GRADE | (g) PER MAJOR ENTRANCE | |
| (d) PER STREET FRONTAGE | (h) PER DEVELOPMENT | |
| | (j) PER BUILDING FRONTAGE | |

TABLE 4
 PERMITTED SIGNS -- PUBLIC/SEMI-PUBLIC DISTRICTS

| CLASS | SIGN TYPE | MAX. NO. | MAX AREA | MAX. HGT. | NOTES |
|----------------------------|---|----------|----------|-----------|-------|
| 2. FACILITY IDENTIFICATION | SUBJECT TO DESIGN REVIEW PUBLIC AND SEMI-PUBLIC FACILITY DEVELOPMENTS SHALL SUBSTANTIALLY CONFORM TO THE SIGN REGULATIONS OF THIS CHAPTER, AND SHALL BE APPROVED THROUGH THE DEVELOPMENT REVIEW PROCESS/SIGN PLAN PROCESS | | | | |

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., and by appointment on Fridays from 8:30 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 13, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1011RG14 – City of Perris - City Case No.: Ordinance Amendment No. 11-02-0003 is a proposal to comprehensively update the Sign Regulations Section (Section 19.75) of the City of Perris Zoning Code (Chapter 19 of the Perris Municipal Code). The ordinance amendment primarily addresses on-site signage. (Outdoor advertising displays, including billboards, were addressed through a previous submittal to ALUC ([City Case No. ZTA 13-11-0004/ZAP1010RG14].) The intent of proposed Ordinance Amendment 11-02-0003 is to recognize new sign technology, particularly electronic display signs, and to provide clear, concise and updated modern standards to improve sign opportunities and the appearance of signs throughout the City. (March Air Reserve Base Airport Influence Area – Areas I, II, and III, and Perris Valley Airport Influence Area – Compatibility Zones A, B1 B2, C, D, and E).

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or 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.

ZAP1011 RG 14

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 1-14-2014
 Property Owner City of Perris Phone Number 951 943-5003
 Mailing Address 135 N. D Street
Perris, CA 92570

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

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 the County of Riverside

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) 50' Maximum height for billboard
 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 (APPLICANT OR JURISDICTION TO COMPLETE) | |
|--|--|
| Date Received | <u>1-29-14</u> |
| Agency Name | <u>City of Perris</u> |
| Staff Contact | <u>Dianne Spardellati</u> |
| Phone Number | <u>(951) 943-5003 x.252</u> |
| Agency's Project No. | <u>Ord Amend 11-02-0003</u> |
| Type of Project | <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Zoning Amendment or Variance <input type="checkbox"/> Subdivision Approval <input type="checkbox"/> Use Permit <input type="checkbox"/> Public Facility <input type="checkbox"/> Other _____ |

A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

- 1 Completed Application Form
- 1 Project Site Plan – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 Each . 8 ½ x 11 reduced copy of the above
- 1 8 ½ x 11 reduced copy showing project in relationship to airport.
- 1 Set . Floor plans for non-residential projects
- 4 Sets . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummed address labels of all property owners within a 300' radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10), with ALUC return address.
- 4 Sets . Gummed address labels of the referring agency (City or County).
- 1 Check for Fee (See Item "C" below)

STAFF REVIEW (Consult with ALUC staff planner as to whether project qualifies)

- 1 Completed Application Form
- 1 Project Site Plans – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 8 ½ x 11 Vicinity Map
- 1 Set . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummed address labels of the referring agency.
- 1 Check for review—See Below

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.2

HEARING DATE: March 13, 2014

CASE NUMBER: ZAP1063RI14 – Jeff Eshelman (Representative: Adkan Engineers, Mitch Adkison)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P13-0812 (Conditional Use Permit)

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the Conditional Use Permit, subject to the conditions included herein.

PROJECT DESCRIPTION: The Conditional Use Permit proposes to utilize an existing 8,484 square foot industrial shell building for retail use associated with the currently operating Do It Best Center on a 4.23-acre parcel. The proposal would also include the outdoor storage of building materials and the construction of a 13-foot tall block wall to screen the outdoor storage area from Van Buren Boulevard.

PROJECT LOCATION: The project site is located northeasterly of Van Buren Boulevard, southerly of Jurupa Avenue, northerly of Central Avenue, and westerly of Acorn Street, within the City of Riverside, approximately 2,360 feet northwesterly of Runway 9-27 at Riverside Municipal Airport.

LAND USE PLAN: 2005 Riverside Municipal Airport Land Use Compatibility Plan

- a. Airport Influence Area: Riverside Municipal Airport
- b. Land Use Policy: Airport Compatibility Zones A and C
- c. Noise Levels: Between 60-65 CNEL from aircraft

BACKGROUND:

Non-Residential Average Intensity: The project is located within Airport Compatibility Zones A and C, with the existing building and proposed outdoor storage area located entirely within Compatibility Zone C and the existing parking area partially within Compatibility Zone A. Non-residential intensity in Airport Compatibility Zone C is restricted to 75 people per average acre. The site has a net area of 4.23 acres, consisting of a 0.2-acre condominium area and 2.37-acre parcel owned by the applicant and a 1.66-acre parcel owned by the Airport (City) due to its location within Compatibility Zone A. The City leases the 1.66-acre parcel to this property owner for primarily parking use. Approximately 2.83 acres are located within Compatibility Zone C. A total of 7,030 square feet of retail, 566 square feet of office, and 45 square feet of storage are proposed within the building. Approximately 24,569 square feet of outdoor storage is proposed based on the site plan and floor plan provided.

Utilizing the Building Code Method for calculating occupancy (including 50% reduction for retail area and calculation of the outdoor storage area at 1 person per 300 square feet), the project would result in a total site occupancy of 205 people (123 for the building and 82 for the outdoor storage). Based on this occupancy and the site area within Zone C, the project would result in an average intensity of 72 people per acre, which would be consistent with the Compatibility Zone C average acre criteria. Actual operation of the outdoor storage area would keep the storage area closed and occupied by two employees typically, with customers allowed to enter on an individual basis to view materials/product and for loading. At most, it is anticipated to be occupied by two employees and five customers for a total of seven people, rather than the 82 as calculated by the building code method.

For additional analysis, an alternative calculation for intensity is based on the number of parking spaces for a project. While the site provides a substantial amount of parking (noted as “Not a Part” on the site plan) which is primarily provided for future anticipated development on the site (as noted for the “Vacant Pad” on the site plan), the parking requirement for the project is noted as 29 spaces. Assuming a relatively high occupancy of 4.0 persons per vehicle for all required parking spaces, this would equate to a total of 116 people. Given the area of Compatibility Zone C as 2.83 acres, this would result in an average intensity of 41 people per acre, which would be consistent with the Compatibility Zone C average intensity criteria. Even if it were assumed that the proposed use would utilize double what the noted required parking is at 58 parking spaces and a slightly more reasonable 3.0 persons per vehicle, this would equate to a total of 174 people and 61 people per average acre within Compatibility Zone C, which would also be consistent with the Compatibility Zone C average intensity criteria.

Non-Residential Single-Acre Intensity: Non-residential intensity in Airport Compatibility Zone C is restricted to 150 people per single-acre. The maximum single-acre area on the site would include all of the existing building, which pursuant to the Building Code method is estimated at 241 people or 123 people with 50% reduction for retail area. Based on this amount with the 50% reduction for retail area, the proposed project would be consistent with the single-acre criteria for Compatibility Zone C.

Prohibited and Discouraged Uses: The project does not propose any children’s schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, or hazards to flight, which are all prohibited uses within Compatibility Zone C.

Noise: The site is located within an area subject to average aircraft noise levels between 60-65 CNEL. Retail trade uses are noted as Marginally Acceptable in the 60-65 CNEL range. However, the nature of the retail business as a hardware store is generally not sensitive to noise like other retail uses may be, and is more similar to a Service Commercial or Wholesale Trade use, which are Acceptable within the 60-65 CNEL range. In addition, interior noise level from aircraft impacts are likely decreased to below 45 CNEL with typical building construction methods and materials on the existing building. Therefore, no special measures to mitigate aircraft-generated noise are required.

PART 77: The proposed project would not increase the height of the existing building, but would involve the construction of a new 13-foot tall wall on the project site. The elevation of Runway 9-27 at its westerly terminus is approximately 757.6 feet above mean sea level (757.6 feet AMSL). At a distance of approximately 2,360 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 781.2 feet AMSL. The existing elevation on-site is 744 feet AMSL. The proposed wall has a maximum height of 13 feet for a potential maximum elevation of 757 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service is not required.

Open Area: Compatibility Zone C requires 20% of area within major projects (10 acres or larger) to be set aside as open land that could potentially serve as emergency landing areas. Since the project site is less than ten acres, this criterion is not applicable.

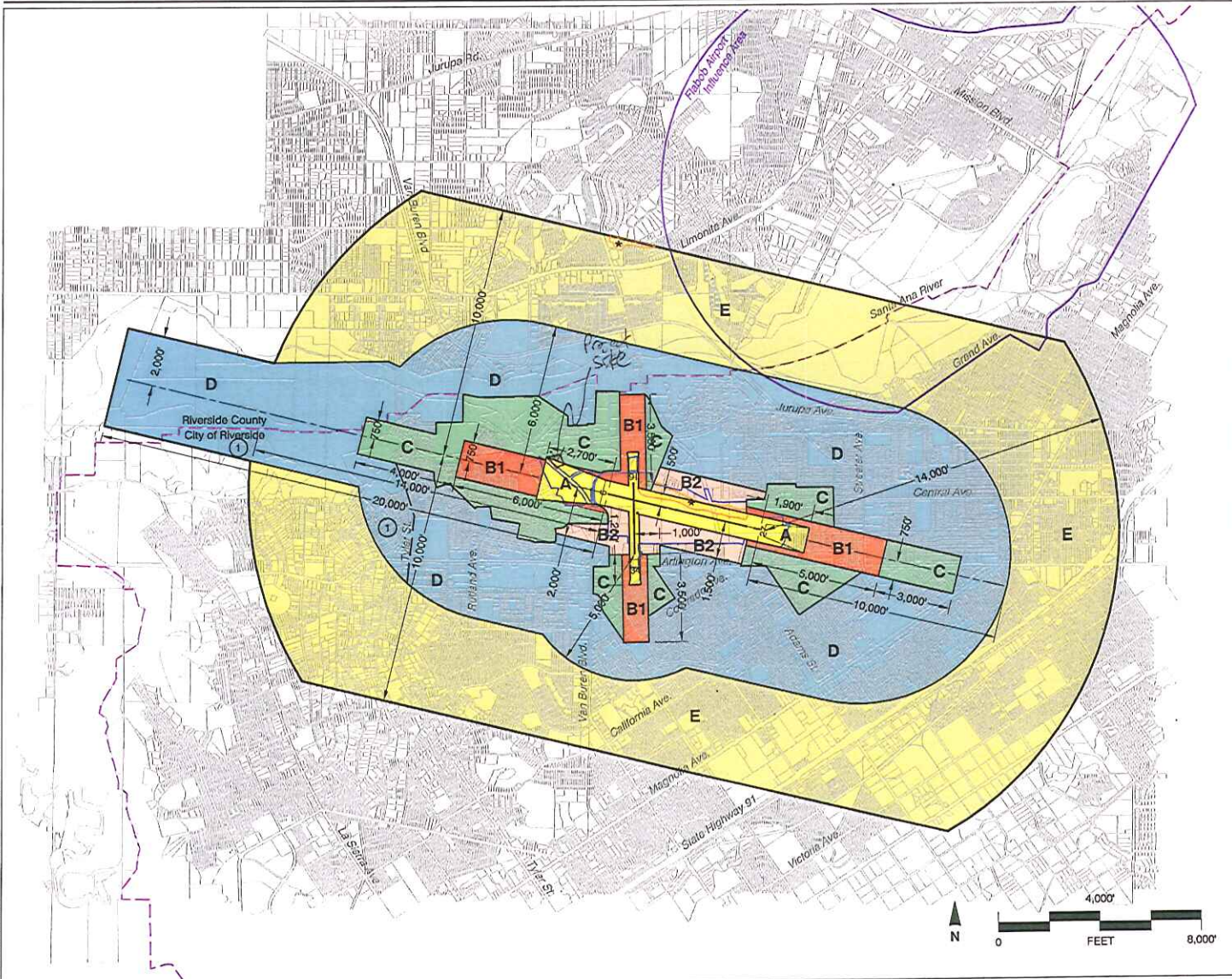
CONDITIONS:

1. 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, 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, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.
2. The attached notice shall be provided to all potential purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

3. 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, and shall comply with Riverside County Ordinance No. 655. All outdoor lighting shall be downward facing.
4. No aboveground retention basins are depicted on the site plan. Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) (if any) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. No structures shall be constructed within the portion of the project area located within Compatibility Zone A.

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

Note

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RI.2 for special exceptions to the Table 2A criteria.

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

Map RI-1

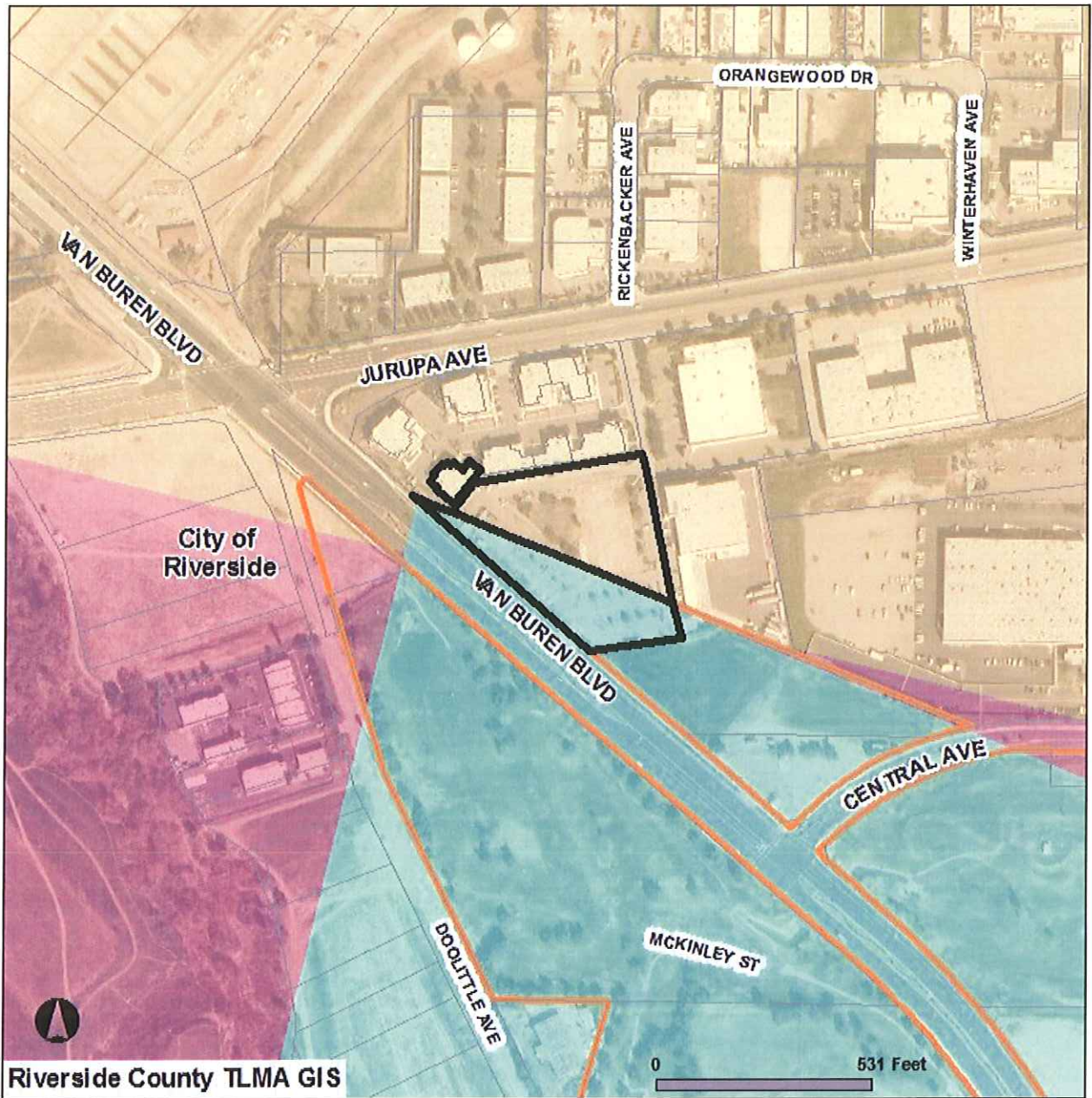
Compatibility Map
 Riverside Municipal Airport

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONDITIONAL USE PERMIT: DO-IT-BEST CENTER
7550 JURUPA AVENUE

A PORTION OF LOTS 48, 49, 50 & 51 OF McCLASKY TRACT AS SHOWN BY MAP ON FILE
IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



RIVERSIDE COUNTY GIS



Selected parcel(s):
 155-080-048 155-080-054 155-081-005

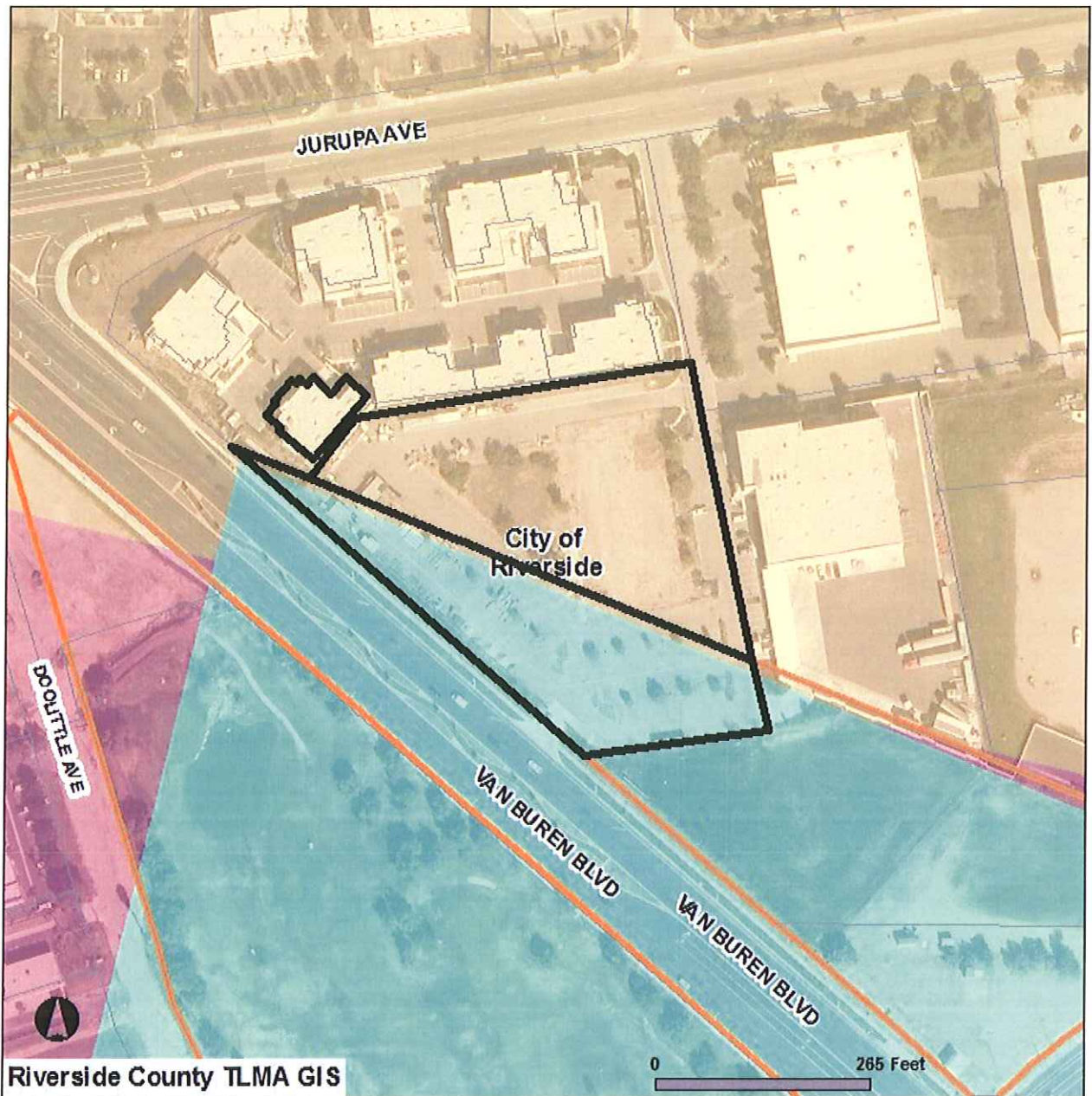
AIRPORTS

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

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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
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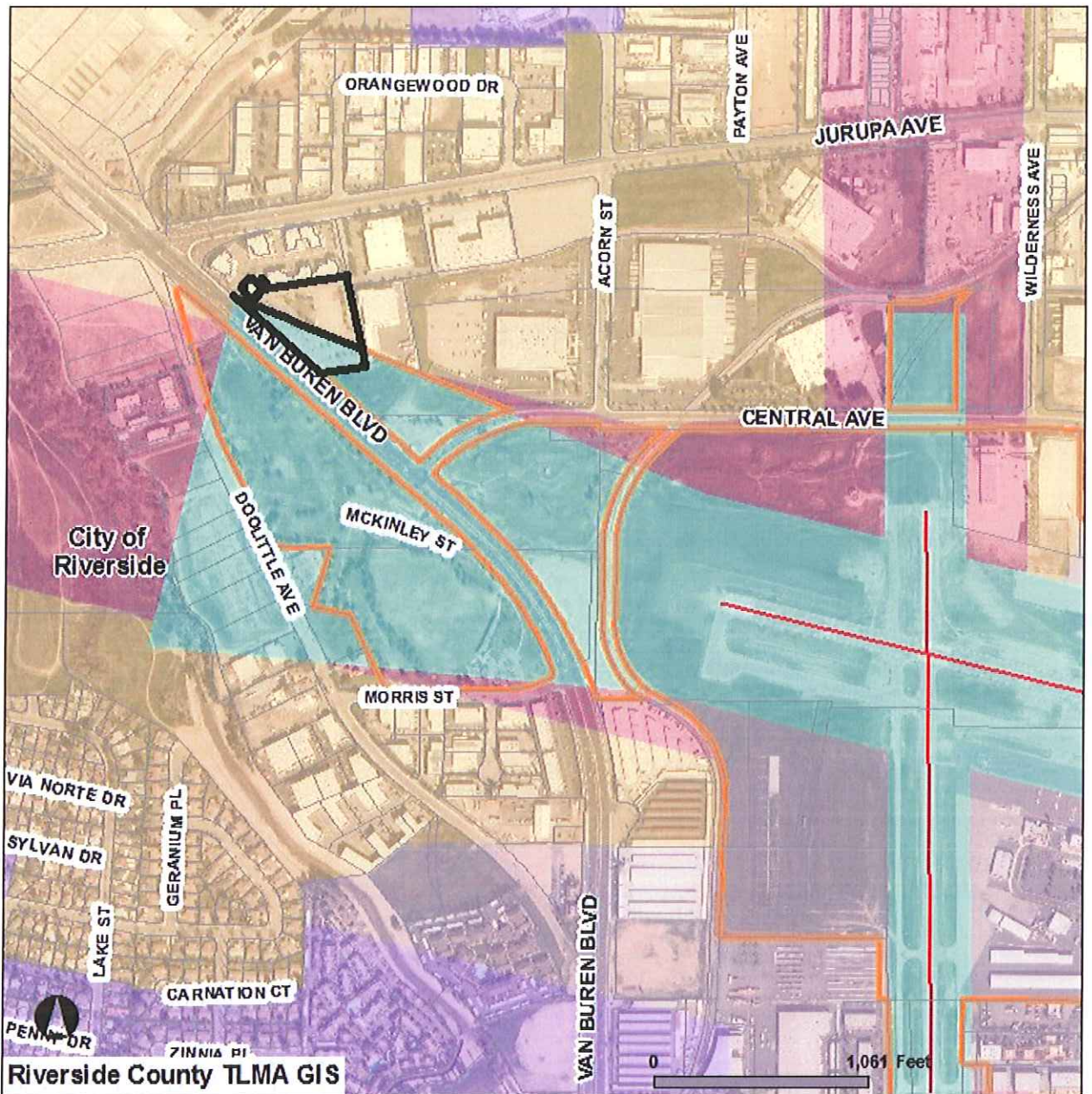
AIRPORTS

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

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RIVERSIDE COUNTY GIS



Selected parcel(s):

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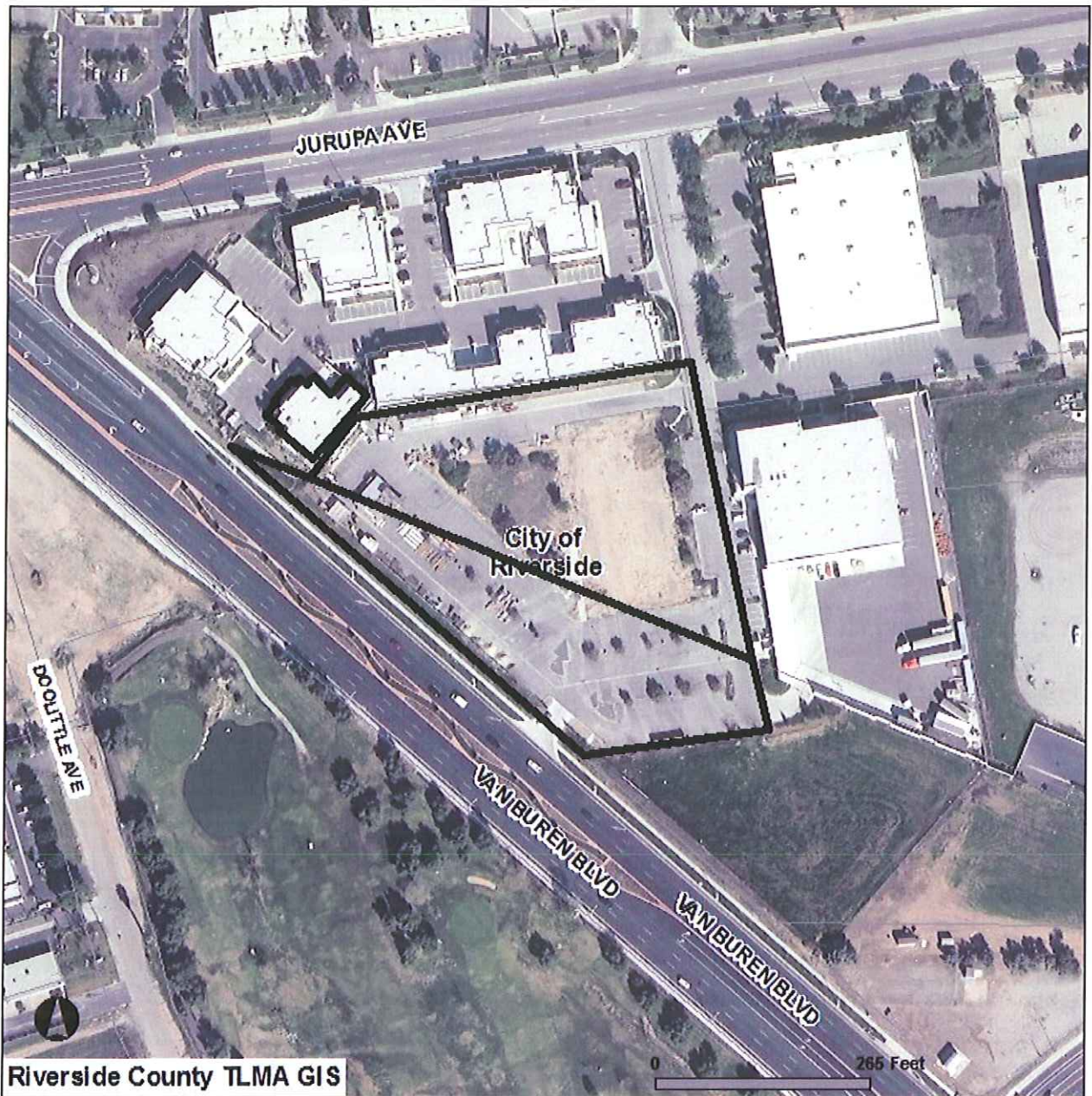
AIRPORTS

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

IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
155-080-048 155-080-054 155-081-005

IMPORTANT

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REPORT PRINTED ON...Wed Feb 26 2014 09:41:57 GMT-0800 (Pacific Standard Time)

Version 131127

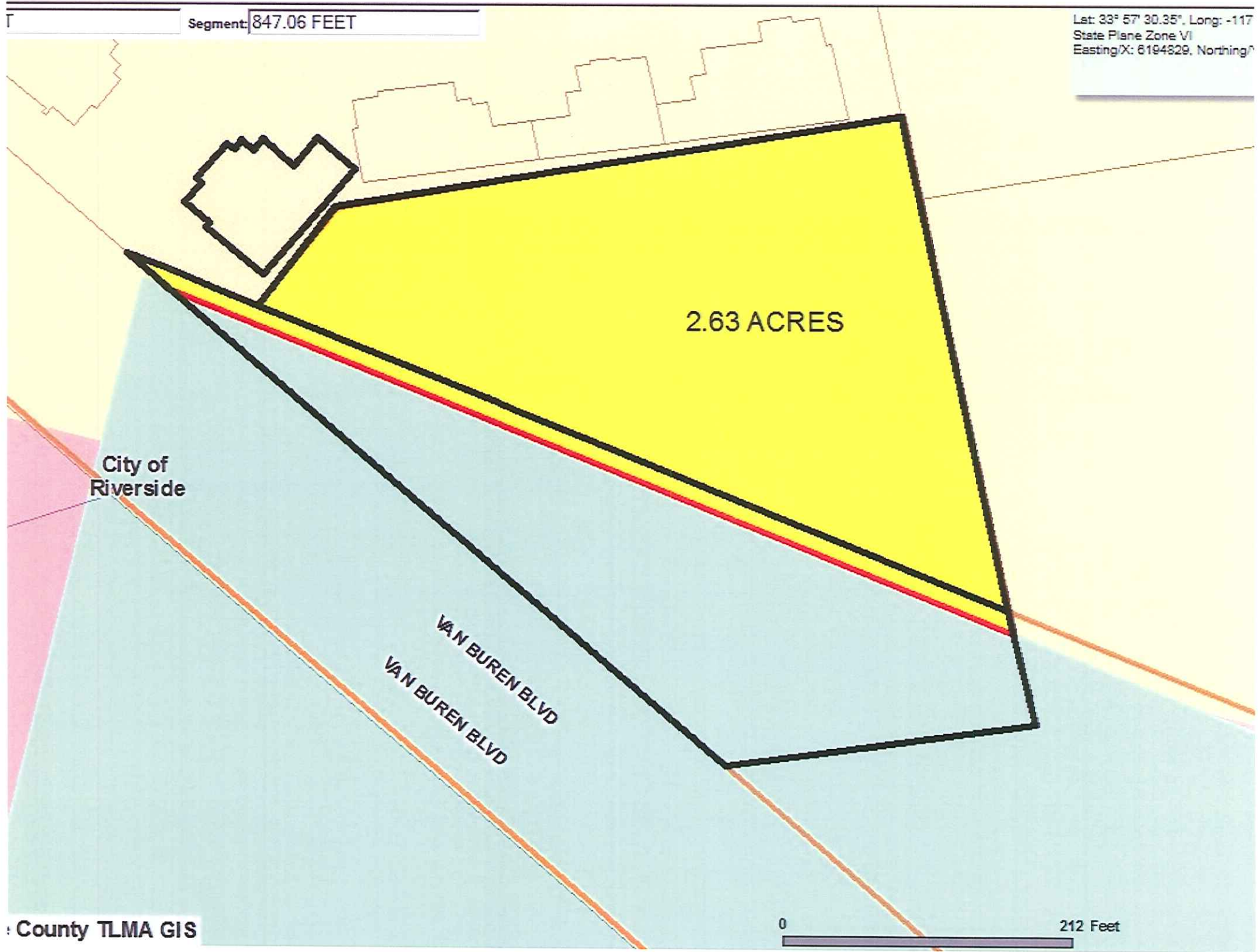
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State Plane Zone VI
Easting/X: 6194829, Northing/Y:

2.63 ACRES

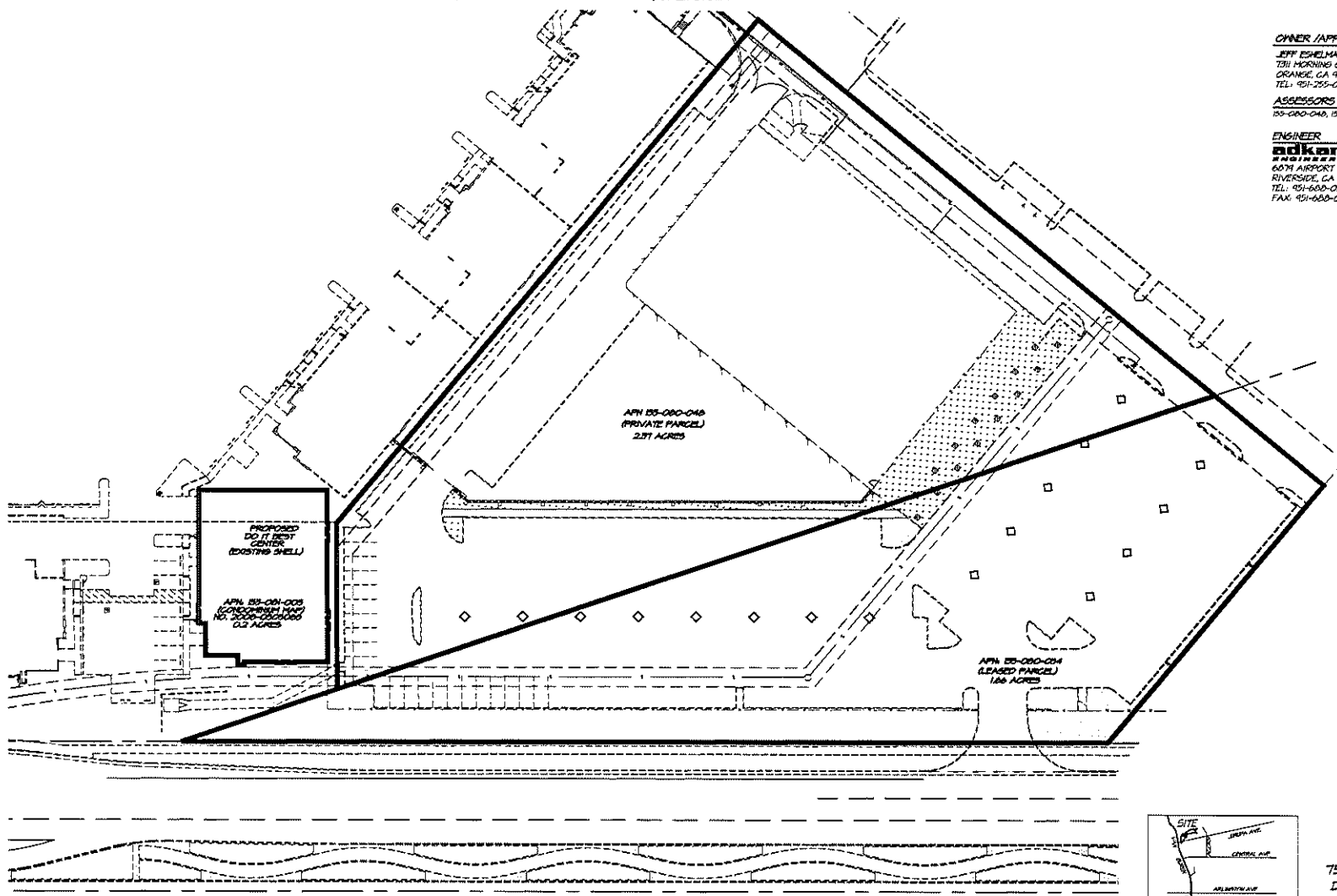
City of
Riverside

VAN BUREN BLVD
VAN BUREN BLVD



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONDITIONAL USE PERMIT: DO-IT-BEST CENTER
7550 JURUPA AVENUE

A PORTION OF LOTS 40, 41, 50 & 51 OF McGLASKY TRACT AS SHOWN BY MAP ON FILE
 IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



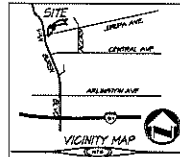
OWNER / APPLICANT
 JEFF ESHELMAN-CENTER LUMBER INC.
 7311 MORNING GLORY WAY
 ORANGE, CA 92668
 TEL: 951-255-0302
ASSESSORS PARCEL NUMBERS
 05-090-040, 05-090-024 & 05-091-005

ENGINEER
adkan
 6679 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: 951-600-0741
 FAX: 951-600-0591

PROPOSED
 DO-IT-BEST
 CENTER
 (EXISTING SHELL)
 APN 05-091-005
 (LEASED PARCEL)
 NOT BEING USED
 0.2 ACRES

APN 05-090-040
 (PRIVATE PARCEL)
 2.21 ACRES

APN 05-090-024
 (LEASED PARCEL)
 1.66 ACRES



PARCEL EXHIBIT
 7550 JURUPA AVENUE
 DO-IT-BEST CENTER
 PREPARATION DATE: OCTOBER 2003
 PREPARED BY
adkan
ENGINEERS
 Civil Engineers, Surveyors, Planners
 6679 Airport Drive, Riverside, CA 92504
 TEL (951) 600-0741 FAX (951) 600-0591

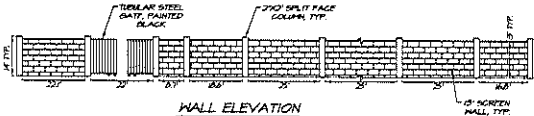
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONDITIONAL USE PERMIT: DO-IT-BEST CENTER
7550 JURUPA AVENUE

A PORTION OF LOTS 48, 49, 50 & 51 OF McGLASKY TRACT AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

MAXIMUM ALLOWABLE STRUCTURE HEIGHT THAT REMAINS HIDDEN BY HILLS

| EXISTING DISTANCE FROM PROPERTY | MAX. HEIGHT |
|---------------------------------|-------------|
| 0 - 10' | 10' |
| 10 - 20' | 20' |
| 20 - 30' | 30' |
| 30 - 40' | 40' |
| 40 - 50' | 50' |
| 50 - 60' | 60' |
| 60 - 70' | 70' |
| 70 - 80' | 80' |
| 80 - 90' | 90' |
| 90 - 100' | 100' |
| 100 - 110' | 110' |
| 110 - 120' | 120' |
| 120 - 130' | 130' |
| 130 - 140' | 140' |
| 140 - 150' | 150' |
| 150 - 160' | 160' |
| 160 - 170' | 170' |
| 170 - 180' | 180' |
| 180 - 190' | 190' |
| 190 - 200' | 200' |
| 200 - 210' | 210' |
| 210 - 220' | 220' |
| 220 - 230' | 230' |
| 230 - 240' | 240' |
| 240 - 250' | 250' |
| 250 - 260' | 260' |
| 260 - 270' | 270' |
| 270 - 280' | 280' |
| 280 - 290' | 290' |
| 290 - 300' | 300' |
| 300 - 310' | 310' |
| 310 - 320' | 320' |
| 320 - 330' | 330' |
| 330 - 340' | 340' |
| 340 - 350' | 350' |
| 350 - 360' | 360' |
| 360 - 370' | 370' |
| 370 - 380' | 380' |
| 380 - 390' | 390' |
| 390 - 400' | 400' |
| 400 - 410' | 410' |
| 410 - 420' | 420' |
| 420 - 430' | 430' |
| 430 - 440' | 440' |
| 440 - 450' | 450' |
| 450 - 460' | 460' |
| 460 - 470' | 470' |
| 470 - 480' | 480' |
| 480 - 490' | 490' |
| 490 - 500' | 500' |
| 500 - 510' | 510' |
| 510 - 520' | 520' |
| 520 - 530' | 530' |
| 530 - 540' | 540' |
| 540 - 550' | 550' |
| 550 - 560' | 560' |
| 560 - 570' | 570' |
| 570 - 580' | 580' |
| 580 - 590' | 590' |
| 590 - 600' | 600' |
| 600 - 610' | 610' |
| 610 - 620' | 620' |
| 620 - 630' | 630' |
| 630 - 640' | 640' |
| 640 - 650' | 650' |
| 650 - 660' | 660' |
| 660 - 670' | 670' |
| 670 - 680' | 680' |
| 680 - 690' | 690' |
| 690 - 700' | 700' |
| 700 - 710' | 710' |
| 710 - 720' | 720' |
| 720 - 730' | 730' |
| 730 - 740' | 740' |
| 740 - 750' | 750' |
| 750 - 760' | 760' |
| 760 - 770' | 770' |
| 770 - 780' | 780' |
| 780 - 790' | 790' |
| 790 - 800' | 800' |
| 800 - 810' | 810' |
| 810 - 820' | 820' |
| 820 - 830' | 830' |
| 830 - 840' | 840' |
| 840 - 850' | 850' |
| 850 - 860' | 860' |
| 860 - 870' | 870' |
| 870 - 880' | 880' |
| 880 - 890' | 890' |
| 890 - 900' | 900' |
| 900 - 910' | 910' |
| 910 - 920' | 920' |
| 920 - 930' | 930' |
| 930 - 940' | 940' |
| 940 - 950' | 950' |
| 950 - 960' | 960' |
| 960 - 970' | 970' |
| 970 - 980' | 980' |
| 980 - 990' | 990' |
| 990 - 1000' | 1000' |

SECTION A-A
1" = 30'



PROJECT NOTES

- TOTAL NUMBER OF LOTS: 2
- PROPOSED BUILDING AREA: 4.24 ACRES
- EXISTING BUILDING AREA: 8.48 ACRES
- PROJECT SITE AREA: 12 ACRES
- THIS MAP CONSISTS OF 3 PARCELS
- TOTAL NUMBER OF PROPOSED PARCELS: 3
- SCHEME OF DEVELOPMENT: FIELD SURVEY
- PROPOSED SINGLE UNIT INDUSTRIAL PROJECT
- THOMAS BROS. (2000) PG. 74 GRID 0-1
- PROPERTY IS NOT WITH IN A FLOOD ZONE, NOT IN SPECIAL FLOOD AREA, SAID
- PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
- THIS MAP INCLUDES THE THREE CONTIGUOUS OWNERSHIP OF THE LAND DIVISOR
- THERE IS NO PROPOSED OUTDOOR DISPLAY OR STORAGE OF MATERIALS ONLY
- OUTDOOR STORAGE
- PROPOSED STALLS PROVIDED
- ACCESSIBLE PARKING STALLS
- STANDARD PARKING STALLS
- TOTAL PARKING STALLS

LEGEND

| | | | |
|------|----------------------------|------|-----------------------|
| EX | EXISTING | PV | POST INDICATOR VALVE |
| PROP | PROPOSED | HW | WATER QUALITY |
| TY | TYPICAL | TE | TRASH ENCLOSURE |
| PL | PROPERTY LINE | ELEV | ELEVATION |
| BN | BORNE OF MAP | TE | TRASH ENCLOSURE |
| CL | CENTERLINE | PV | POST INDICATOR VALVE |
| TP | TRIP | FDG | FIRE DEPT. CONNECTION |
| TC | TOP OF CURB | FW | FIRE HYDRANT |
| FL | FLOW LINE | FS | FIRE SERVICE |
| FS | FINISHED SURFACE | DW | DOMESTIC WATER |
| IR | FINISHED IRONING | LS | LANDSCAPE |
| CF | CURB FACE | CS | CURBS AND OUTER |
| SE | SQUARE BREAK | DOUB | EXISTING GRADE |
| SP | SQUARE FOOT | KOB | PROPOSED GRADE |
| FF | FINISHED FLOOR | DOUB | EXISTING ELEVATION |
| MAN | MANHOLE | DOUB | PROPOSED ELEVATION |
| TE | TRASH ENCLOSURE | ALC | EXISTING ELEVATION |
| FDG | FIRE DEPARTMENT CONNECTION | NAP | NOT A PART |
| --- | CENTERLINE | --- | HALL |
| --- | PROPERTY LINE | --- | GUARDRAIL |
| --- | FLOWLINE | --- | WATER BOX |
| --- | DOMESTIC WTR | --- | FIRE HYDRANT |
| --- | FENCE | --- | LIGHT POLE |
| --- | EXTENDED FOOTING | --- | TREE |
| --- | EXISTING CURB | --- | TRASH ENCLOSURE |
| --- | PROPOSED CURB | --- | LUMBER RACK |
| --- | EDGE OF PAVEMENT | --- | LANDSCAPE |
| --- | VEHICLE BATH | --- | CONCRETE |
| --- | TRAVEL | --- | PROPOSED STORAGE |
| --- | | --- | DELIVERY ZONE |

ADA PATH OF TRAVEL
 NOTE: DIMENSIONAL GRADE NOT TO EXCEED 4:1% AND GRAFOGRAPH NOT TO EXCEED 3:1%

PARKING ANALYSIS

BUILDING NO. FT. 8,400
 STANDARD PARKING RATIO: 1:100
 REQUIRED PARKING STALLS: 84
 STANDARD STALLS: 24
 ACCESSIBLE STALLS: 2
 TOTAL STALLS: 26
 PARKING STALLS PROVIDED: 26
 STANDARD STALLS: 24
 ACCESSIBLE STALLS: 2
 TOTAL STALLS: 26

ENGINEER
adkan
 ENGINEERS
 4070 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: 951-888-0241
 FAX: 951-888-0241

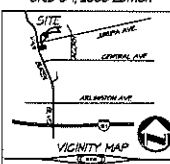
OWNER / APPLICANT
 JEFF ESHELMAN-CENTER LUMBER INC.
 1231 HORSING GLODY WAY
 ORANGE, CA 92668
 TEL: 951-755-0232

ASSESSORS PARCEL NUMBERS
 155-000-048, 155-000-054 & 155-000-055

ZONING/LAND USE
 EXISTING ZONING: I-1
 PROPOSED ZONING: I-1
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: INDUSTRIAL, MANUFACTURING

UTILITY PURVEYORS
 WATER: CITY OF RIVERSIDE
 SEWER: CITY OF RIVERSIDE
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRICITY: CITY OF RIVERSIDE

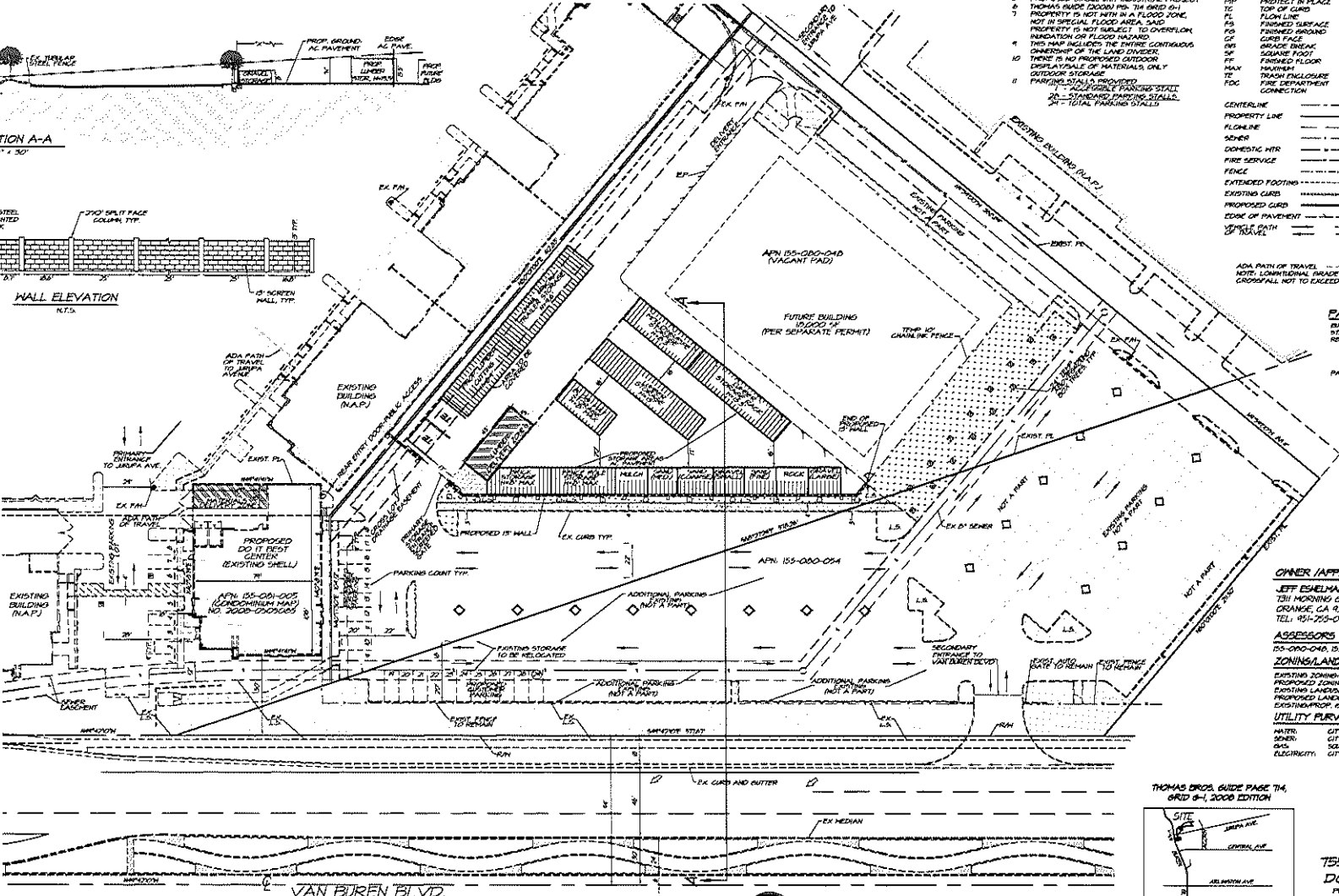
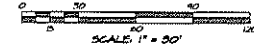
THOMAS BROS. GUIDE PAGE 74, GRID 0-1, 2000 EDITION



SITE PLAN
7550 JURUPA AVENUE
DO-IT-BEST CENTER
 PREPARATION DATE: OCTOBER 2003

ALL DESIGNED BY
adkan
ENGINEERS
 4070 Airport Drive, Riverside, CA 92504
 Tel: (951) 888-0241 Fax: (951) 888-0241

SEC.36 7.25, R.6M



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FLOOR PLAN 7550 JURUPA AVE

A PORTION OF LOTS 48, 49, 50 & 51 OF McGLASKY TRACT AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SOUTH EAST ELEVATION



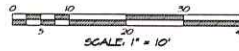
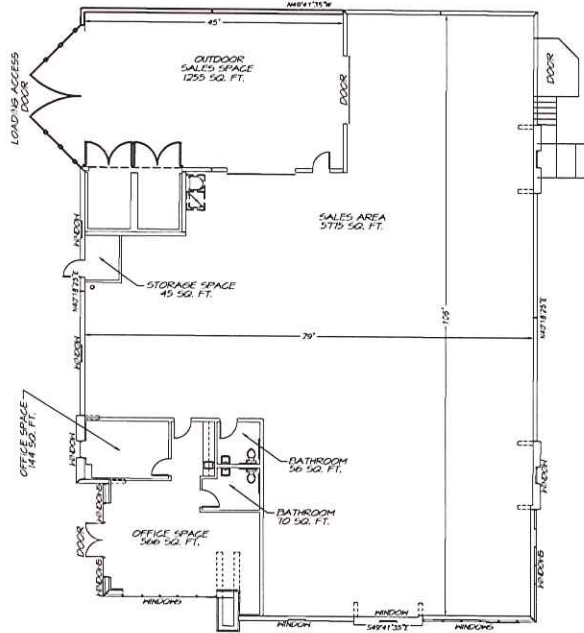
NORTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



OWNER / APPLICANT
JEFF ESHELMAN-CENTER LUMBER
INC.
7311 MORNING GLORY WAY
ORANGE, CA 92668
TEL: 951-255-0332

ASSESSORS PARCEL NUMBERS
155-000-001, 155-000-004 & 155-000-005

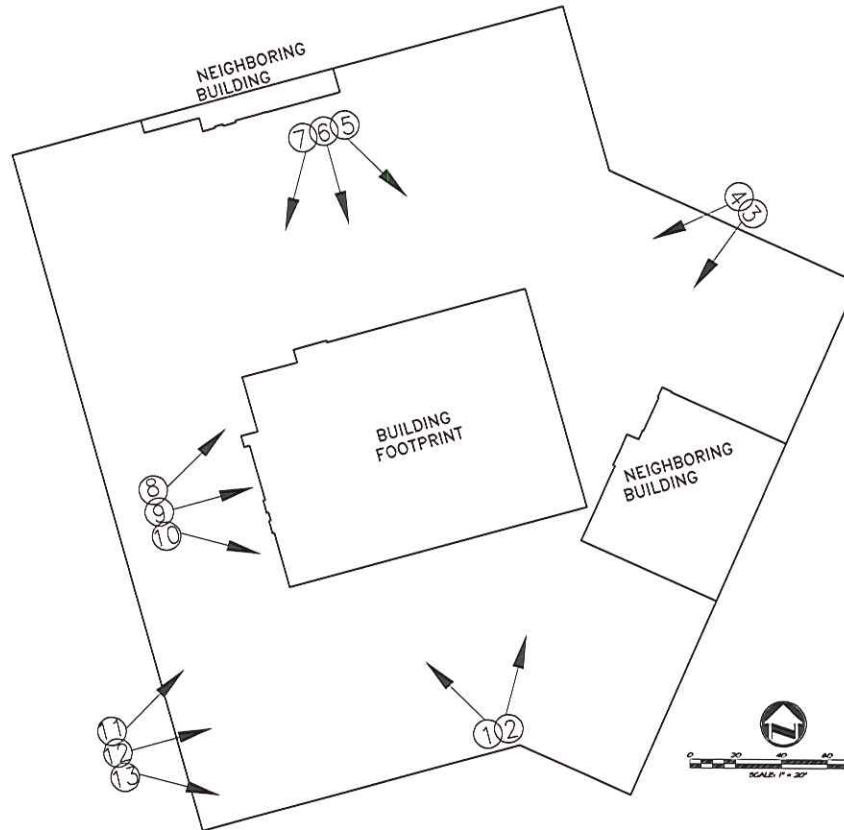
SITE PLAN
7550 JURUPA AVENUE
DO-IT-BEST CENTER
PREPARATION DATE: OCTOBER 2005

PREPARED BY
adkan
ENGINEERS
Civil Engineering - Surveying - Planning
8575 Airport Drive, Riverside, CA 92504
Tel: (951) 588-0241 Fax: (951) 588-0599

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PHOTO EXHIBIT 7550 JURUPA AVE

A PORTION OF LOTS 40, 41, 50 & 51 OF McCLASKY TRACT AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



1. FACING NORTHWEST-
BACK OF BUILDING



2. FACING NORTHEAST-
BACK OF BUILDING



3. FACING SOUTHWEST-



4. FACING WEST



5. FACING SOUTHEAST-
FRONT OF BUILDING



6. FACING SOUTH-
FRONT SIDE OF BUILDING



7. FACING SOUTHWEST-
FRONT OF BUILDING



8. LOOKING NORTHEAST- WEST
SIDE OF BUILDING FACING VAN BUREN



9. LOOKING EAST- WEST
SIDE OF BUILDING FACING VAN BUREN



10. LOOKING SOUTHEAST- WEST
SIDE OF BUILDING FACING VAN BUREN



11. LOOKING NORTHEAST AT EDGE
OF SIDEWALK ON VAN BUREN



12. LOOKING EAST AT EDGE OF
SIDEWALK ON VAN BUREN



13. LOOKING SOUTHEAST AT EDGE
OF SIDEWALK ON VAN BUREN



EXISTING MATERIAL STORAGE

FENCE POLE
STORAGE



BRICK
STORAGE



LUMBER
STORAGE #1



LUMBER
STORAGE #2



LUMBER
STORAGE #3



LUMBER
STORAGE #4



LUMBER
STORAGE #5



PIPE
STORAGE



MOULDING
STORAGE #1



MOULDING
STORAGE #2



MOULDING
STORAGE #3



BUILDING MATERIALS
STORAGE



OWNER /APPLICANT

JEFF ESMELMAN
7311 MORNING GLORY WAY
GRANDE, GA 30260
TEL: 451-255-0332

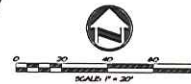
ASSESSORS PARCEL NUMBERS
05-000-040, 05-000-054 & 05-001-005

ENGINEER

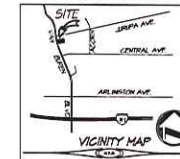
adkan
6079 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: 951-600-0241
FAX: 951-600-0544

ZONING/LAND USE

EXISTING ZONING: HP
PROPOSED ZONING: HP
EXISTING LANDUSE: VACANT
PROPOSED LANDUSE: INDUSTRIAL, MANUFACTURING
EXISTING PROP. GP: IXP



THOMAS BROS. GUIDE PAGE 714,
GRID 6-1, 2000 EDITION



SEC.36 T.2S. R.6W

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., and by appointment on Fridays from 8:30 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 13, 2014

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1063RI14 – Jeff Eshelman (Representative: Adkan Engineers, Mitch Adkison) - City of Riverside Case No. P13-0812 (Conditional Use Permit). The Conditional Use Permit proposes to utilize an existing 8,484 square foot industrial shell building for retail use associated with the currently operating Do It Best Center on a 4.23-acre parcel located northeasterly of Van Buren Boulevard, southerly of Jurupa Avenue, northerly of Central Avenue, and westerly of Acorn Street. The proposal would also include the outdoor storage of building materials and the construction of a 13-foot tall block wall to screen the outdoor storage area from Van Buren Boulevard. (Zones A and C of Riverside Municipal Airport Influence Area)

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or 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 Mr. Kyle Smith of the City of Riverside Planning Department, at (951) 826-5220.

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

ALUC Identification No.

2 AP1063 RI14

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application 1-10-14
 Property Owner Jeff Eshelman Phone Number 951-255-0332
 Mailing Address 7311 Morning Glory Way
Orange, CA 92868

Agent (if any) Mitch Adkison- Adkan Engineers Phone Number 951-688-0241
 Mailing Address 6879 Airport Dr
Riverside, CA 92504

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 7550 Jurupa Ave, Riverside CA
 Assessor's Parcel No. 155-080-048, 155-080-054, 155-081-005 Parcel Size 4.2 acres
 Subdivision Name _____ Zoning Industrial/
 Lot Number _____ Classification Lt. Manufacturing

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) The site currently contains existing warehouse and office buildings, decorative landscape, and paved parking lot.

Proposed Land Use (describe) Proposed site use does not involve changing any existing structures, but proposes the use of the existing building as a hardware supply store that is open to the public.
The plan proposed the construction of a 13 ft. screen wall through the center of parcel 155-080-048.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 3
 For Other Land Uses Hours of Use _____
 (See Appendix C) Number of People on Site _____ Maximum Number _____
 Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) _____ ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 742 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 (APPLICANT OR JURISDICTION TO COMPLETE)

| | | |
|----------------------|---|---|
| Date Received | | Type of Project |
| Agency Name | <u>City of Riverside- Planning Department</u> | <input type="checkbox"/> General Plan Amendment |
| Staff Contact | <u>Kyle Smith, Associate Planner</u> | <input type="checkbox"/> Zoning Amendment or Variance |
| Phone Number | <u>951-826-5371</u> | <input type="checkbox"/> Subdivision Approval |
| Agency's Project No. | <u>P13-0812</u> | <input checked="" type="checkbox"/> Use Permit |
| | | <input type="checkbox"/> Public Facility |
| | | <input type="checkbox"/> Other _____ |

A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. **SUBMISSION PACKAGE:**

ALUC REVIEW

STAFF REVIEW (Consult with ALUC staff planner as to whether project qualifies)

- 1 Completed Application Form
- 1 Project Site Plan – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 Each . 8 ½ x 11 reduced copy of the above
- 1 8 ½ x 11 reduced copy showing project in relationship to airport.
- 1 Set . Floor plans for non-residential projects
- 4 Sets. . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set. . Gummed address labels of all property owners within a 300' radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10), with ALUC return address.
- 4 Sets. . Gummed address labels of the referring agency (City or County).
- 1 Check for Fee (See Item "C" below)

- 1 Completed Application Form
- 1 Project Site Plans – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 8 ½ x 11 Vicinity Map
- 1 Set . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummed address labels of the referring agency.
- 1 Check for review—See Below

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

STAFF REPORT

ADMINISTRATIVE ITEMS

- 4.1 Director's Approvals. During the month of February, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Ed Cooper reviewed three non-legislative cases in the Coachella Valley and determined that the proposals were consistent with the applicable Compatibility Plans.

ZAP1053BD14 (Parcel Map No. 36574, unincorporated County area) proposes division of 2.247 acres located southerly of Flora Road and easterly of El Viento Road in Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area into four lots for industrial development. (This project is within the industrial area located northerly of Interstate 10 and westerly of Washington Street and the Sun City-Palm Desert development.)

ZAP1017PS14 (Conditional Use Permit, City of Palm Springs Case No. 5.1324) proposes establishment of an unmanned telecommunications facility (antennas on a 70-foot high monopalm, with associated equipment shelter) on a 781 square foot lease area within a shopping center located southerly of East Palm Canyon Drive and easterly of South Gene Autry Trail/Matthew Drive in Airport Compatibility Zone E of the Palm Springs International Airport Influence Area.

ZAP1018PS14 (Conditional Use Permit and Variance, City of Palm Springs Case Nos. 5.1315 CUP and 6.531 VAR) proposes establishment of an unmanned telecommunications facility (antennas on a 60-foot high monopole, with associated equipment shelter) on a 900 square foot lease area within a parcel owned by Desert Water Agency located on the westerly side of San Joaquin Drive, northerly of its intersection with San Jose Drive, in Airport Compatibility Zone D of the Palm Springs International Airport Influence Area.

Copies of the approval letters and background information are attached, for the Commission's information.

- 4.2 Compatibility Plan Status Update. March ARB - Work continues to progress toward the preparation of the Draft Environmental Impact Report for the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The core of this work is the completion of the residential and nonresidential potential yield displacement analyses for each of the affected jurisdictions. Project consultant Mead & Hunt has completed a methodological discussion and generated analyses for areas within each jurisdiction. Staff is hoping to meet with the representatives of each jurisdiction jointly during the month of March, if possible, to

determine whether the analysis results demonstrate significant impact. At this point, we are likely four to six months away from a Commission hearing to consider the Draft Compatibility Plan and Environmental Impact Report.

Hemet-Ryan – We continue to await word from the Economic Development Agency (the airport operator) as to whether they will be moving forward with submittal of the most recently prepared (2012) Airport Layout Plan to the Federal Aviation Administration for approval. If EDA decides not to move forward because of lack of funding, a possible fallback position would be for preparation of an “as-built” Airport Layout Plan that simply reflects the current facilities (CalFire staying on the south side and the secondary runway still operational), with no runway extension. Upon FAA approval of such an Airport Layout Plan, the draft Compatibility Plan would be developed based on said Plan.

Banning Municipal – The Public Works Director of the City of Banning presented a resolution to the City Council for approval of an allocation of up to \$25,000 for the preparation of an amendment to the non-residential intensity criteria of Zone D, as applicable within the Banning Municipal Airport Influence Area. The City Council expressed concerns regarding the funding source, and continued the matter for future discussion.

Y:\ALUC\ALUC Administrative Items\ADmin Item 03-13-14.doc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

4.1

CHAIR
Simon Housman
Rancho Mirage

February 3, 2014

VICE CHAIRMAN
Rod Ballance
Riverside

Mr. Jay Olivas, Urban Regional Planner IV
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

COMMISSIONERS

[VIA HAND DELIVERY]

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

John Lyon
Riverside

File No.: ZAP1053BD14

Related File No.: PM36574

Glen Holmes
Hemet

APN: 626-420-084

Greg Pettis
Cathedral City

Dear Mr. Olivas:

Richard Stewart
Moreno Valley

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal to divide 2.247 acres located southerly of Flora Road, easterly of El Viento Road, and northerly of Las Montanas Road and the intersection of El Viento Road and El Duna Court, in the business park located westerly of Washington Street and the Sun City-Palm Desert development, into 4 lots.

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

The site is located in Airport Compatibility Zone D of the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. The proposed existing grade is approximately 120 feet above mean sea level (AMSL), with an assumed maximum industrial building height of 50 feet as allowed by the M-SC zone for a total height of 170 feet AMSL. Based on the distance of the parcel to the end of the runway at 9,800 feet and the elevation of the westerly end of the runway at 73.4 feet AMSL, FAA Obstruction Evaluation review would be required for any structure exceeding 171.4 feet AMSL. However, since any proposed structures would likely not exceed this threshold based on existing grade elevation and maximum building height of 50 feet, FAA Obstruction Evaluation review is not required.

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

www.rcaluc.org

I hereby find the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:


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, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Any highly noise-sensitive outdoor nonresidential uses and hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential tenants and purchasers.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

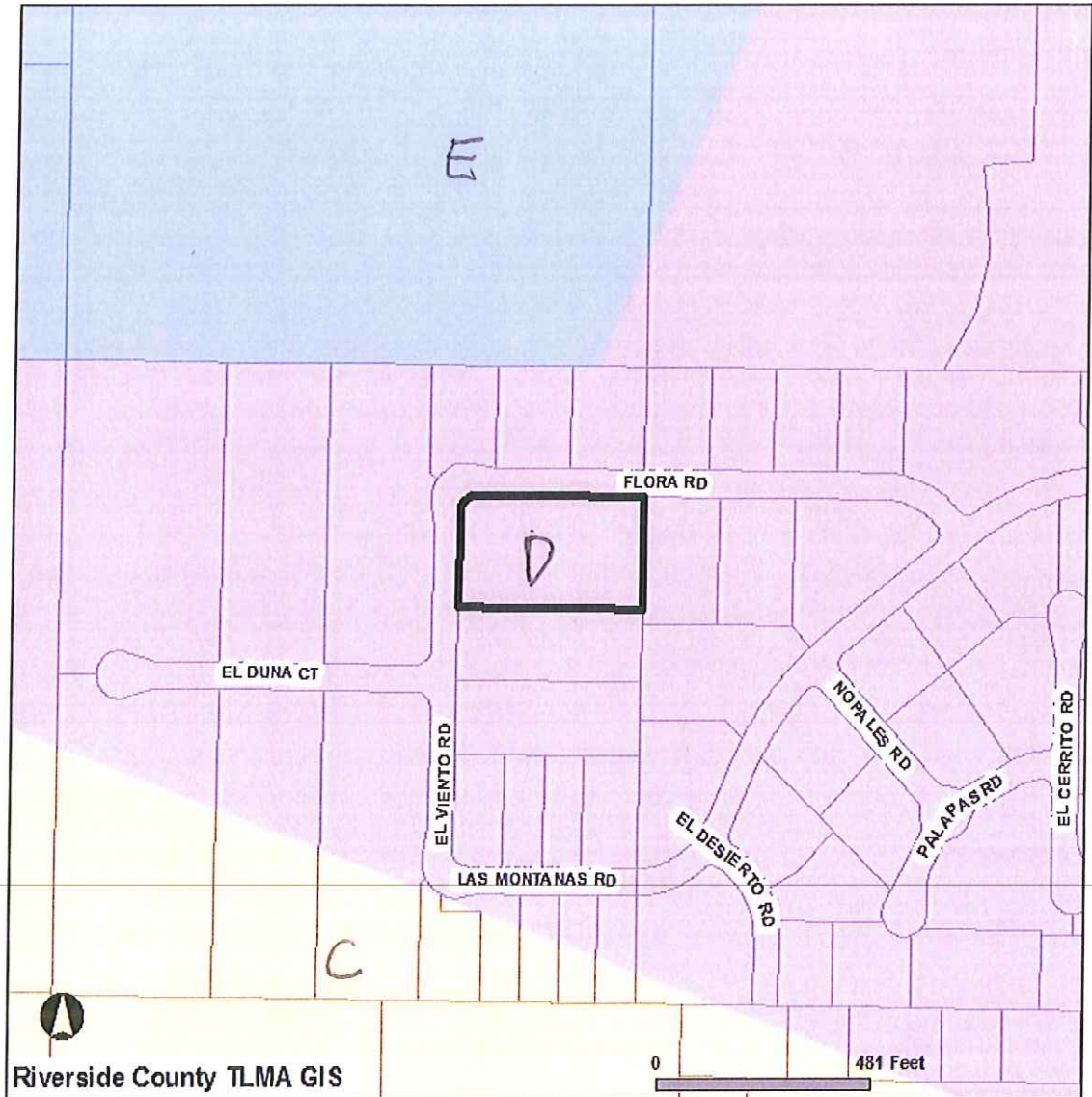
Attachment: Notice of Airport in Vicinity

cc: DBP Ventures, Marsha Vincelette
DBP Ventures Sumner WA (payee), Angela Humphreys
Mike Smith, Manager, Bermuda Dunes Executive Airport
ALUC Staff

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)

RIVERSIDE COUNTY GIS



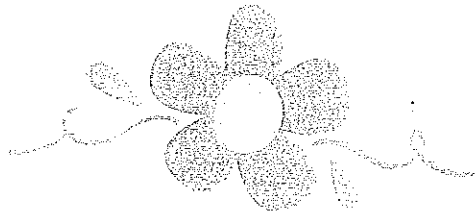
Selected parcel(s):
626-420-084

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 Jan 30 17:46:48 PST 2014
Version 131127

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

H.1

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

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

February 5, 2014

Mr. Glenn Mlaker, Assistant Planner
City of Palm Springs Planning Services Department
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1017PS14
Related File No.: 5.1324 CUP
APN: 681-170-048, 681-170-056

Dear Mr. Mlaker:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal for the establishment of an unmanned telecommunications facility consisting of antennas on a 70-foot high monopalm, with associated equipment shelter, on a 781-square-foot lease area within two parcels totaling 4.72 acres within a shopping center located southerly of East Palm Canyon Drive, easterly of South Gene Autry Trail/Matthew Drive, and westerly of Broadmoor Drive/Palm Hills Drive, in the City of Palm Springs.

The site is located within Airport Compatibility Zone E of the Palm Springs International Airport Influence Area (AIA). The elevation of Runway 14-32 at its southerly terminus is approximately 395.5 feet above mean sea level (395.5 feet AMSL). At a distance of approximately 9,700 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 492.5 feet AMSL. The elevation on-site is 342.4 feet AMSL. The proposed monopalm has a maximum height of 70 feet for a potential maximum elevation of 412.4 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service for height/elevation concerns is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs International Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new 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, including but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, incinerators, and fly ash disposal.
 - (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 tenants of any habitable buildings thereon.
 4. This finding is issued for a structure with a maximum height not exceeding 70 feet above ground level. Any proposal for a height exceeding 70 feet shall be referred back to this Commission for additional review.

If you have any questions, please contact John Guerin, Principal Planner, at (951) 955-0982 or Russell Brady, Contract Planner, at (951) 955-0549.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

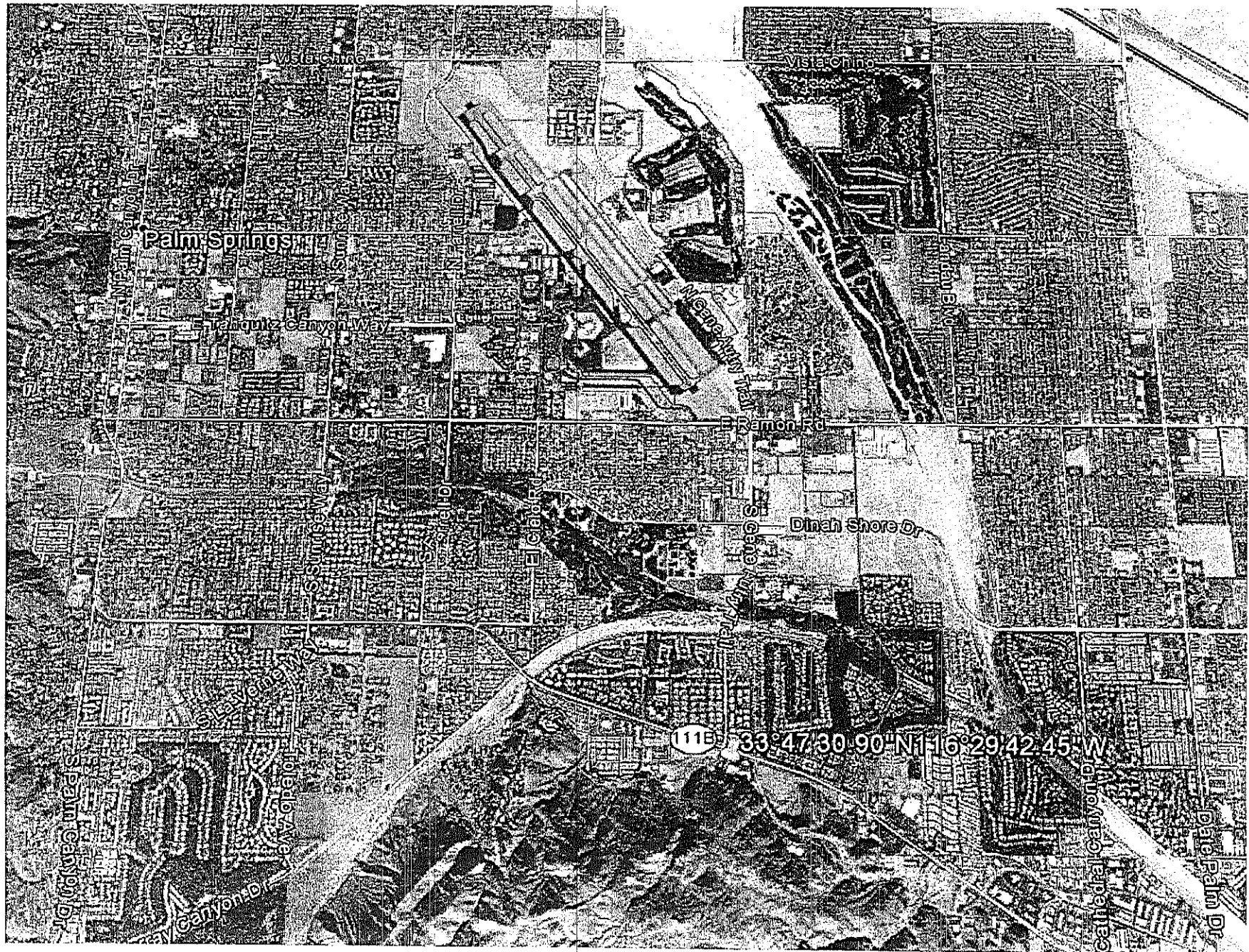
RB:bks

cc: Thomas Nolan, Manager, Palm Springs International Airport
Brett Smirl, Spectrum Services
Spectrum Services, Inc., Las Vegas (payee)
Don S. and Karen K. Chikasawa, property owners
Martha C. Nomiya, property owner
Doug Jones
ALUC Staff

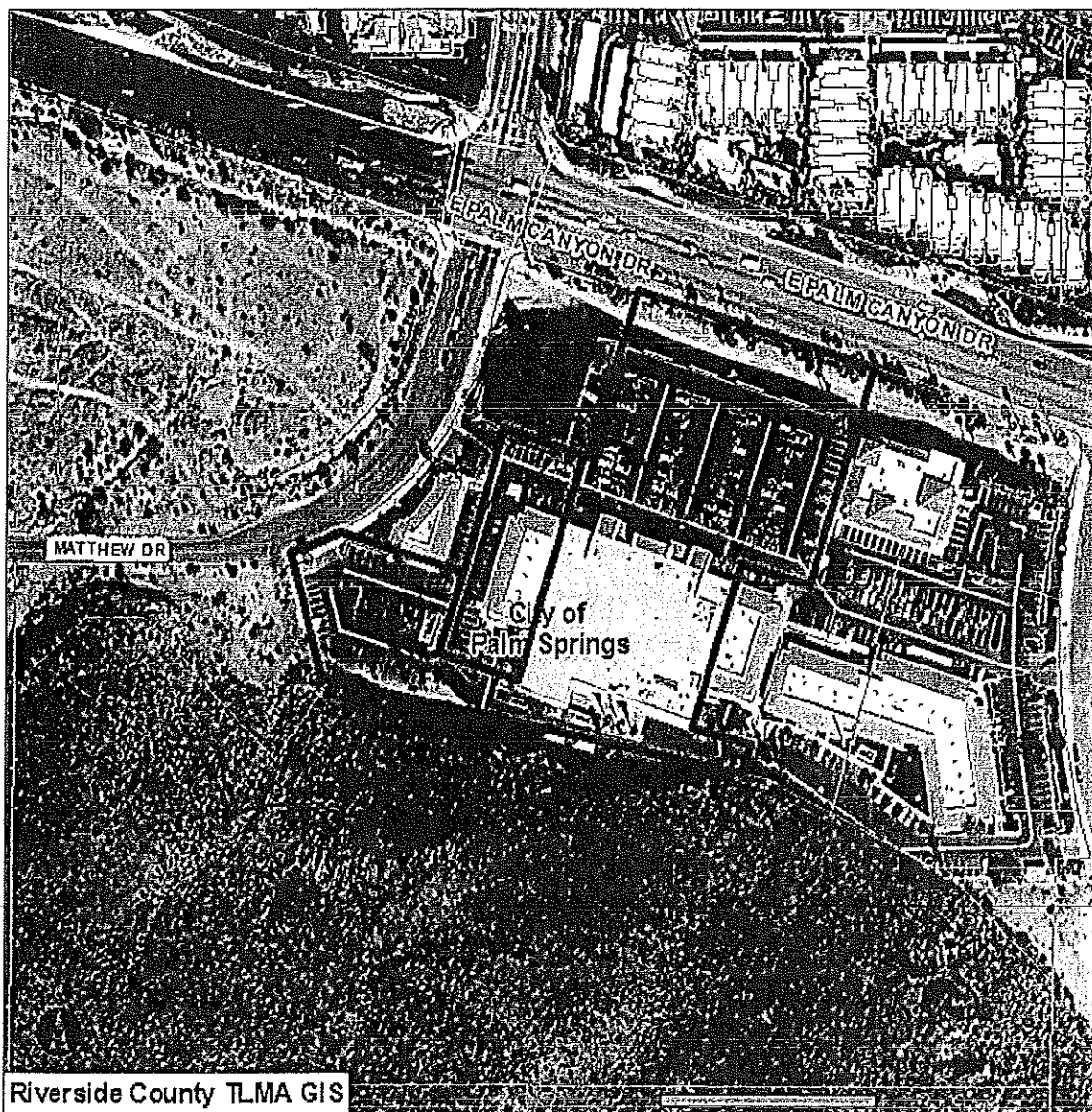
NOTICE OF AIRPORT IN VICINITY

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)

Project In Relationship to Airport (Waverly)



RIVERSIDE COUNTY GIS



Selected parcel(s):
681-170-048 681-170-056

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 6 15:05:17 PST 2014

Version 131127

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY



SPECTRUM

SITE LOCATION MAP

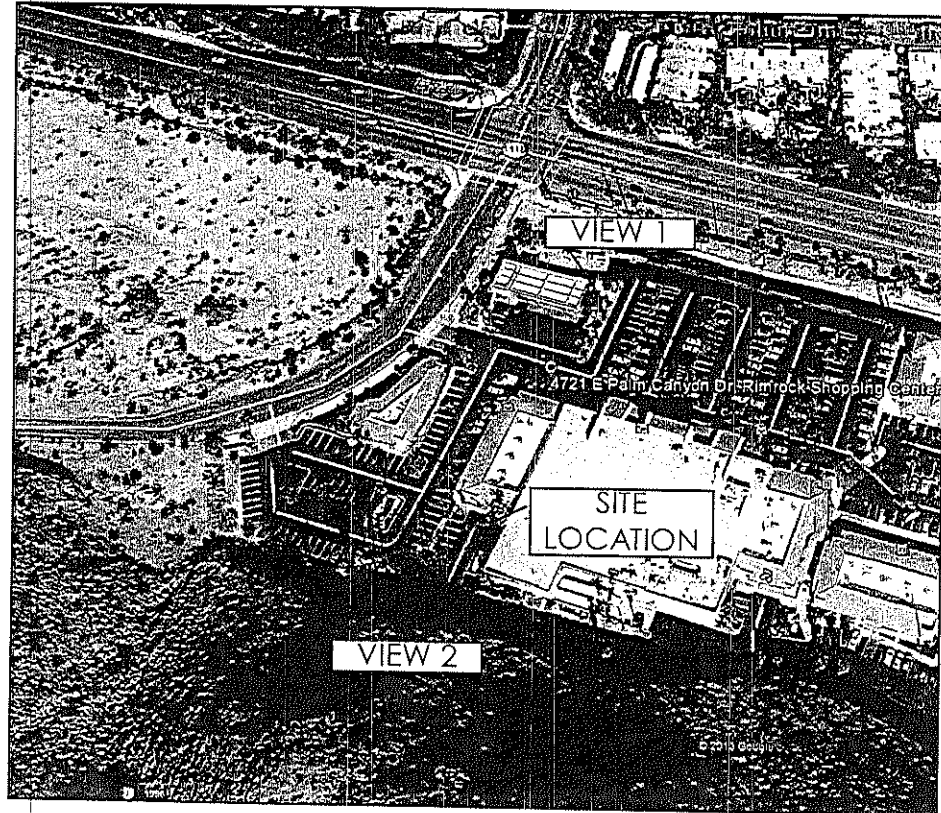
SITE NAME: WAVERLY (LAX-351)

SITE ADDRESS: 4721 & 4733 E. PALM CANYON DR.
PALM SPRINGS, CA 92264

DATE: 1/13/2014

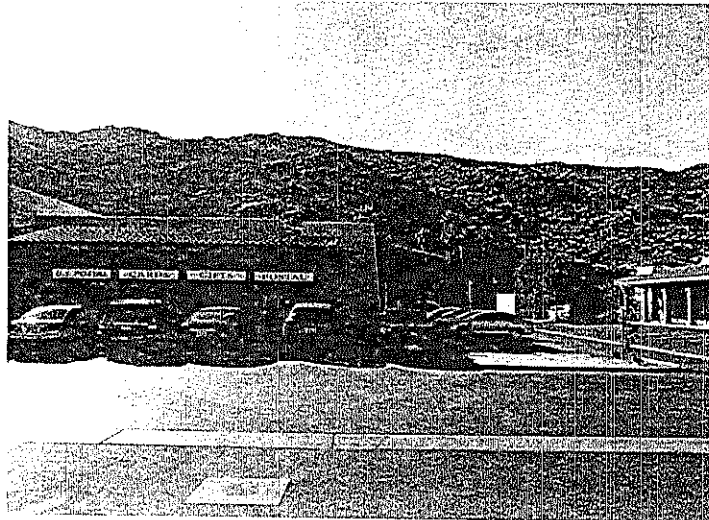
APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING D, 1ST FLOOR
IRVINE, CA 92618
(949) 286-7000

CONTACT: MICHAEL HAYES



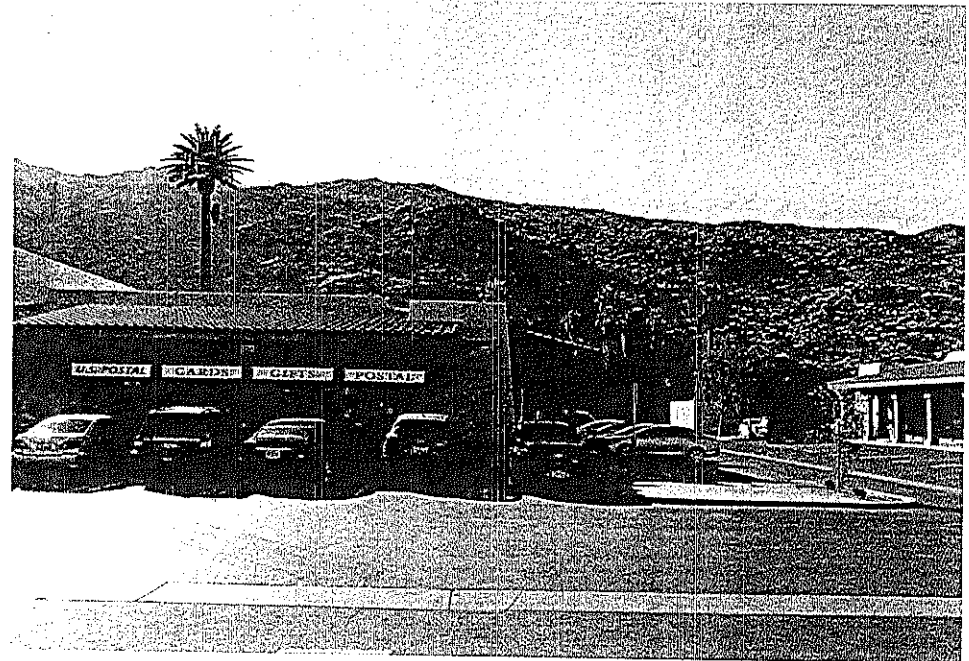
2014 ©GOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.

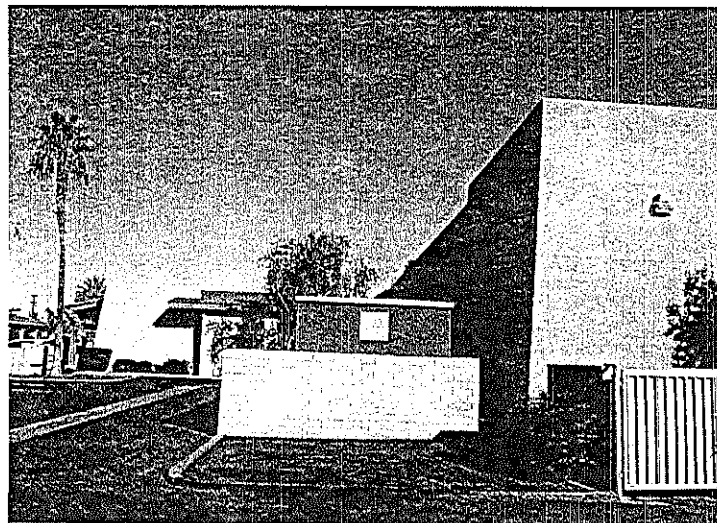


EXISTING -VIEW 1
LOOKING SOUTHEAST

PHOTOGRAPHIC SIMULATION -
VIEW 1: LOOKING SOUTHEAST

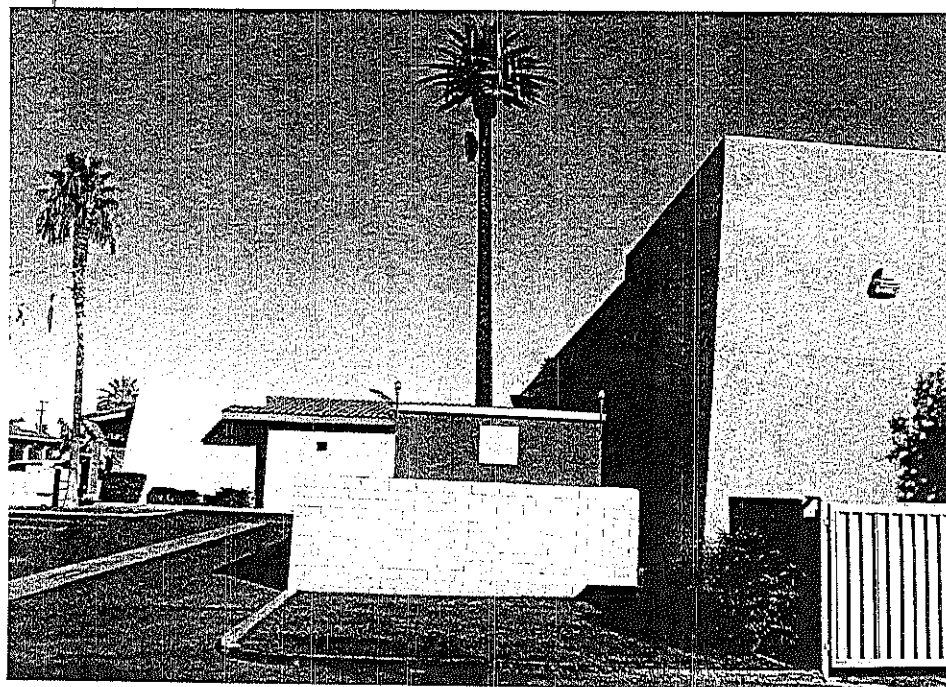


PROPOSED INSTALLATION OF 60' MONOPALM WITH ANTENNA ARRAY AND
ADDITION TO EXISTING EQUIPMENT COMPOUND (ADDITION TO COMPOUND
NOT VISIBLE FROM THIS VIEW).



EXISTING -VIEW 2
LOOKING NORTHEAST

PHOTOGRAPHIC SIMULATION -
VIEW 2: LOOKING NORTHEAST



PROPOSED INSTALLATION OF 60' MONOPALM WITH ANTENNA ARRAY AND
ADDITION TO EXISTING EQUIPMENT COMPOUND (ADDITION TO COMPOUND
NOT VISIBLE FROM THIS VIEW).



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

WAVERLY

4721 & 4733 EAST
PALM CANYON DRIVE
PALM SPRINGS, CALIFORNIA 92264



PROJECT INFORMATION:
WAVERLY
4721 & 4733 EAST
PALM CANYON DRIVE
PALM SPRINGS, CALIFORNIA 92264

CURRENT ISSUE DATE:
01/15/14

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY

| REV. | DATE | DESCRIPTION | BY |
|------|----------|-------------|------|
| 1 | 01/15/14 | 100% ZONING | I.R. |
| 2 | 01/03/14 | 80% ZONING | P.S. |

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
8380 MAPLE PLACE, SUITE 110
RANCHO CUCAMONGA, CA 91730
PH: (866) 515-3358
FAX: (866) 515-3359

LICENSURE:

| SHEET TITLE: |
|--------------|
| TITLE SHEET |

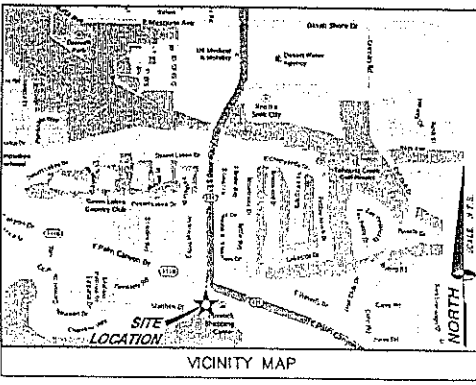
SHEET NUMBER: 1
REVISION:

T1 1
LAX-351

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF A VERIZON WIRELESS 781 SQ. FT. TELECOMMUNICATIONS COMPOUND
- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 6' CENTERLINE MOUNTED ON A NEW 70' MONOPOLM
- INSTALLATION OF A VERIZON WIRELESS PARABOLIC ANTENNA
- INSTALLATION OF (6) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs) (2 PER SECTOR)
- INSTALLATION OF A VERIZON WIRELESS TOWER MOUNTED JUNCTION BOX
- INSTALLATION OF (7) VERIZON WIRELESS GPS ANTENNAS
- INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR WITH A 211 GALLON DIESEL TANK MOUNTED ON A 5' X 9' CONCRETE PAD
- COAXIAL AND HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



APPLICANT/LESSEE:
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
(949) 285-7000

PROPERTY INFORMATION
OWNER: DON S. CHIKASAWA AND KAREN K. CHIKASAWA
CONTACT: CAMERON HALL
3637 ISLAND EMPIRE BOULEVARD, SUITE 200
DARTMOUTH, CALIFORNIA 91764
(949) 913-9042
PHONE: 3637 ISLAND EMPIRE BOULEVARD, SUITE 200
DARTMOUTH, CALIFORNIA 91764
(949) 913-9042
AREA OF CONSTRUCTION: 7812 SQ. FT.
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: V-D
CURRENT ZONING: DESIGNED NEIGHBORHOOD SHOPPING CENTER ZONE (DGN)
JURISDICTION: RIVERSIDE COUNTY
APN: RRI-170-048 & 881-170-058
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITY. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA BUILDING STANDARDS CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

CODE COMPLIANCE

SITE ACQUISITION / PLANNING:
SPECTRUM SERVICES, INC.
8380 MAPLE PL, SUITE 110
RANCHO CUCAMONGA, CALIFORNIA 91730
MWE HAYES
PHONE: (866) 515-3358
FAX: (866) 515-3352

CIVIL ENGINEER:
SPECTRUM SERVICES, INC.
8380 MAPLE PL, SUITE 110
RANCHO CUCAMONGA, CALIFORNIA 91730
CHRIS WEAVER
PHONE: (866) 515-3358
FAX: (866) 515-3359

STRUCTURAL ENGINEER:
T.B.O.

ELECTRICAL ENGINEER:
DOSI CONSULTING ENGINEERING SERVICES LLC
8911 W CHARLESTON BOULEVARD, SUITE 2230
LAS VEGAS, NEVADA 89117
DEREK D. STEURAC
PHONE: (702) 866-1552

SURVEYOR:
DIXON/DIBACK LAND SURVEYING
5501 SOUTH FORT APACHE, SUITE 110
LAS VEGAS, NEVADA 89148
TREN T. KEENAN
PHONE: (702) 823-3257

PROJECT TEAM

| SHEET | DESCRIPTION | REV. |
|-------|--|------|
| T1 | TITLE SHEET | ▲ |
| A1 | SITE PLAN | ▲ |
| A2 | ENLARGED SITE PLAN | ▲ |
| A3 | SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT | ▲ |
| A4 | SOUTHWEST & NORTHWEST ELEVATIONS | ▲ |
| A5 | NORTHEAST & SOUTHEAST ELEVATIONS | ▲ |

ISSUED FOR:

| SHEET INDEX | ZONING |
|-------------|--------|
| | |

| TITLE | SIGNATURE | DATE |
|-----------------------|-----------|------|
| RF ENGINEER | | |
| REAL ESTATE | | |
| PROPERTY OWNER | | |
| ZONING APPROVAL | | |
| CONSTRUCTION DIRECTOR | | |
| ADDITIONAL APPROVAL | | |

APPROVAL LIST

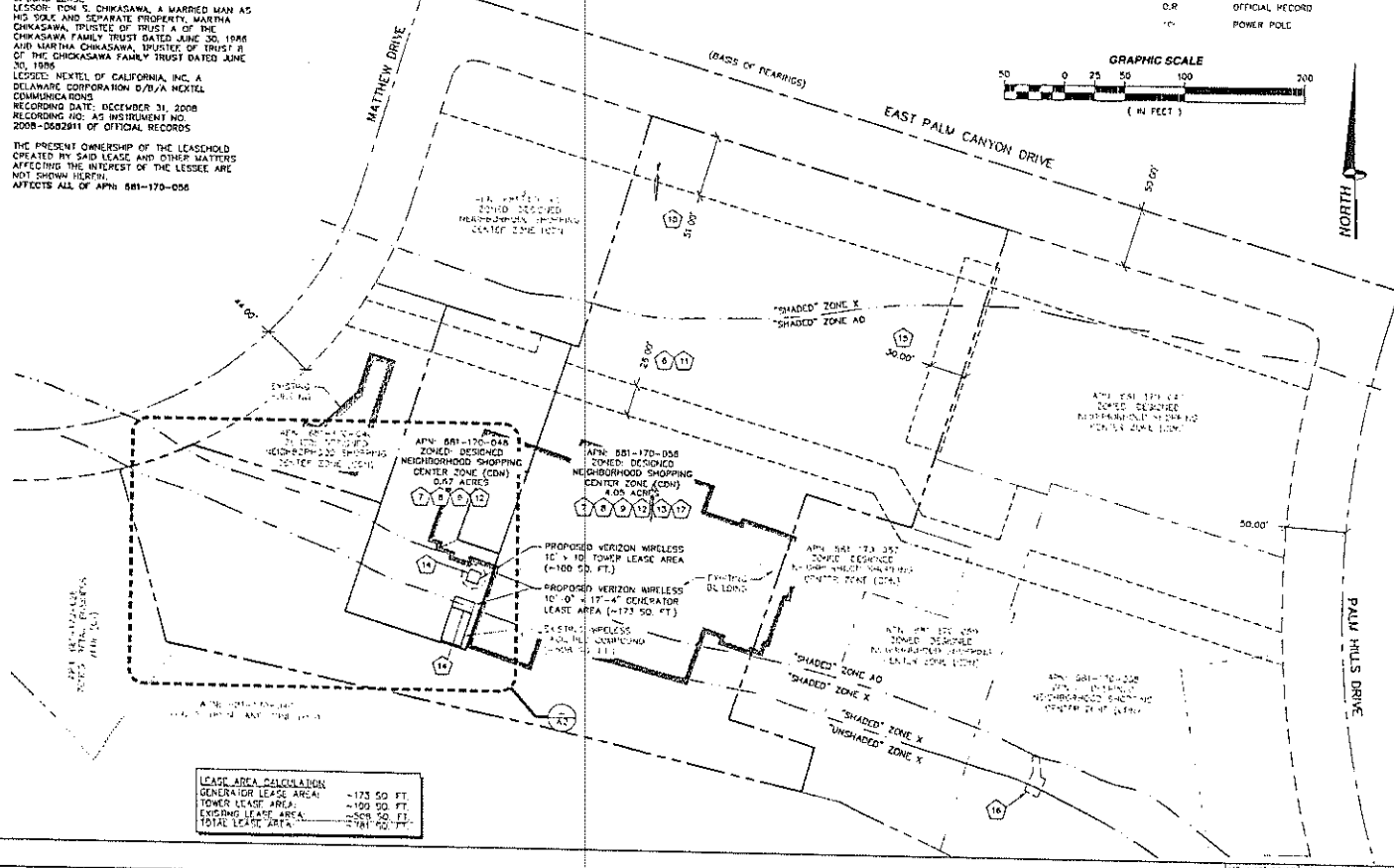
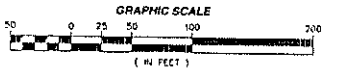
NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTIONS LISTED IN JURISDICTION TITLE REPORT ORDER NO. 00206911-990-002, DATED DECEMBER 17, 2013, PREPARED BY TICON TITLE COMPANY OF CALIFORNIA, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

- 6 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF PALM SPRINGS
PURPOSE: UNDERGROUND SEWERS AND INCIDENTAL PURPOSES
RECORDING DATE: SEPTEMBER 30, 1980
RECORDING NO: AS INSTRUMENT NO. 179085 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
AFFECTS A PORTION OF THE SUBJECT PROPERTY
- 7 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH AS DISCLOSED BY THE DOCUMENT ENTITLED: SHOPPING CENTER LEASE
LESSOR: BUXO INVESTMENT CO., A PARTNERSHIP
LESSEE: SAKWAY STORES, INCORPORATED, A MARYLAND CORPORATION
RECORDING DATE: SEPTEMBER 30, 1980
RECORDING NO: AS INSTRUMENT NO. 179087 OF OFFICIAL RECORDS
THE EFFECT OF A CLARIFICATION OF SAID LEASE EXECUTED BY VICTORIO INVESTMENT COMPANY, LTD A CALIFORNIA LIMITED LIABILITY COMPANY, SAKWAY STORES, INCORPORATED, A MARYLAND CORPORATION, WHICH STATES THAT LEASED PREMISES IS A PORTION OF PARCEL 4 AND LOCATED ENTIRELY ON PARCEL 4, RECORDED DECEMBER 18, 1991 AS INSTRUMENT NO. 231818 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
AFFECTS THE ENTIRE SUBJECT PROPERTY
- 8 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: SEPTEMBER 30, 1980
RECORDING NO: AS INSTRUMENT NO. 179068 OF OFFICIAL RECORDS
SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE USE OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
MODIFICATIONS(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: DECEMBER 16, 1983
RECORDING NO: AS INSTRUMENT NO. 235080 OF OFFICIAL RECORDS
MODIFICATIONS(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: MARCH 8, 1992
RECORDING NO: AS INSTRUMENT NO. 39630 OF OFFICIAL RECORDS
MODIFICATIONS(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: JUNE 15, 1992
RECORDING NO: AS INSTRUMENT NO. 101915 OF OFFICIAL RECORDS
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF ASSIGNMENT" RECORDED NOVEMBER 2, 1990 AS INSTRUMENT NO. 408873 OF OFFICIAL RECORDS
AFFECTS THE ENTIRE SUBJECT PROPERTY
- 9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 31, 1981
RECORDING NO: AS INSTRUMENT NO. 152697 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
AFFECTS THE ENTIRE SUBJECT PROPERTY
- 10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELICATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT 71A1
PURPOSE: FLOOD CONTROL, PUBLIC UTILITIES, SIDEWALK, TREE PATH AND INCIDENTAL PURPOSES
AFFECTS: AS SHOWN ON SAID MAP
AFFECTS A PORTION OF THE SUBJECT PROPERTY
- 11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELICATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT 71A1
PURPOSE: COMMON ACCESS DRIVE AND INCIDENTAL PURPOSES
AFFECTS: AS SHOWN ON SAID MAP
AFFECTS A PORTION OF THE SUBJECT PROPERTY
- 12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 24, 1982
RECORDING NO: AS INSTRUMENT NO. 108808 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
AFFECTS THE ENTIRE SUBJECT PROPERTY
- 13 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH AS DISCLOSED BY THE DOCUMENT ENTITLED: ASSIGNMENT AND ASSUMPTION OF GROUND LEASE
LESSOR: TOM S. CHIKASAWA, A MARRIED MAN AS IND. SOLE AND SEPARATE PROPERTY, MARTHA CHIKASAWA, TRUSTEE OF TRUST A OF THE CHIKASAWA FAMILY TRUST DATED JUNE 30, 1986 AND MARTHA CHIKASAWA, TRUSTEE OF TRUST B OF THE CHIKASAWA FAMILY TRUST DATED JUNE 30, 1986
LESSEE: NEXTEL OF CALIFORNIA, INC. A DELAWARE CORPORATION D/B/A NEXTEL COMMUNICATIONS
RECORDING DATE: DECEMBER 31, 2008
RECORDING NO: AS INSTRUMENT NO. 2008-0582911 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
AFFECTS ALL OF APNs 881-170-058
- 14 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF AGREEMENT
LESSOR: DON S. CHIKASAWA AND KAREN K. CHIKASAWA, TRUSTEES OF THE DON S. CHIKASAWA AND KAREN K. CHIKASAWA TRUST (CREATED BY A DECLARATION OF TRUST DATED MARCH 7, 2001), AS TO AN UNDIVIDED EQUITABLE INTEREST AND MARTHA C. NISHIYAMA, TRUSTEE OF THE MARTHA C. NISHIYAMA TRUST (CREATED BY A DECLARATION OF TRUST DATED JULY 2, 2003)
LESSEE: TOMERCO ASSETS LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: OCTOBER 14, 2009
RECORDING NO: AS INSTRUMENT NO. 2009-0529975 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
AFFECTS THE PROPOSED VERIZON WIRELESS TOWER AND EQUIPMENT LEASE AREAS
- 15 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF PALM SPRINGS
PURPOSE: PUBLIC YARD AND INCIDENTAL PURPOSES
RECORDING DATE: DECEMBER 31, 2009
RECORDING NO: AS INSTRUMENT NO. 2009-087097 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
AFFECTS A PORTION OF THE SUBJECT PROPERTY
- 16 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: FEBRUARY 10, 2010
RECORDING NO: AS INSTRUMENT NO. 2010-008440 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN.
DOES NOT AFFECT THE SUBJECT PROPERTY
- 17 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: THE VONS PHARMACIES, INC.
PURPOSE: DATA, TOWER AND PNEUMATIC TUBE LINES AND INCIDENTAL PURPOSES
RECORDING DATE: AUGUST 10, 2011
RECORDING NO: AS INSTRUMENT NO. 2011-0350114 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
AFFECTS AN UNDETERMINED PORTION OF APN: 881-170-058

| | |
|-------------------------|-------------|
| LEASE AREA CALCULATION: | |
| GENERATOR LEASE AREA: | -173 50 FT. |
| TOWER LEASE AREA: | -100 50 FT. |
| EXISTING LEASE AREA: | -500 50 FT. |
| TOTAL LEASE AREA: | -774 50 FT. |

- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - FLOOD ZONE
 - OVERHEAD POWER
 - EXISTING CHAINLINK FENCE
 - PROPOSED CHAINLINK FENCE
 - PROPOSED WROUGHT IRON FENCE
 - EXISTING 1" CONTOUR
 - EXISTING 5" CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - OFFICIAL RECORD
 - POWER POLE



verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
WAVERLY
4721 & 4735 EAST
PALM CANYON DRIVE
PALM SPRINGS, CALIFORNIA 92264

CURRENT ISSUE DATE:
01/15/14

ISSUED FOR:
ZONING

| | | | |
|-------|----------|--------------|------|
| REV.: | DATE: | DESCRIPTION: | BY: |
| 1 | 01/15/14 | 100% ZONING | J.P. |
| 2 | 01/03/14 | 80% ZONING | J.P. |

SPECTRUM
SPECTRUM SERVICES, INC.
8390 MAPLE PLACE, SUITE 110
RANCHO CUCAMONGA, CA 91730
PH: (866) 515-3358
FAX: (866) 515-3359

LICENSURE:

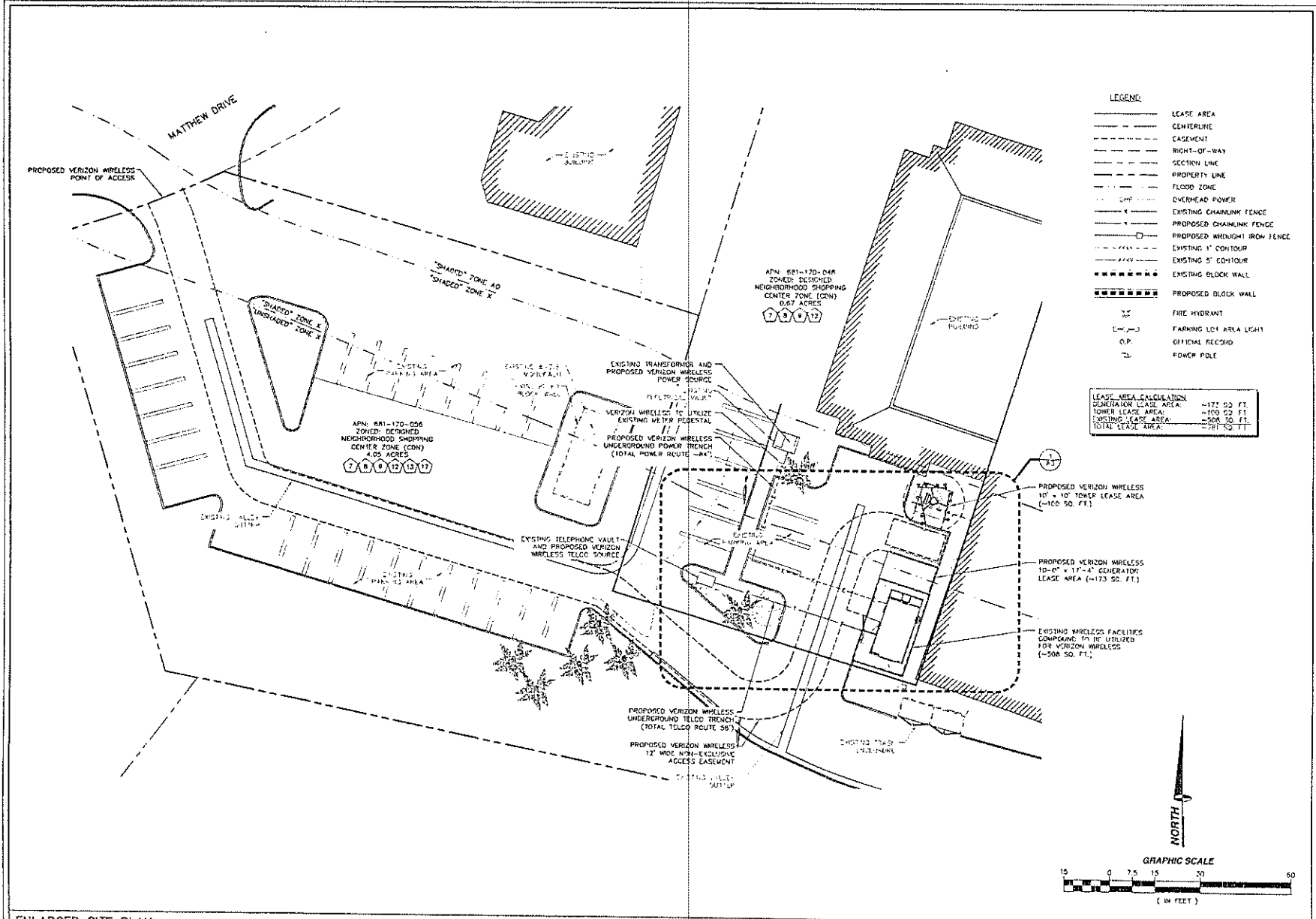
SHEET TITLE:
SITE PLAN

SHEET NUMBER: **A1** **REVISION:** **1**

LAX-351

SITE PLAN

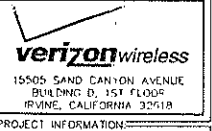
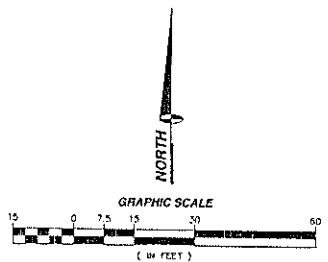
11" x 17" SCALE 24" x 36" SCALE
1" = 100' 1" = 50'



- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - FLOOD ZONE
 - OVERHEAD POWER
 - EXISTING CHAINLINK FENCE
 - PROPOSED CHAINLINK FENCE
 - PROPOSED WRENIGHT IRON FENCE
 - EXISTING 1" CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - OFFICIAL RECORD
 - POWER POLE

LEASE AREA CALCULATION

| | |
|-------------------------|---------------------|
| GENERATOR LEASE AREA | ~171 SQ. FT. |
| TOWER LEASE AREA | ~100 SQ. FT. |
| EXISTING LEASE AREA | ~509 SQ. FT. |
| TOTAL LEASE AREA | ~780 SQ. FT. |



PROJECT INFORMATION
WAVERLY
 4721 & 4733 EAST
 PALM CANYON DRIVE
 PALM SPRINGS, CALIFORNIA 92264

CURRENT ISSUE DATE:
 01/15/14

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY

| REV. | DATE | DESCRIPTION | BY |
|------|----------|-------------|------|
| 1 | 01/15/14 | 100% ZONING | P.R. |
| 2 | 01/03/14 | DEK ZONING | P.S. |

PLANS PREPARED BY:
SPECTRUM
 SPECTRUM SERVICES, INC.
 8590 MAPLE PLACE, SUITE 110
 RANCHO EUCALYPTA, CA 91730
 PH: (866) 515-3158
 FAX: (866) 515-3359

LICENSURE

SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER: 1 **REVISION:**

A2 **1**
 LAX-351

ENLARGED SITE PLAN

11" x 17" SCALE 34" x 36" SCALE
 1" = 30' 1" = 15' **1**

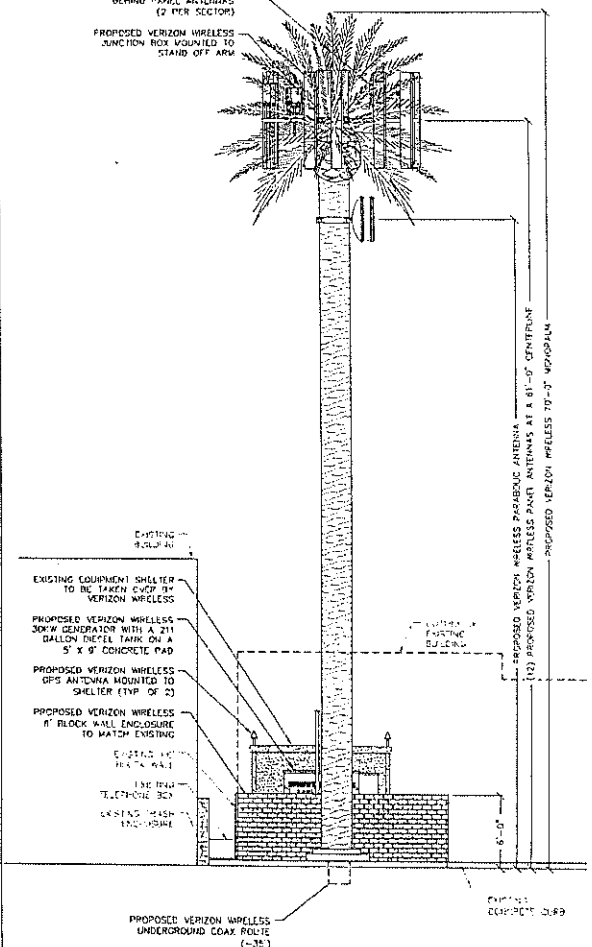
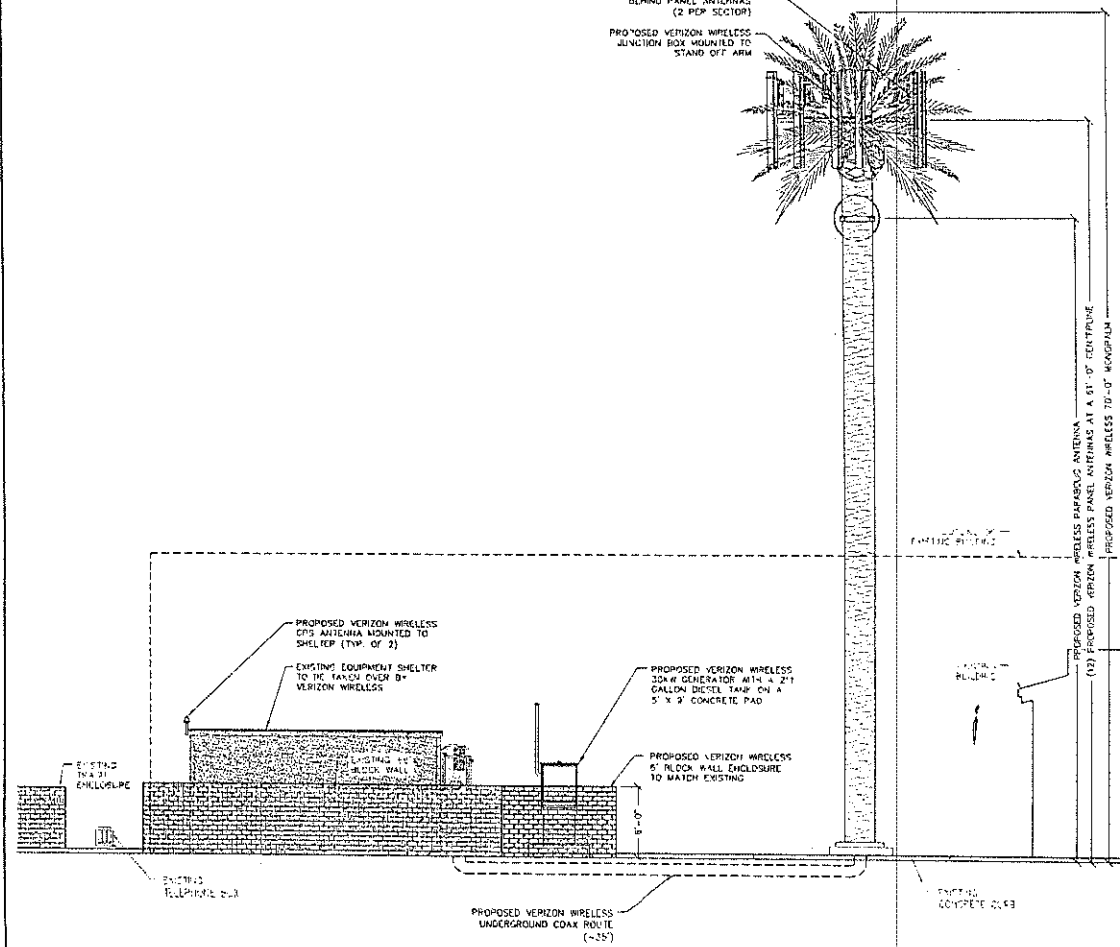
| REV. | DATE | DESCRIPTION | BY |
|------|----------|-------------|------|
| 1 | 01/15/14 | 100% ZONING | J.P. |
| 2 | 01/03/14 | 90% ZONING | P.S. |

NOTE:
 PROPOSED TOWER MOUNTED APPARATUSSES
 TO BE PAINTED OR WRAPPED TO MATCH
 PROPOSED FRONDS.

NOTE:
 PROPOSED TOWER MOUNTED APPARATUSSES
 TO BE PAINTED OR WRAPPED TO MATCH
 PROPOSED FRONDS.

(18) PROPOSED VERIZON WIRELESS
 REMOTE RADIO UNITS MOUNTED
 BEHIND PANEL ANTENNAS
 (2 PER SECTOR)
 PROPOSED VERIZON WIRELESS
 JUNCTION BOX MOUNTED TO
 STAND OFF ARM

(18) PROPOSED VERIZON WIRELESS
 REMOTE RADIO UNITS MOUNTED
 BEHIND PANEL ANTENNAS
 (2 PER SECTOR)
 PROPOSED VERIZON WIRELESS
 JUNCTION BOX MOUNTED TO
 STAND OFF ARM



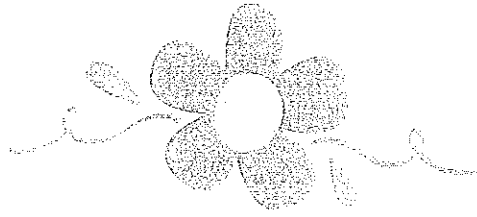
SOUTHEAST ELEVATION

NORTHEAST ELEVATION

1/4" = 1'-0" SCALE
 1" = 5'

1/4" = 1'-0" SCALE
 1" = 5'

PAGE BREAK





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

4.1

CHAIR
Simon Housman
Rancho Mirage

February 5, 2014

VICE CHAIRMAN
Rod Ballance
Riverside

Mr. Glenn Mlaker, Assistant Planner
City of Palm Springs Planning Services Department
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

Glen Holmes
Hemet

File No.: ZAP1018PS14
Related File No.: 5.1315 CUP, 6.531 VAR
APN: 677-270-036

John Lyon
Riverside

Dear Mr. Mlaker:

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal for the establishment of an unmanned telecommunications facility consisting of antennas on a 60-foot high monopole, with associated equipment shelter, on a 900-square-foot lease area within a 0.58-acre parcel owned by Desert Water Agency located on the westerly side of San Joaquin Drive, northerly of its intersection with San Jose Drive, southeasterly of a golf course, and northeasterly of the Palm Springs Unified School District offices, in the City of Palm Springs.

STAFF

Director
Ed Cooper

The site is located within Airport Compatibility Zone D of the Palm Springs International Airport Influence Area (AIA). Given the site's proximity to the runway (approximately 2,050 feet), the applicant filed Form 7460-1 with the Federal Aviation Administration Obstruction Evaluation Service and obtained a "Determination of No Hazard to Air Navigation." (Therefore, ALUC did not charge an additional fee for review of the variance in this case.)

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4000 Lannon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs International Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new 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

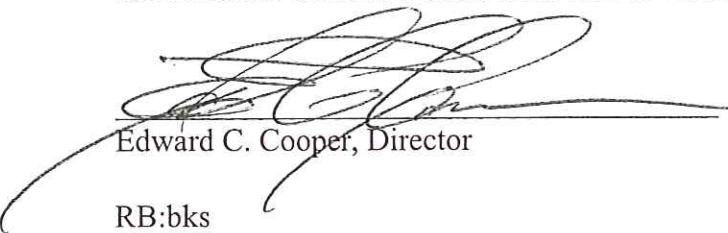
initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (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, including but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, incinerators, and fly ash disposal.
 - (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 tenants of any habitable buildings thereon.
 4. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2013-AWP-7124-OE) and has determined that neither marking nor lighting of the structure is 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.
 5. The maximum height of the proposed structure shall not exceed 60 feet above ground level, and the maximum elevation of the proposed structure, including all towers and antennas, shall not exceed 464 feet above mean sea level.
 6. The specific coordinates, height, top point elevation of the proposed structure, frequencies, and power 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.
 7. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
 8. Within five (5) days after construction of the structure 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.

If you have any questions, please contact John Guerin, Principal Planner, at (951) 955-0982 or Russell Brady, Contract Planner, at (951) 955-0549.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

cc: Thomas Nolan, Manager, Palm Springs International Airport
Brett Smirl, Spectrum Services
Spectrum Services, Las Vegas (payee)
Desert Water Agency (Attn.: Mark Kranse), property owner
ALUC Staff

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 76193

Aeronautical Study No.
 2013-AWP-7124-OE

Issued Date: 01/07/2014

Jim O'Dowd
 Verizon Wireless
 180 Washington Valley Rd
 Bedminster, NJ 07921

**** 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: Monopole Nightshade
 Location: Palm Springs, CA
 Latitude: 33-49-36.75N NAD 83
 Longitude: 116-29-35.87W
 Heights: 404 feet site elevation (SE)
 60 feet above ground level (AGL)
 464 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 07/07/2015 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 (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-7124-OE.

Signature Control No: 201659477-204911606

(DNE)

Joan Tengowski
Technician

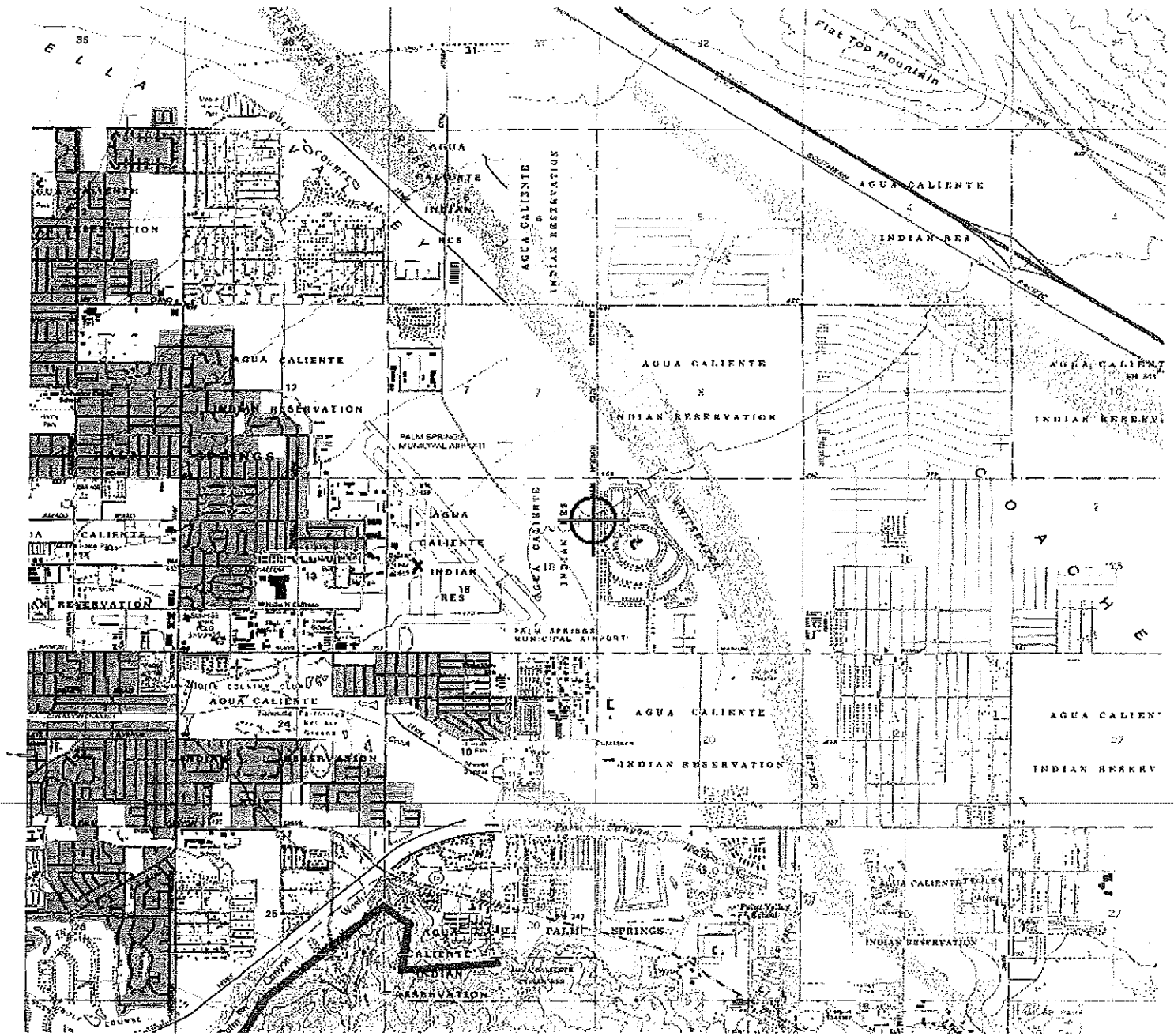
Attachment(s)
Frequency Data
Map(s)

cc: FCC

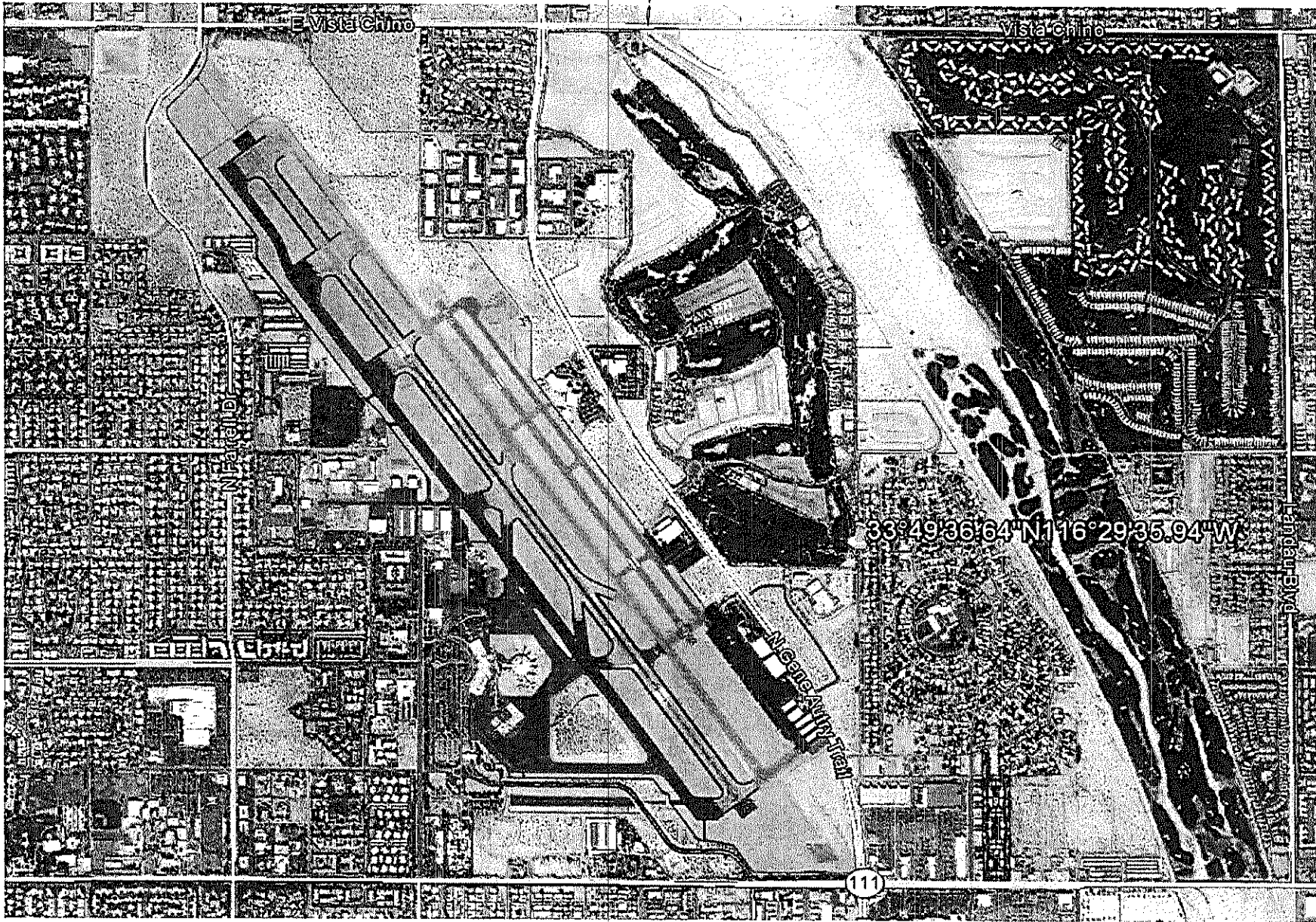
Frequency Data for ASN 2013-AWP-7124-OE

| LOW FREQUENCY | HIGH FREQUENCY | FREQUENCY UNIT | ERP | ERP UNIT |
|------------------|-------------------|-------------------|------|-------------|
| 698 | 806 | MHz | 1000 | W |
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |
| 935 | 940 | MHz | 1000 | W |
| 940 | 941 | MHz | 3500 | W |
| 1850 | 1910 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |

TOPO Map for ASN 2013-AWP-7124-OE



Project In Relationship to Airport (Nightshade)



RIVERSIDE COUNTY GIS



Selected parcel(s):
677-270-036

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 4 17:20:00 PST 2014

Version 131127



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

NIGHTSHADE

UNADDRESSED
APN: 677-270-036

PALM SPRINGS, CALIFORNIA 92263

verizonwireless

15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION

NIGHTSHADE

UNADDRESSED
APN: 677-270-036
PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:

10/24/13

ISSUED FOR:

ZONING

REV: DATE DESCRIPTION BY:

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-------------|------|
| 1 | 10/24/13 | 100K ZONING | R.S. |
| 2 | 10/17/13 | 90S ZONING | R.S. |

PLANS PREPARED BY:

SPECTRUM
SPECTRUM SERVICES, INC.
8390 MAPLE PLACE, SUITE 110
RANCHO CUCAMONGA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359

LICENSEURE:

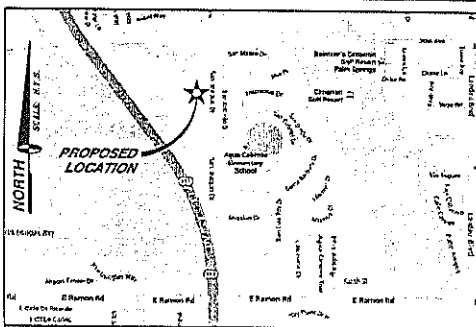
SHEET TITLE:

TITLE SHEET

SHEET NUMBER: T1 REVISION: 1

- THE PROPOSED PROJECT INCLUDES:
- INSTALLATION OF A 900 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
 - INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 57' CENTRLINE MOUNTED ON A NEW 60' MONOPOLE.
 - INSTALLATION OF A VERIZON WIRELESS PARABOLIC ANTENNA
 - INSTALLATION OF (8) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs) (2 PER SECTOR)
 - INSTALLATION OF (1) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOX
 - INSTALLATION OF VERIZON WIRELESS 11'-6" X 16'-10.5" EQUIPMENT SHELTER
 - INSTALLATION OF (2) VERIZON WIRELESS GPS ANTENNAS
 - INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL
 - INSTALLATION OF A (1) VERIZON WIRELESS 4' WIDE SOLID METAL DACT
 - INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR WITH 211 GALLON DIESEL TANK ON A NEW 5' X 8' CONCRETE PAD
 - COAXIAL CABLE/HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
 - NEW TELEPHONE CONDUIT RUN TO CABINETS
 - NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE

VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
(949) 256-7000

PROPERTY INFORMATION

OWNER: DECEAT WATER AGENCY
PO BOX 1710
PALM SPRINGS, CALIFORNIA 92263

CONTACT: MARK KRAUSE
PHONE: (760) 323-4971 EXT. 110

AREA OF CONSTRUCTION: 900± SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: V-B

CURRENT ZONING: PLANNED RESEARCH AND DEVELOPMENT PARK ZONE (M-1P)

JURISDICTION: CITY OF PALM SPRINGS

APN: 677-270-036

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES, AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2010 CALIFORNIA ADMINISTRATIVE CODE
- 2010 CALIFORNIA BUILDING STANDARDS CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ENERGY CODE
- 2010 CALIFORNIA FIRE CODE

CODE COMPLIANCE

SITE ACQUISITION / PLANNING

SPECTRUM SERVICES, INC.
8390 MAPLE PL, SUITE 110
RANCHO CUCAMONGA, CALIFORNIA 91730
MIKE HAYES
PHONE: (866) 515-3358
FAX: (866) 515-3359

CIVIL ENGINEER

SPECTRUM SERVICES, INC.
8390 MAPLE PL, SUITE 110
RANCHO CUCAMONGA, CALIFORNIA 91730
CHRIS MENER
PHONE: (866) 515-3358
FAX: (866) 515-3359

STRUCTURAL ENGINEER

T.B.D.

ELECTRICAL ENGINEER

CCC CONSULTING ENGINEERING SERVICES LLC
9811 W CHARLESTON BOULEVARD, SUITE 2530
LAS VEGAS, NEVADA 89117
DEREK S. STERLING
PHONE: (702) 885-1552

SURVEYOR

DIAMONDBACK LAND SURVEYING
1091 SOUTH CIMARRON ROAD, SUITE A1
LAS VEGAS, NEVADA 89145
TREAT W. NEWMAN
PHONE: (702) 823-3257

PROJECT TEAM

| SHEET | DESCRIPTION | REV. |
|-------------|--|--------|
| T1 | TITLE SHEET | 1 |
| A1 | SITE PLAN | 1 |
| A2 | ENLARGED SITE PLAN | 1 |
| A3 | SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT | 1 |
| A4 | SITE DETAIL WITH DIMENSIONS | 1 |
| A5 | NORTH & EAST ELEVATIONS | 1 |
| A6 | SOUTH & WEST ELEVATIONS | 1 |
| ISSUED FOR: | | |
| SHEET INDEX | | ZONING |

| TITLE | SIGNATURE | DATE |
|-----------------------|-----------|------|
| RF ENGINEER | | |
| REAL ESTATE | | |
| PROPERTY OWNER | | |
| ZONING APPROVAL | | |
| CONSTRUCTION DIRECTOR | | |
| ADDITIONAL APPROVAL | | |
| APPROVAL LIST | | |

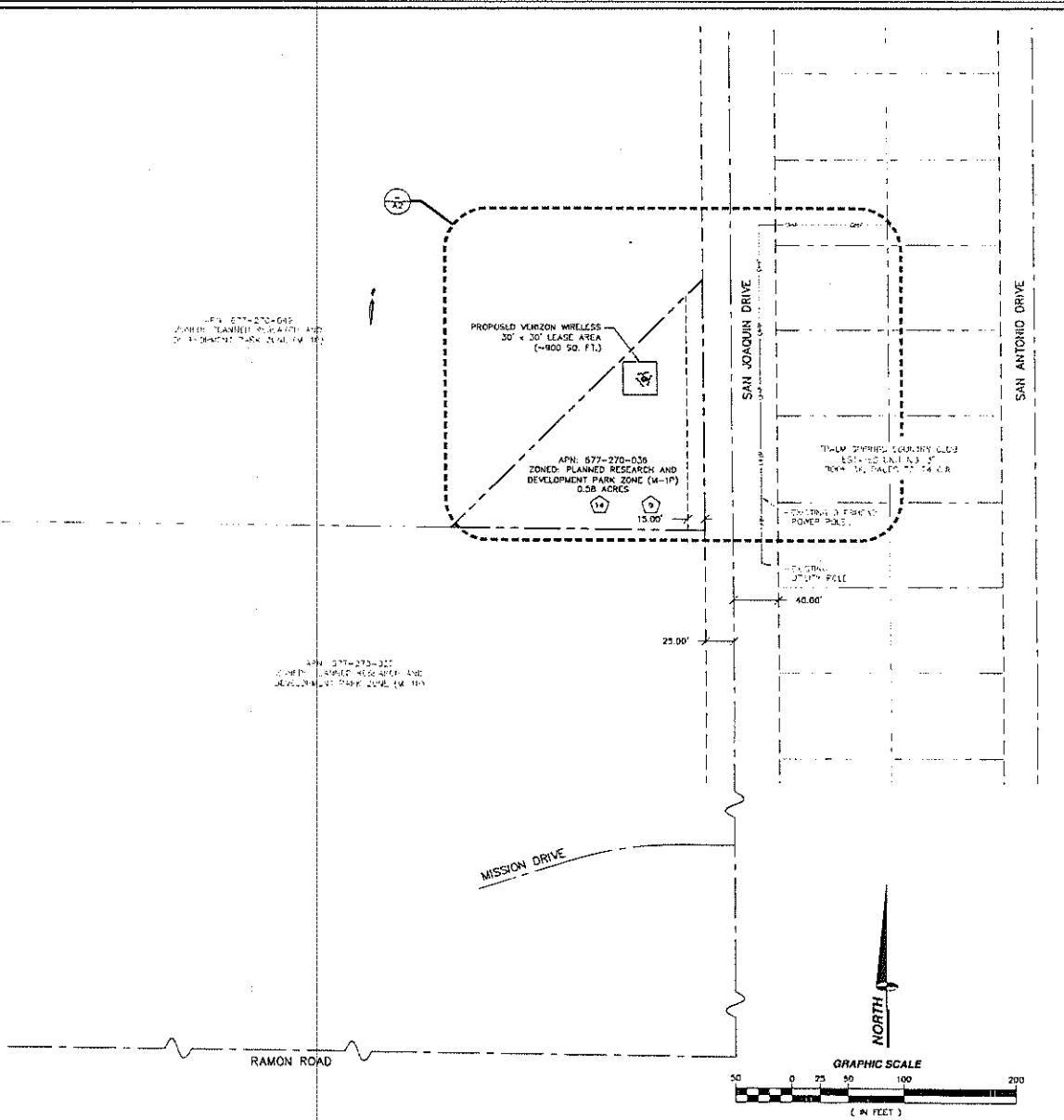
NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTIONS LISTED IN TITLE REPORT ORDER NO. 00183415-990-002, DATED SEPTEMBER 8, 2013, 2013, PREPARED BY TIDM TITLE COMPANY OF CALIFORNIA, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFER TO A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEMS NUMBERS IN SAID TITLE REPORT.

- ① EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 28, 1980
RECORDING NO: BOOK 75033, PAGE 31, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- ② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: OCTOBER 26, 1980
RECORDING NO: 92186, IN BOOK 2789 PAGES 28-30, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- ③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: DRAINAGE, INGRESS, EGRESS AND INCIDENTAL PURPOSES
RECORDING DATE: DECEMBER 19, 1980
RECORDING NO: 81788, IN BOOK 2817, PAGE 478, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- ④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CITY OF PALM SPRINGS
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 24, 1979
RECORDING NO: 81915, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
AFFECTS A PORTION OF THE SUBJECT PROPERTY
- ⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: STREETS, HIGHWAY UNDERGROUND SEWERS, PUBLIC UTILITY INSTALLATIONS AND INCIDENTAL PURPOSES
RECORDING DATE: MARCH 13, 1999
RECORDING NO: 1989-78283, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- ⑥ RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AS HOLDER OF AN EASEMENT FOR FLOOD CONTROL, INGRESS, EGRESS AND INCIDENTAL PURPOSES, BY DEED RECORDED SEPTEMBER 24, 1999 AS INSTRUMENT NO. 1999-427787, OFFICIAL RECORDS AND WHITEWATER RIVER CHANNEL FIELD SURVEY ALIGNMENT MAP DATED OCTOBER 17, 1986, RIVERSIDE COUNTY SURVEYOR MAP NO. 800-N DOES NOT AFFECT THE SUBJECT PROPERTY
- ⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: SEPTEMBER 24, 1999
RECORDING NO: 1999-427788, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- ⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: WATER DRAINAGE AND RETENTION
RECORDING DATE: DECEMBER 2, 2003
RECORDING NO: 2003-843229, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- ⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT:
PURPOSE: PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "NAVIGATION RIGHTS"
RECORDING DATE: MAY 9, 2005
RECORDING NO: 2005-0365054, OF OFFICIAL RECORDS
AFFECTS: ALL THE AIR SPACE ABOVE SAID LAND
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
AFFECTS THE ENTIRE SUBJECT PROPERTY

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- ☼ FIRE HYDRANT
- ☼ PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- ☼ POWER POLE



SITE PLAN

1" = 100' SCALE 24" X 36" SCALE
1" = 50'

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION

NIGHTSHADE

UNADDRESSED
APN: 677-270-038
PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE: **10/24/13**

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

| | | |
|----------|-------------|------|
| 10/24/13 | YOUR ZONING | P.S. |
| 10/17/13 | PER ZONING | R.S. |

PLANS PREPARED BY:

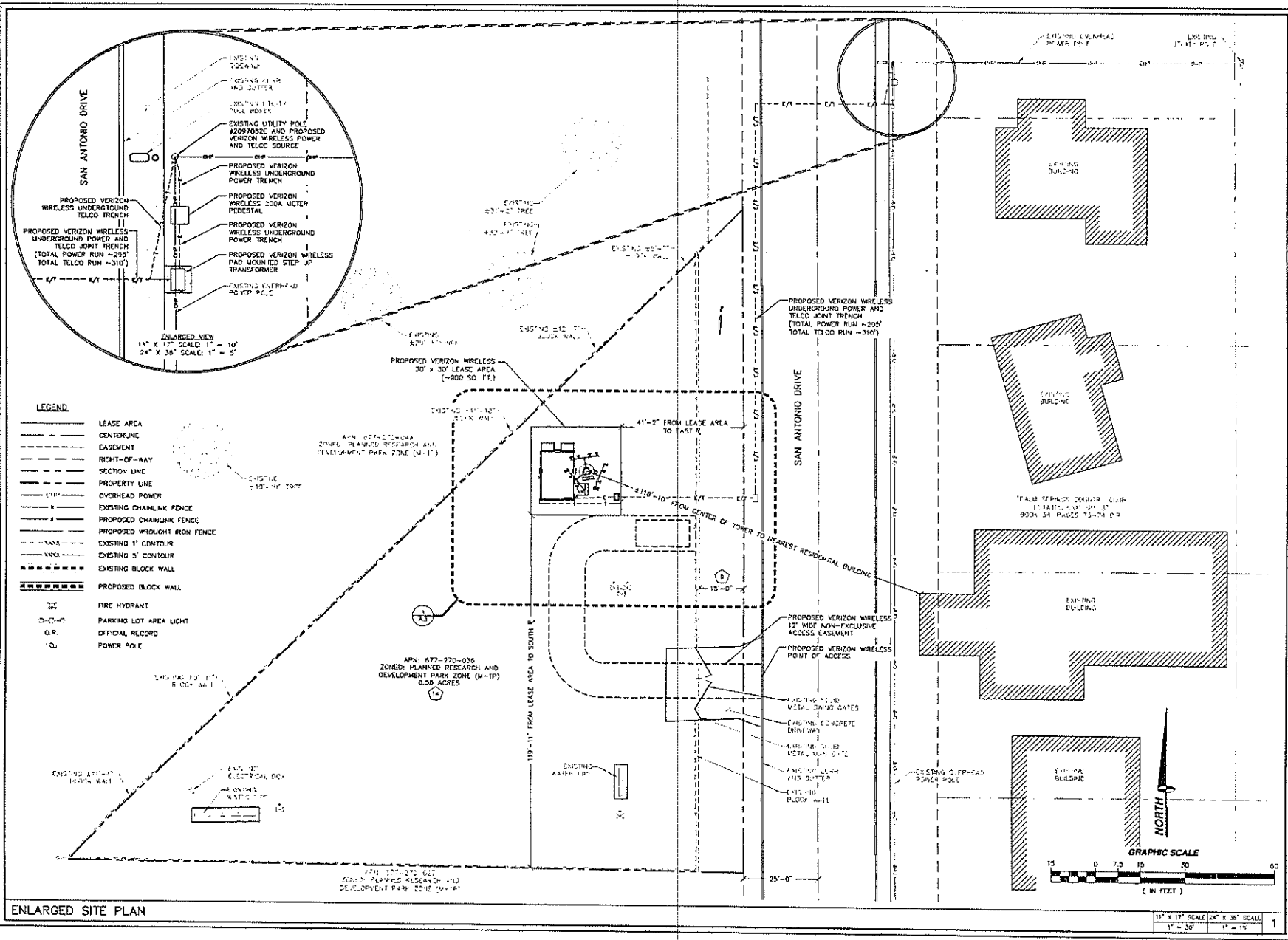
SPECTRUM
SPECTRUM SERVICES, INC.
8395 MAPLE PLACE, SUITE 110
RANCHO GUCAWINGA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359

LICENSURE:

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **A1** REVISION: **1**

LAX-294



verizonwireless
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
NIGHTSHADE
 UNADDRESSED
 APN: 677-270-036
 PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:
10/24/13

ISSUED FOR:
ZONING

REV. DATE: DESCRIPTION BY:

| | | |
|----------|-------------|------|
| 10/24/13 | 100% ZONING | R.S. |
| 10/17/13 | 90% ZONING | R.S. |

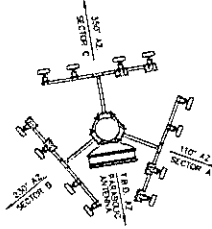
PLANS PREPARED BY:
SPECTRUM
 SPECTRUM SERVICES, INC.
 8390 MAPLE PLACE, SUITE 110
 RANCHO CUCAMORGA, CA 91730
 PH. (866) 515-3358
 FAX (866) 515-3358

LICENSURE:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: **A2** REVISION: **1**

LAX-294



| ANTENNA SECTOR | AZ/MUTH | # OF ANTENNAS | # OF RRU'S | CENTERLINE | COAXIAL CABLE LENGTH | CABLE SIZE | COLOR EDGE | TOP JUMPER LENGTH | BOTTOM JUMPER LENGTH | COMMENTS |
|-------------------|---------|---------------|------------|------------|----------------------|---------------------------------------|----------------------------|-------------------|----------------------|----------|
| SECTOR A | 110° | 4 | 2 | 57' | 70' | (1) 7/8" COAX (2) 1 5/8" HYBRIFLEX | RED/GREEN RED/RED | 15' | 15' | ... |
| SECTOR B | 230° | 4 | 2 | 57' | 70' | (1) 7/8" COAX (2) 1 5/8" HYBRIFLEX | BLUE/GREEN BLUE/RED | 15' | 15' | ... |
| SECTOR C | 350° | 4 | 2 | 57' | 70' | (1) 7/8" COAX (2) 1 5/8" HYBRIFLEX | YELLOW/GREEN YELLOW/RED | 15' | 15' | ... |
| PARABOLIC ANTENNA | T.B.D. | - | - | - | - | - | - | - | - | ... |
| GPS | N/A | 2 | - | - | 25' | 1/2" COAX | GRAY | - | - | ... |

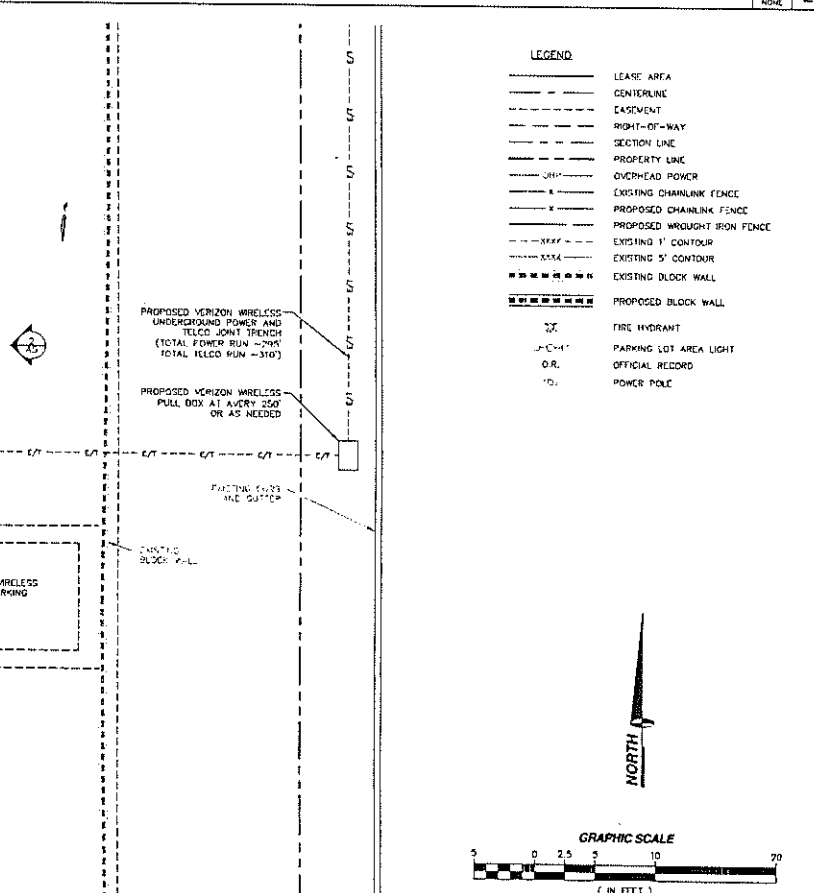
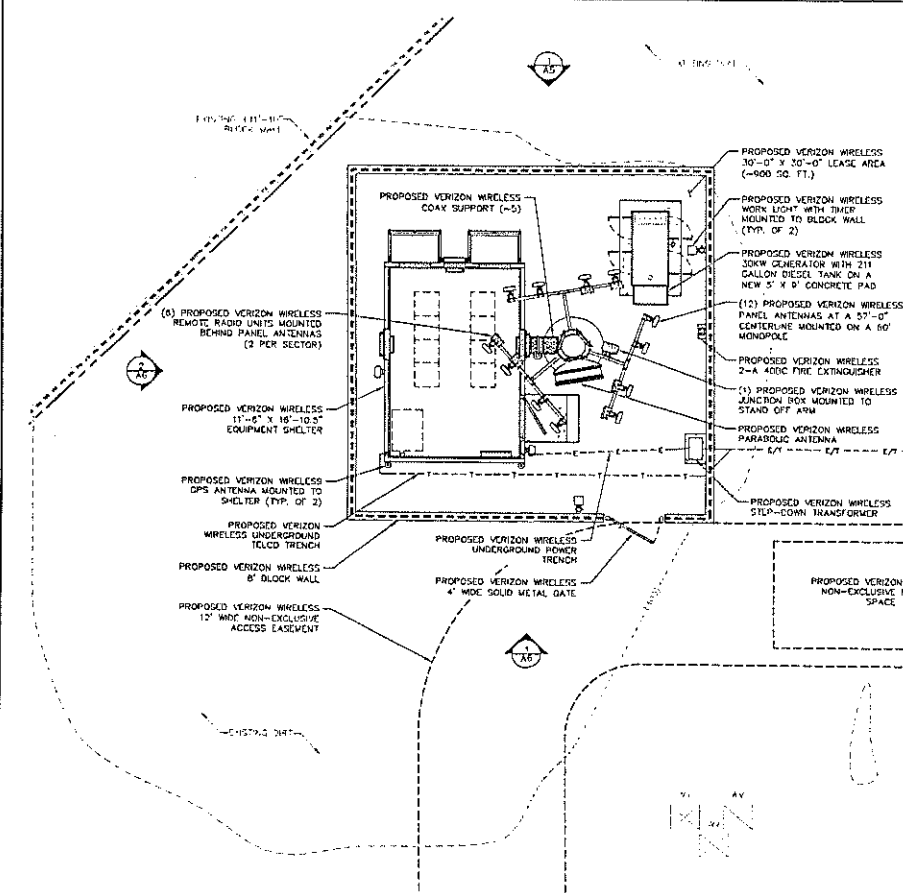
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA LAYOUT

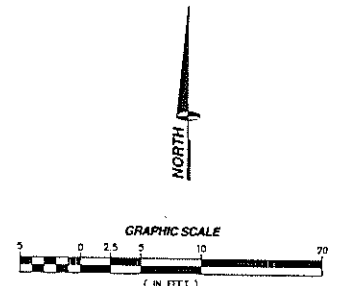
1" = 10' SCALE (24" X 36" SCALE)
1" = 10' 1" = 5'

ANTENNA AND CABLE SCHEDULE

SCALE: NONE 2



- LEGEND
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING CHAINLINK FENCE
 - PROPOSED CHAINLINK FENCE
 - PROPOSED WROUGHT IRON FENCE
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - OFFICIAL RECORD
 - POWER POLE



SITE DETAIL

1" = 10' SCALE (24" X 36" SCALE)
1" = 10' 1" = 5'

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
NIGHTSHADE
UNADDRESSD
APN: 077-270-036
PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:
10/24/13

ISSUED FOR:
ZONING

REV: DATE DESCRIPTION BY:

| | | |
|----------|-------------|------|
| 10/24/13 | 100% ZONING | R.S. |
| 10/17/13 | 80% ZONING | R.S. |

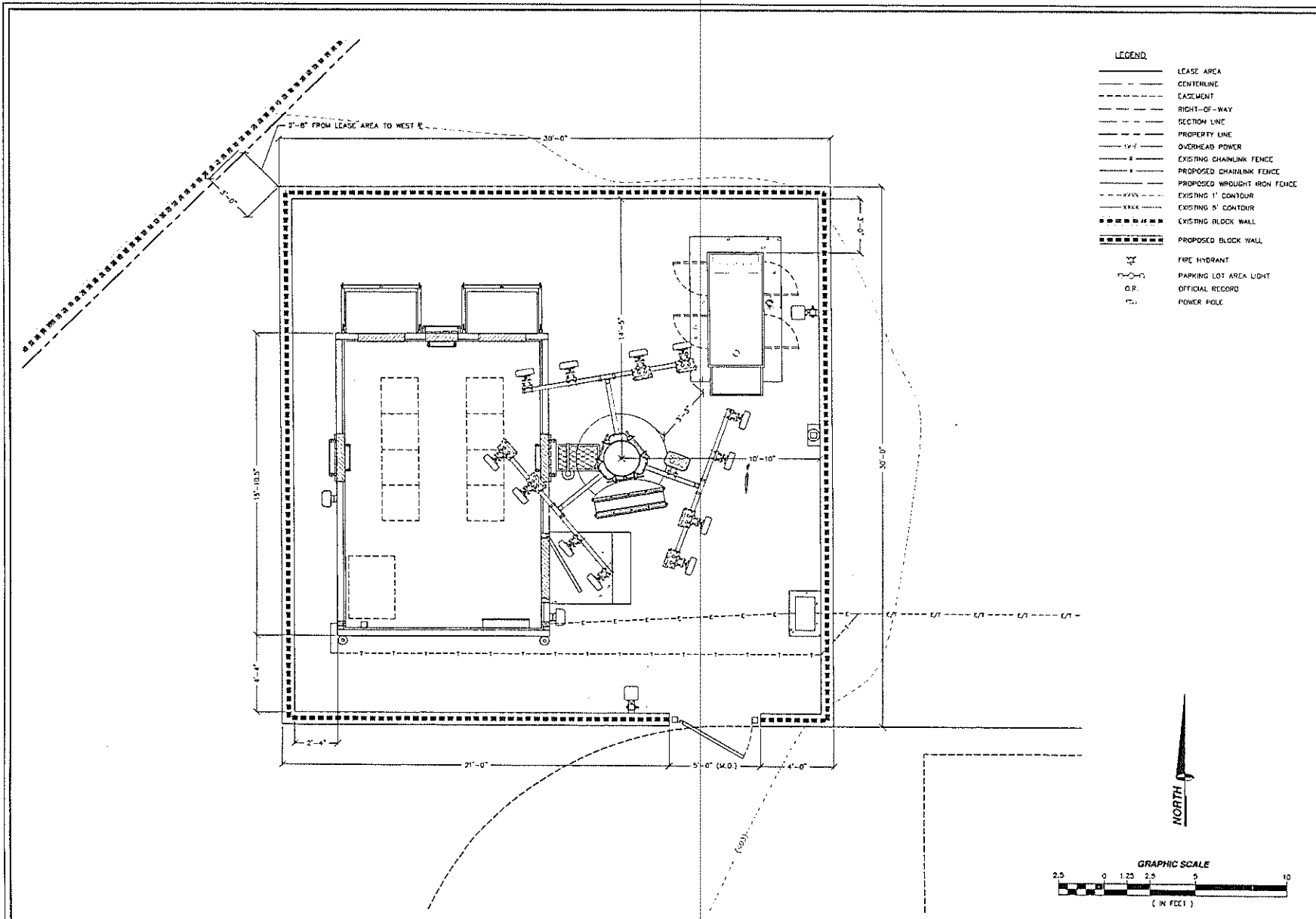
PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
8390 MAPLE PLACE, SUITE 110
RANCHO CUCAMONCA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359

LICENSURE:

SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: **A3** REVISION: **1**

LAX-294



- LEGEND**
- LEASE AREA
 - - - CENTERLINE
 - - - EASEMENT
 - - - RIGHT-OF-WAY
 - - - SECTION LINE
 - - - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING CHAINLINK FENCE
 - PROPOSED CHAINLINK FENCE
 - PROPOSED WROUGHT IRON FENCE
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - ⊕ FIRE HYDRANT
 - ⊙ PARKING LOT AREA LIGHT
 - ⊙ OFFICIAL RECORD
 - ⊙ POWER POLE

verizon wireless
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
NIGHTSHADE
 UNADDRESSSED
 APN: 677-270-036
 PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:
 10/24/13

ISSUED FOR:
ZONING

| REV. | DATE | DESCRIPTION | BY |
|------|----------|-------------|------|
| 1 | 10/24/13 | 100% ZONING | R.S. |
| 2 | 10/17/13 | 90% ZONING | R.S. |

PLANS PREPARED BY:
SPECTRUM
 SPECTRUM SERVICES, INC.
 8390 MAPLE PLACE, SUITE 110
 RANCHO CUCAMONGA, CA 91730
 PH. (866) 515-3358
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LICENSURE:

SHEET TITLE:
 SITE DETAIL WITH DIMENSIONS

SHEET NUMBER: 1 **REVISION:**

A4 **1**
 LAX-294

SITE DETAIL WITH DIMENSIONS

11" x 17" SCALE: 24" x 36" SCALE
 1" = 5' 1" = 2'-6"

PROJECT INFORMATION

NIGHTSHADE

UNADDRESSED
 APN: 677-270-036
 PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:
 10/24/13

ISSUED FOR:
 ZONING

REV. DATE DESCRIPTION BY

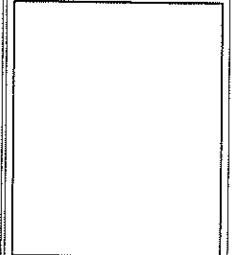
| REV. | DATE | DESCRIPTION | BY |
|----------|-------------|-------------|----|
| 10/24/13 | 100% ZONING | R.S. | |
| 10/17/13 | 90% ZONING | R.S. | |

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
 8390 MAPLE PLACE, SUITE 110
 RANCHO CUCAMONGA, CA 91730
 PH. (866) 515-3358
 FAX (866) 515-3359

LICENSURE:



SHEET TITLE:

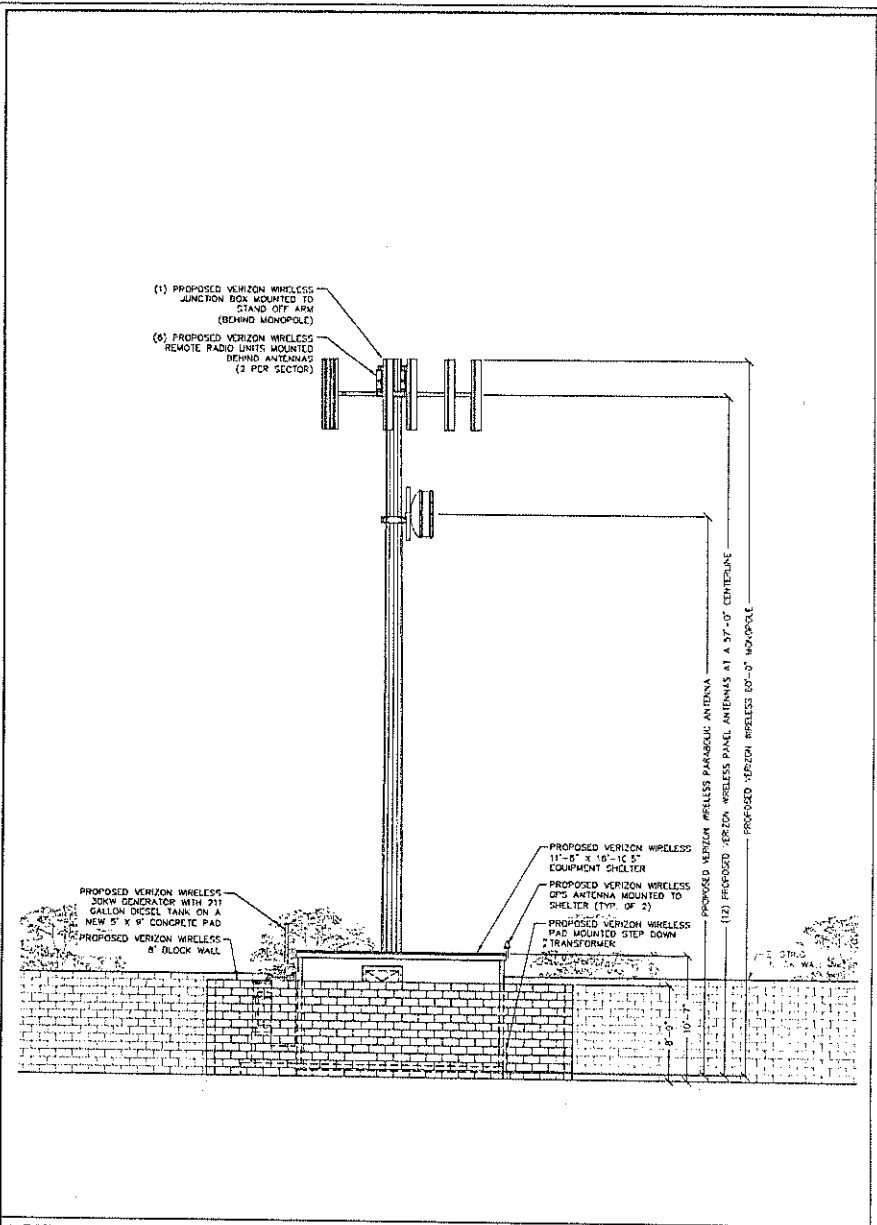
SOUTH & WEST
 ELEVATIONS

SHEET NUMBER: REVISION:

A6

1

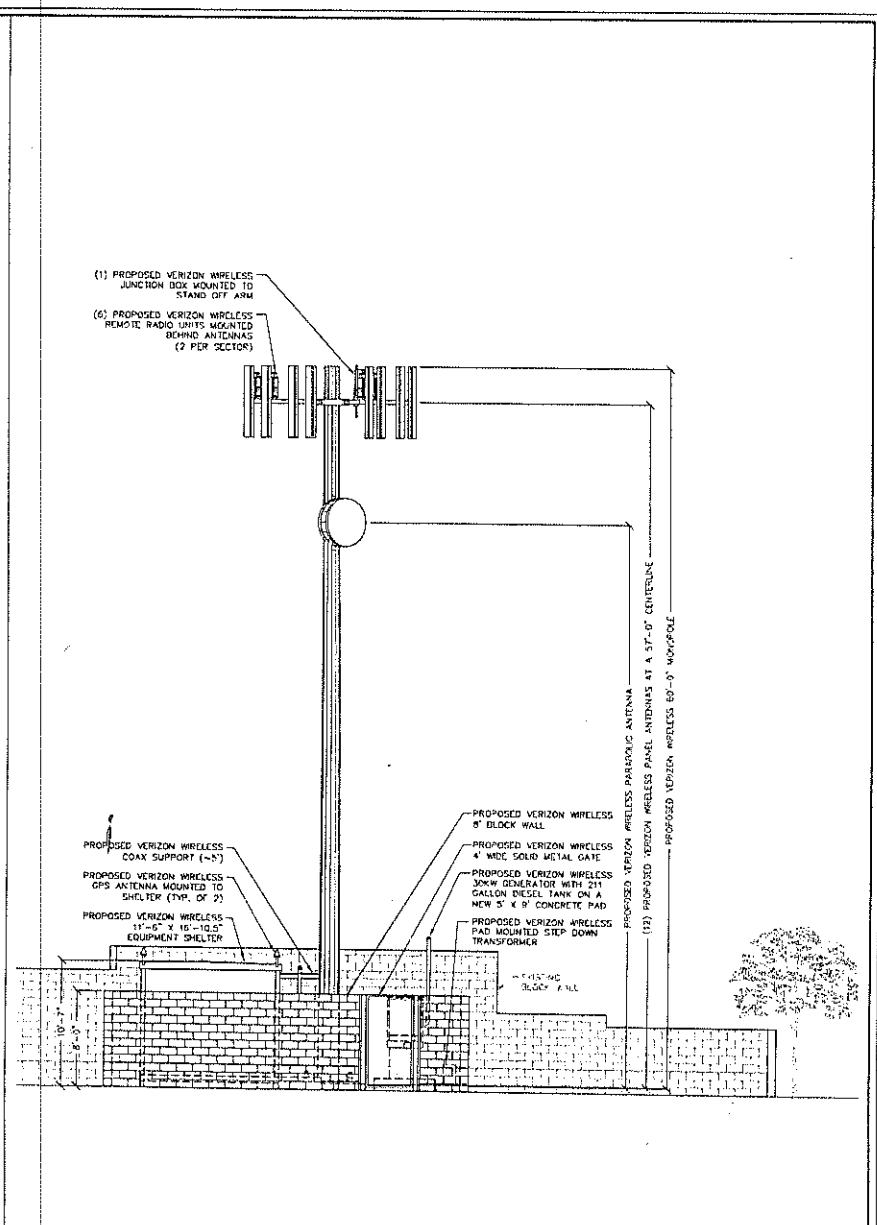
LAX-294



WEST ELEVATION

1/4" = 1'-0" SCALE 24" X 36" SCALE
 1" = 10' 1" = 5'

2



SOUTH ELEVATION

1/4" = 1'-0" SCALE 24" X 36" SCALE
 1" = 10' 1" = 5'

1