



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

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

Thursday 9:00 A.M., January 14, 2016

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

**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, 14<sup>th</sup> 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](mailto:basantos@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

## 1.0 INTRODUCTIONS

### 1.1 CALL TO ORDER

### 1.2 SALUTE TO FLAG

### 1.3 ROLL CALL

## 2.0 PUBLIC HEARING: CONTINUED ITEMS

**NONE**

## 3.0 PUBLIC HEARING: NEW ITEMS

### **MARCH AIR RESERVE BASE**

- 3.1 ZAP1169MA15 – Mission Village Shopping Center L.P./Regional Properties, Inc. (Representative: Kristin Werksman, Rick Engineering) – City of Riverside Case Nos. P15-0983 and P15-0984 (Conditional Use Permit and Design Review). A proposal to construct and operate a 10,000 square foot child care center with a 13,050 square foot secured outdoor play area on a 1.42 (net) acre site (a portion of a shopping center) located at the northwest corner of Mission Village Drive and Northrop Drive. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

Staff Recommendation: CONSISTENT

**MARCH AIR RESERVE BASE**

- 3.2 ZAP1168MA15 – Sa Refka, LLC (Representative: Tom Mungari, Nova Homes, Inc.) – City of Perris Case Nos.: 15-0199 (General Plan Amendment), 15-05200 (Change of Zone), 15-05197 (Planned Development Overlay), 15-00012 (Development Plan Review), and Tentative Tract Map No. 36797. The applicant proposes to change the general plan land use designation of 18.98-19.06 acres located northerly of Water Avenue, easterly of Wilson Avenue, westerly of Murrieta Road, and southerly of a straight-line easterly extension of Lisbon Street from R-20,000 (Single Family Residential, 20,000 square foot minimum lot size) to R-10,000 (Single Family Residential, 10,000 square foot minimum lot size). The Change of Zone proposes to change the existing zoning classification of the project site from R-20,000 (Single Family Residential 20,000, square foot minimum lot size) to R-10,000 (Single Family Residential, 10,000 square foot minimum lot size) with a Planned Development Overlay with R-6,000 development standards. Tentative Tract Map No. 36797 is a proposal to divide the property into 78 residential lots, plus one lot for a detention basin and one lot for community recreational facilities, including a clubhouse, swimming pool, and tot lot. (Airport Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

Staff Recommendation: INCONSISTENT

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals

4.2 December 2016 ALUC Meeting – Available Venues

5.0 **APPROVAL OF MINUTES**

December 10, 2015

6.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

6.1 March Joint Powers Authority TAC Report Update by Commissioner Ballance

7.0 **COMMISSIONER'S COMMENTS**

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.1

**HEARING DATE:** January 14, 2016

**CASE NUMBER:** ZAP1169MA15 – Regional Properties, Inc. – (Representative: Rick Engineering, Kristin Werksman)

**APPROVING JURISDICTION:** City of Riverside

**JURISDICTION CASE NO:** P15-0983 (Conditional Use Permit), P15-0984 (Design Review)

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends a finding of CONSISTENCY, subject to the conditions included herein.

**PROJECT DESCRIPTION:** The Conditional Use Permit and Design Review propose to construct and operate a 10,000 square foot daycare/preschool facility on a 1.42 acre net (1.87 acre gross) parcel.

**PROJECT LOCATION:** The site is located at the northwesterly corner of Mission Village Drive and Northrop Drive, within the City of Riverside, approximately 16,300 feet northwesterly of the northerly end of Runway 14-32 at March Air Reserve Base.

**LAND USE PLAN:** 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Zone C2
- c. Noise Levels: below 60 CNEL from aircraft

**BACKGROUND:**

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone C2. Average intensity in Compatibility Zone C2 is limited to 200 people per acre.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan,

the following rate was used to calculate the occupancy for the proposed building:

- Nursery – 1 person per 35 square feet

Based on the floor plan provided, the total proposed 10,000 square foot building calculated at a nursery rate of 1 person per 35 square feet would result in a total occupancy of 286 people. Given the site's approximate gross area of 1.87 acres, its average intensity is 152 people per acre, which is consistent with the Zone C2 average acre criterion of 200.

Additionally, based on state standards, the school has been designed to accommodate a maximum of 167 children and 21 teachers, for a total occupancy of 188 people. This occupancy would result in an average intensity of 101 people per gross acre, which is also consistent with the Zone C2 average acre criterion of 200.

As a daycare/preschool use that includes a large number of non-driving occupants, the typical second method for determining total occupancy involving the number of parking spaces is not likely to be a reliable method for determining occupancy.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zone C2 limits maximum single-acre intensity to 500 people. Based on the site plan and floor plan provided, the entire building would be located within a single-acre area (210' x 210'). As noted previously, the building would accommodate a total of 286 people pursuant to the building code method and 188 people based on maximum anticipated use, which would both be consistent with the Compatibility Zone C2 single-acre criterion of 500.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone C2.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL noise contour resulting from aircraft noise. Additionally, pursuant to the application provided, the facility would not be in use between 10 P.M. and 6 A.M. Therefore, the building would not require special measures to mitigate aircraft-generated noise.

Part 77: The elevation of Runway 14-32 at its northerly terminus is 1,535 feet above mean sea level (AMSL). At a distance of approximately 16,300 feet from the runway to the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1698 feet AMSL. The proposed finished floor elevation is 1608.6 feet above mean sea level. With a maximum building height of 26 feet, the top point elevation would be 1634.6 feet AMSL. Therefore, review by the Federal Aviation Administration Obstruction Evaluation Service for height/elevation reasons is not required.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically.

**CONDITIONS:**

1. Any new 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, 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) Noise sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
5. Any new detention basin(s) on the site (including bioswales) 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.

Staff Report

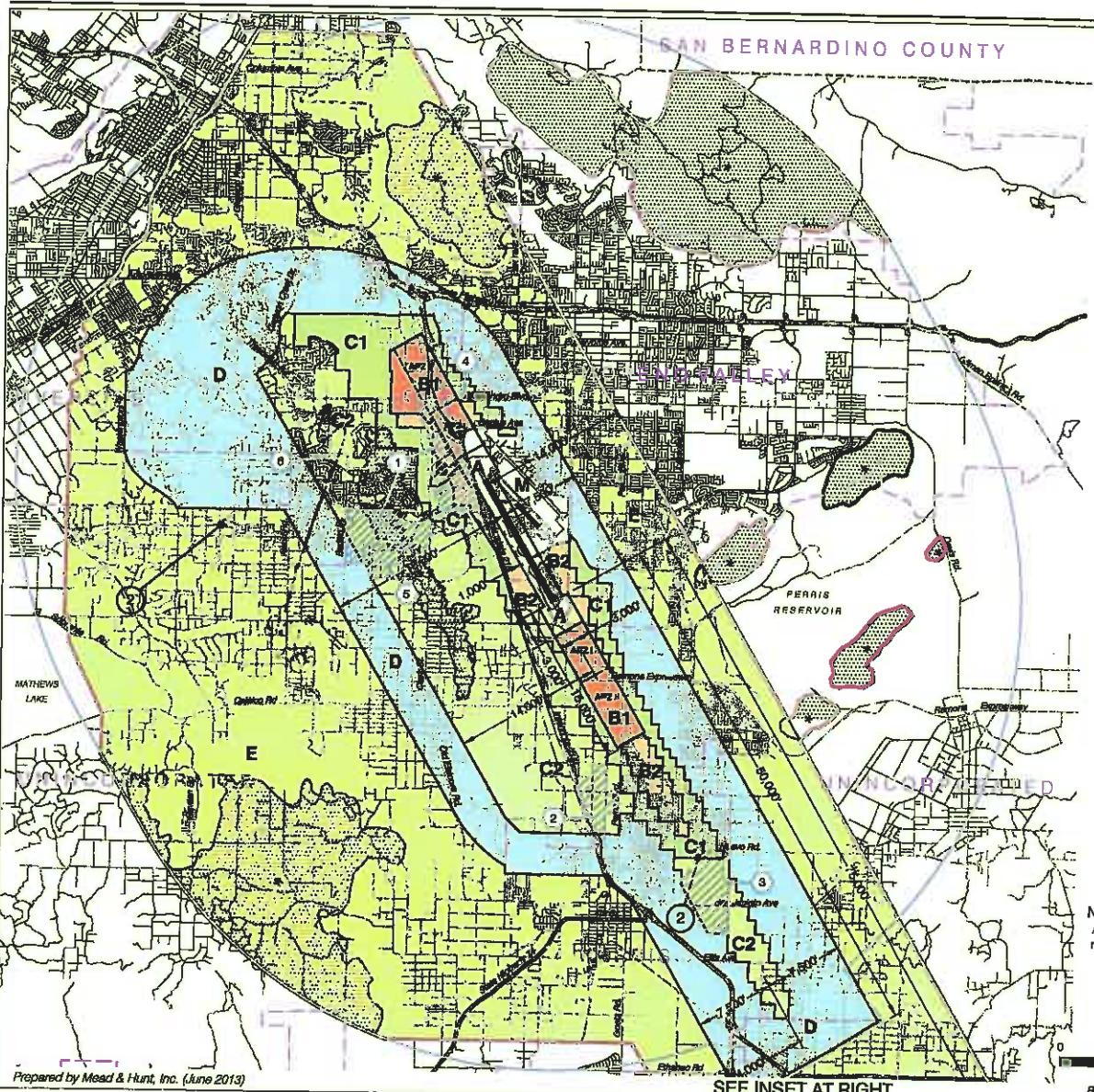
Page 4 of 4

Vegetation in and around the detention 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

Y:\AIRPORT CASE FILES\March\ZAP1169MA15\ZAP1169MA15sr.doc

# NOTICE OF AIRPORT IN VICINITY

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



**LEGEND**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone 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

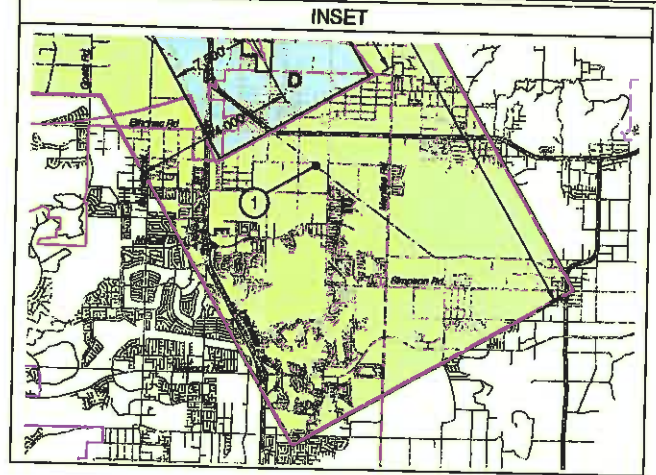
**Boundary Lines**

- 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)

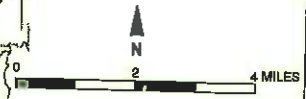
- 1 March JPA: March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

**Point 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.

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



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



Base map source: County of Riverside 2013

**Riverside County  
Airport Land Use Commission  
March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan  
(Adopted November 13, 2014)**

Map MA-1

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

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

SEE INSET AT RIGHT





The Learning Experience

Edgemont

March Air Reserve Base, CA March Air Reserve Base

Eucalyptus Ave

Cottonwood Ave

Day St

Old 78th Street

Frederick St

Graham St

Richmond St

Indian St

John F. Kennedy

Killing St

Kramena Ave

Perris Blvd

N. Ferris Blvd

Amer. Forces Fwy

Harley King Blvd

Nandina Ave

Clark St

Gove St

Cole Ave

Barton Rd

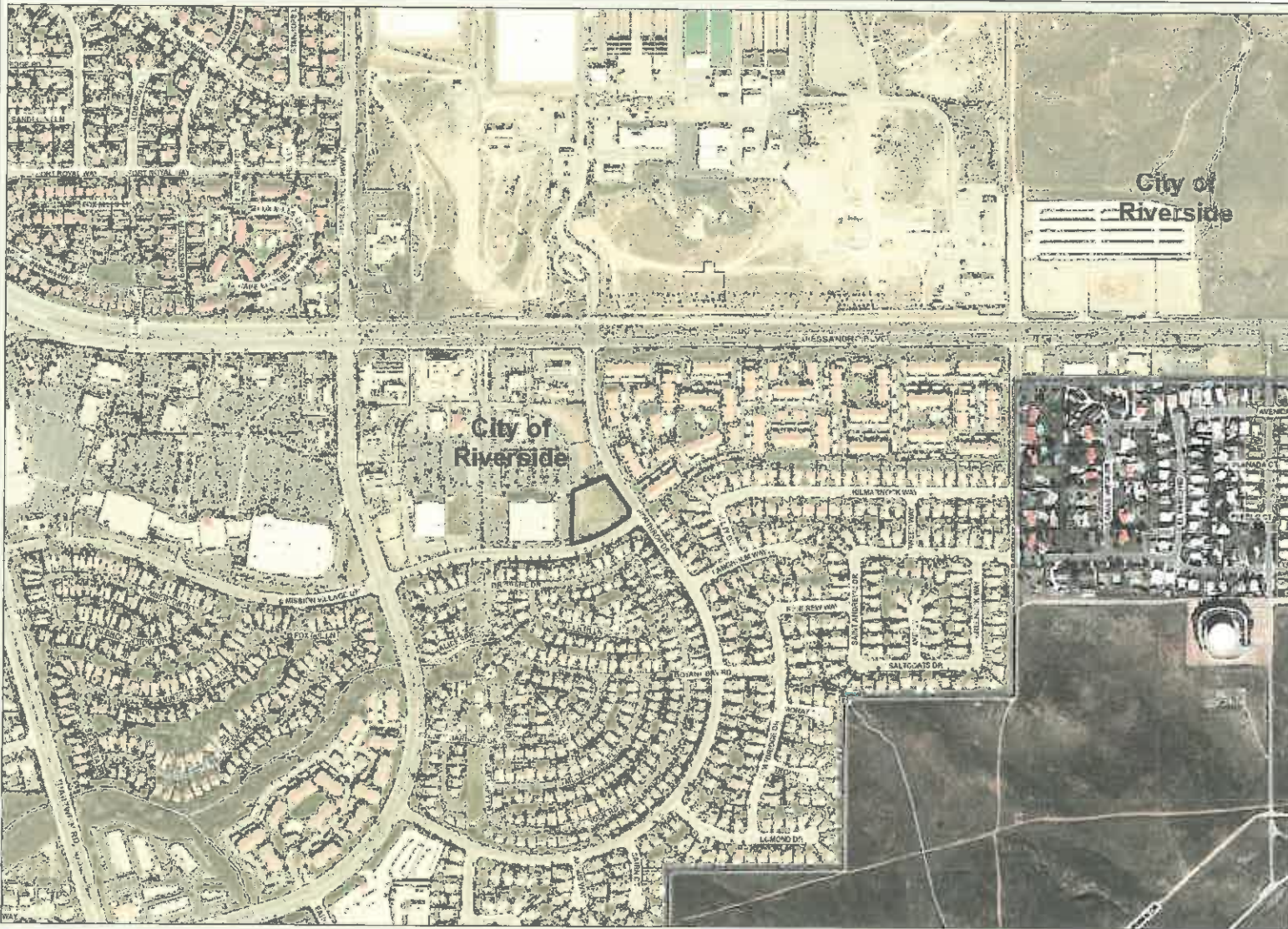
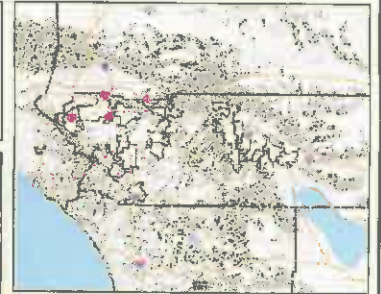
Van Buren Boulevard

Orange Terrace Pkwy

Wood Rd

Mar

# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 912 1,824 Feet



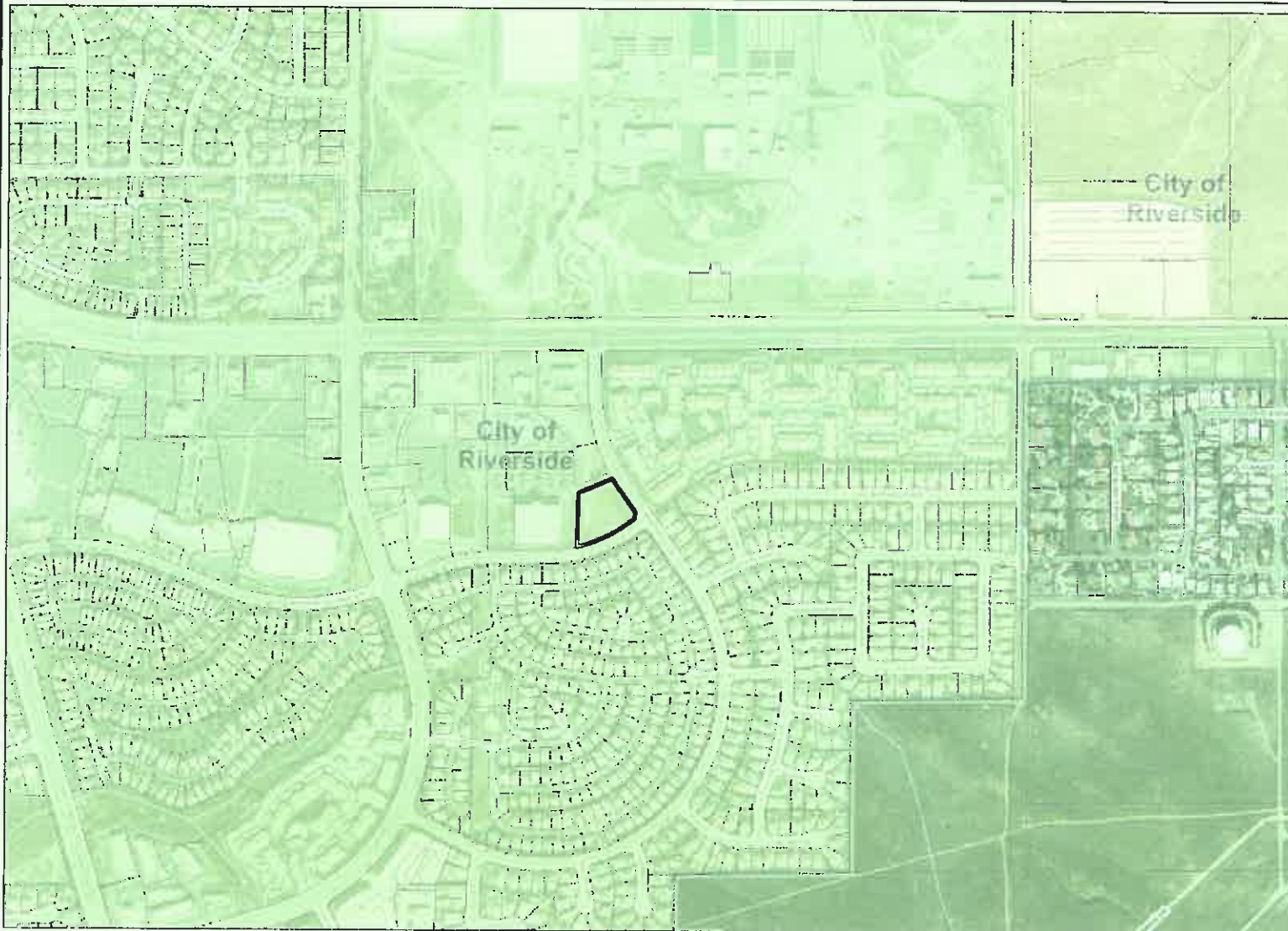
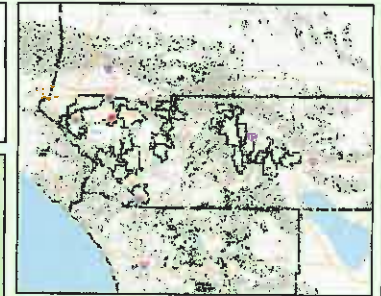
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## Notes

# My Map



## Legend

- Display Parcels
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC8
- C2-HIGHT
- C2-HIGHT-EXC1



0 912 1,824 Feet



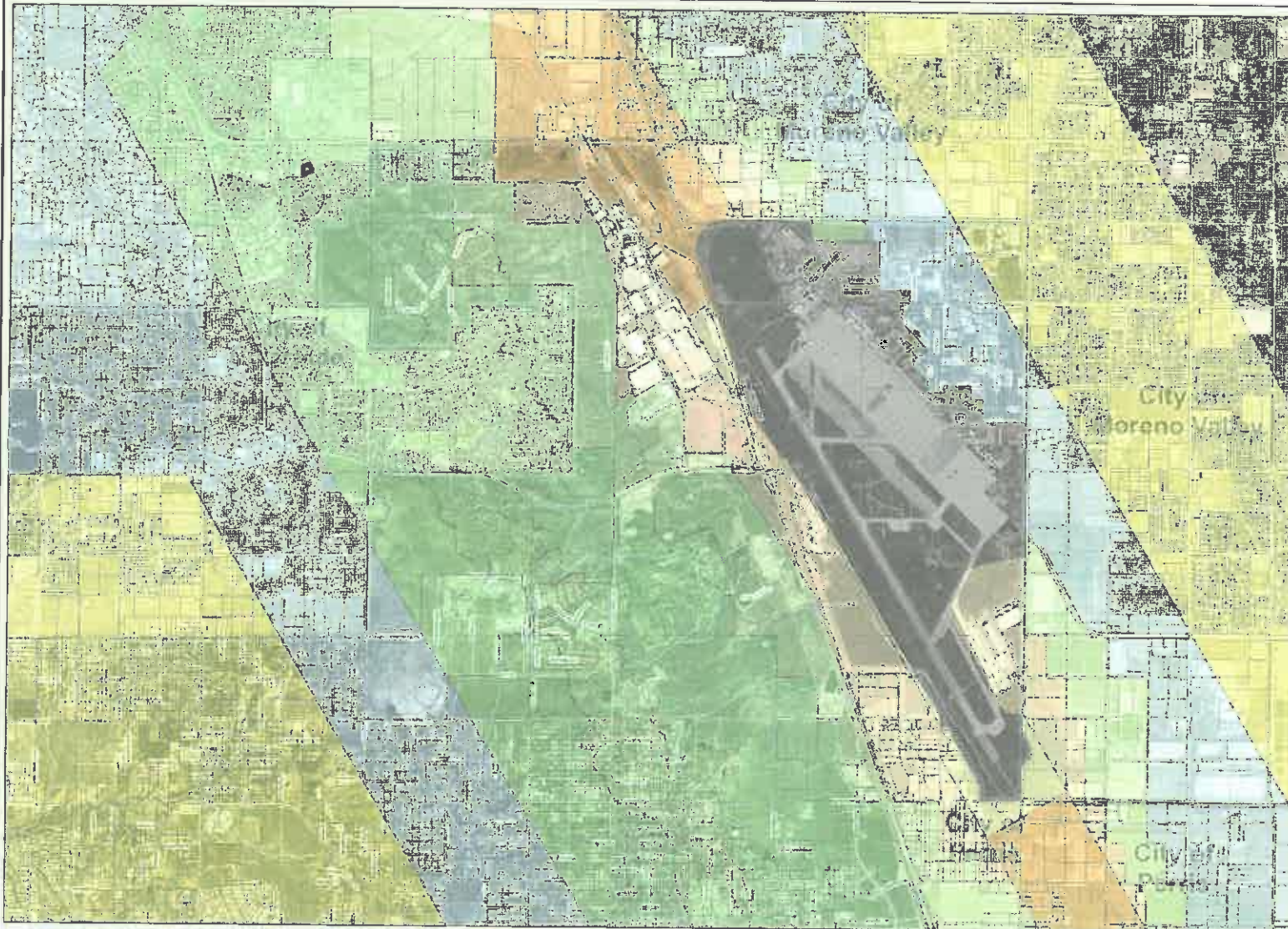
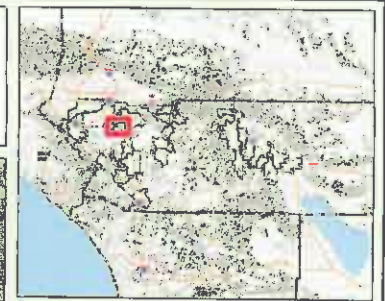
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## Notes

# My Map



## Legend

### Airport Compatibility

-  OTHER ZONE
-  A
-  A-EXC1
-  B1
-  B1-APZ I
-  B1-APZ I-EXC1
-  B1-APZ II
-  B1-APZ II-EXC1
-  B1-EXC1
-  B2
-  B2-EXC1
-  C
-  C1
-  C1-EXC1
-  C1-EXC3
-  C1-EXC4
-  C1-HIGHT
-  C2
-  C2-EXC1
-  C2-EXC2
-  C2-EXC3
-  C2-EXC5
-  C2-EXC6
-  C2-HIGHT
-  C2-HIGHT-EXC1
-  C2-HIGHT-EXC5



0 5,980 11,960 Feet



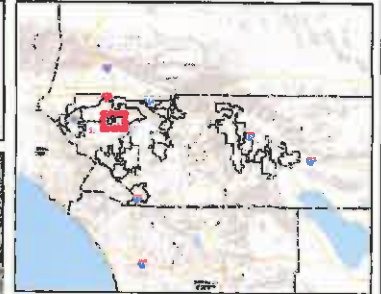
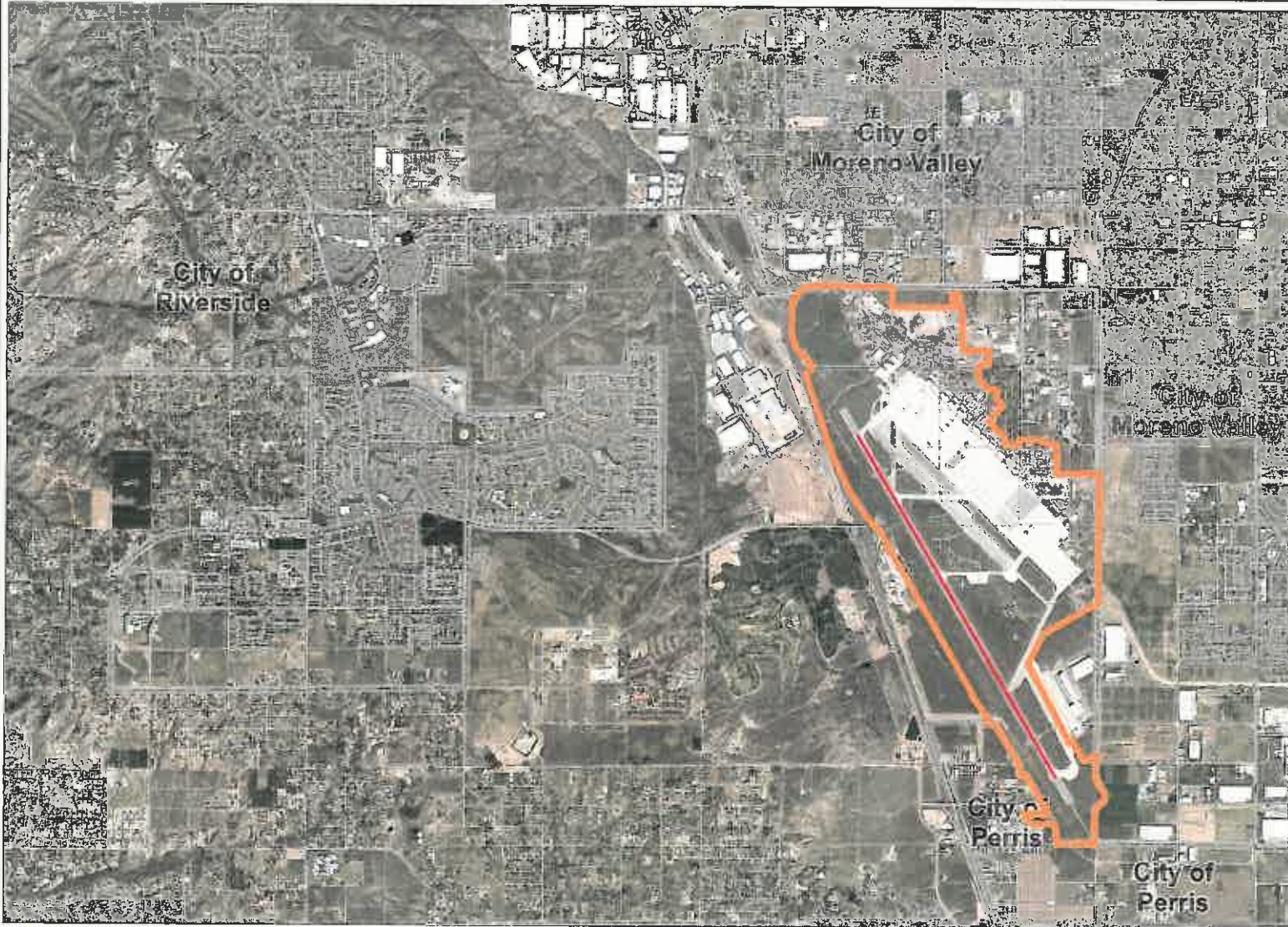
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## Notes

# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts I
-  City Boundaries



0 6,224 12,449 Feet



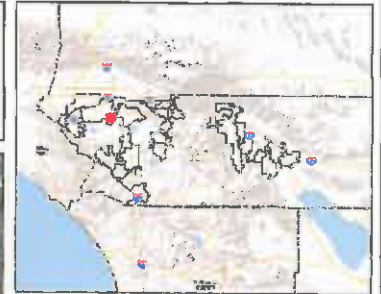
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## Notes

# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts I
-  City Boundaries



0 1,556 3,112 Feet



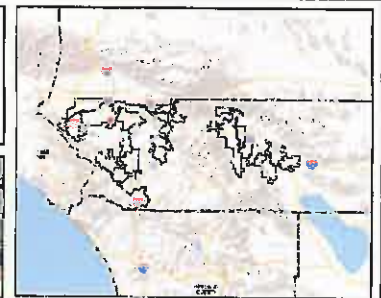
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## Notes

# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts I
-  City Boundaries



0 389 778 Feet



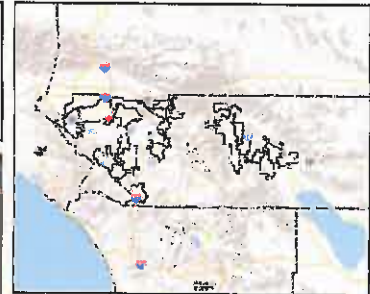
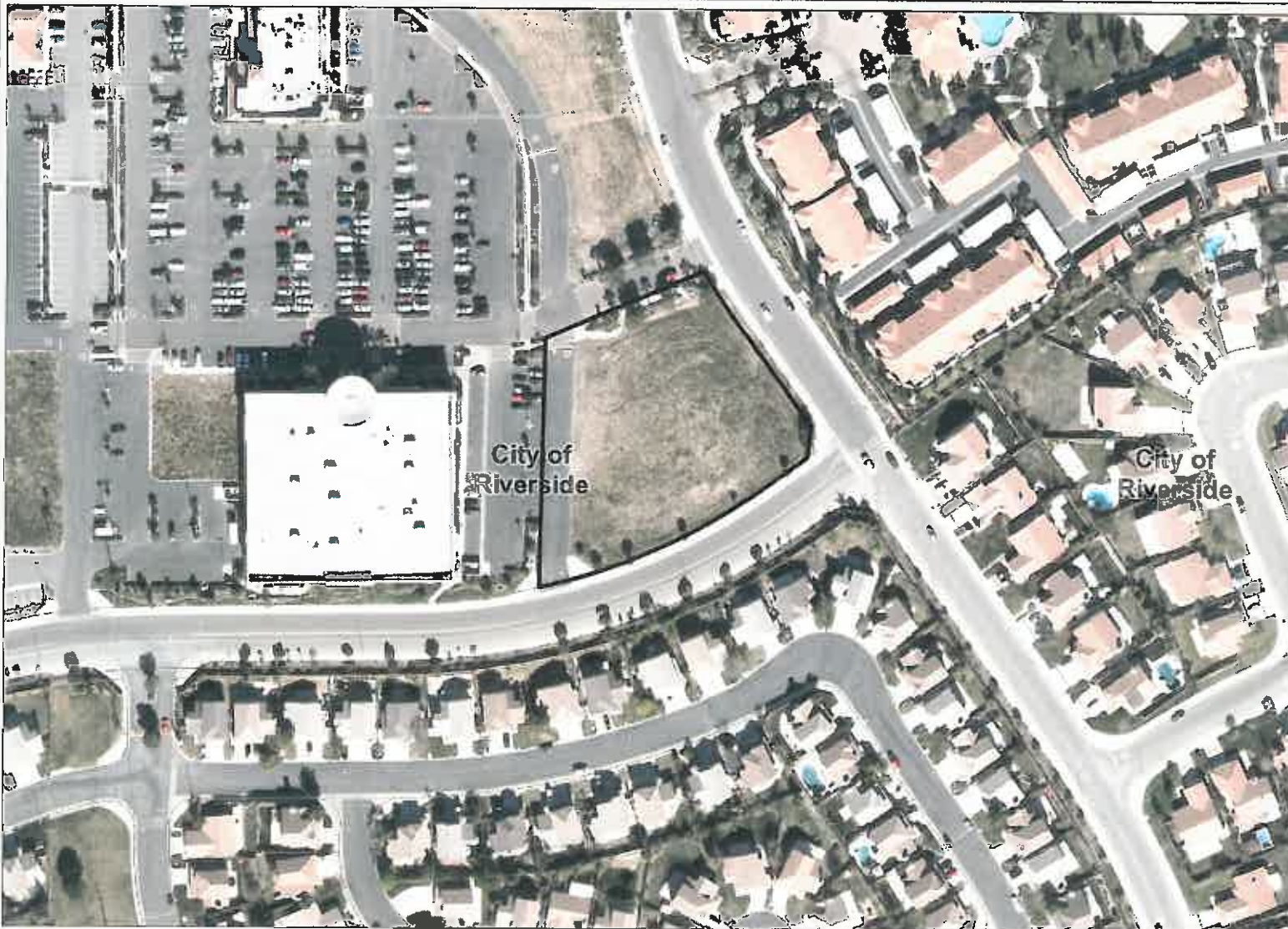
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## Notes

# My Map



## Legend

- Airports
- Runways
- Historic Preservation Districts
- City Boundaries



0 195 389 Feet



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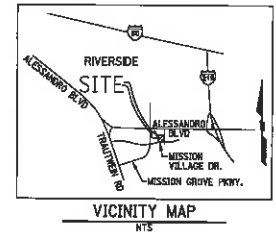
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## Notes



IN THE CITY OF RIVERSIDE, CALIFORNIA  
**PRELIMINARY GRADING EXHIBIT**  
 THE LEARNING EXPERIENCE

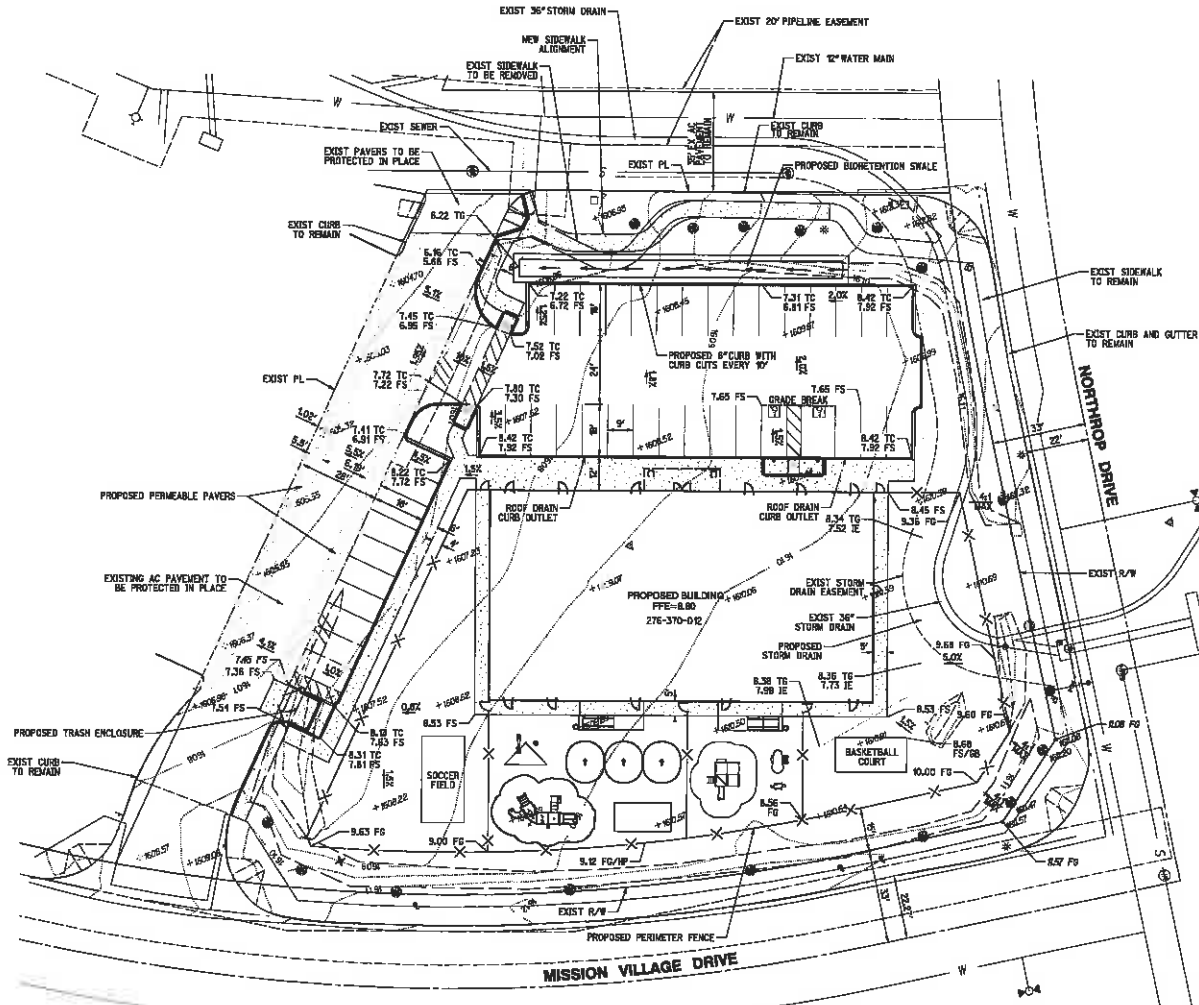


**ABBREVIATIONS**

EXISTING	EXIST
FINISHED FLOOR ELEVATION	FFE
FINISHED GRADE ELEVATION	FG
FLOW LINE ELEVATION	FL
FINISHED SURFACE ELEVATION	FS
GRADE BREAK	GB
PLANTING AREA	PA
PROPERTY LINE	PL
RIGHT-OF-WAY	R/W
TOP OF CURB ELEVATION	TC
TOP OF GRATE ELEVATION	TG

**LEGEND**

PROPOSED AC PAVEMENT	[Symbol]
PROPOSED CURB AND GUTTER	[Symbol]
PROPOSED FENCE	[Symbol]
PROPOSED CONCRETE	[Symbol]
PROPOSED PAVERS	[Symbol]
DIRECTION OF FLOW	[Symbol]
EXISTING SANITARY SEWER MANHOLE	[Symbol]
EXISTING STORM DRAIN MANHOLE	[Symbol]
EXISTING TELEPHONE VAULT	[Symbol]
EXISTING WATER METER	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]



**APPLICANT/OWNER/DEVELOPER**

REGIONAL PROPERTIES  
 9201 WILSHORE BLVD, SUITE 103  
 BEVERLY HILLS, CA 90210  
 ATTN: MARK RUBIN  
 CVD 513-1774

**BENCHMARK**

CITY OF RIVERSIDE BENCHMARK FB-03 - CLEV ROAD - HAYWARD  
 PALM AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE  
 WESTERLY WELLS OF A CATCH BASIN 1 FOOT NORTHERLY OF THE  
 FACE OF CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD.  
 EASTERLY OF MISSION GROVE PARKWAY.

**ASSESSOR'S PARCEL NUMBER**

276-370-012

**ENGINEER/CONTACT PERSON**

RICK ENGINEERING COMPANY  
 1770 IOWA AVENUE, SUITE 100  
 RIVERSIDE, CA 92507  
 PHONE (951) 782-0707  
 FAX (951) 782-0707  
 ATT: BRISTON WERKMAN

**ESTIMATED GRADING QUANTITIES**

TOTAL AREA	1.42 AC
DISTURBED AREA	1.29 AC
ESTIMATED EXCAVATION	2,463 C.Y.
ESTIMATED FILL/IMPORTS	81 C.Y.
NET EXPORT	2,382 C.Y.

**PARKING**

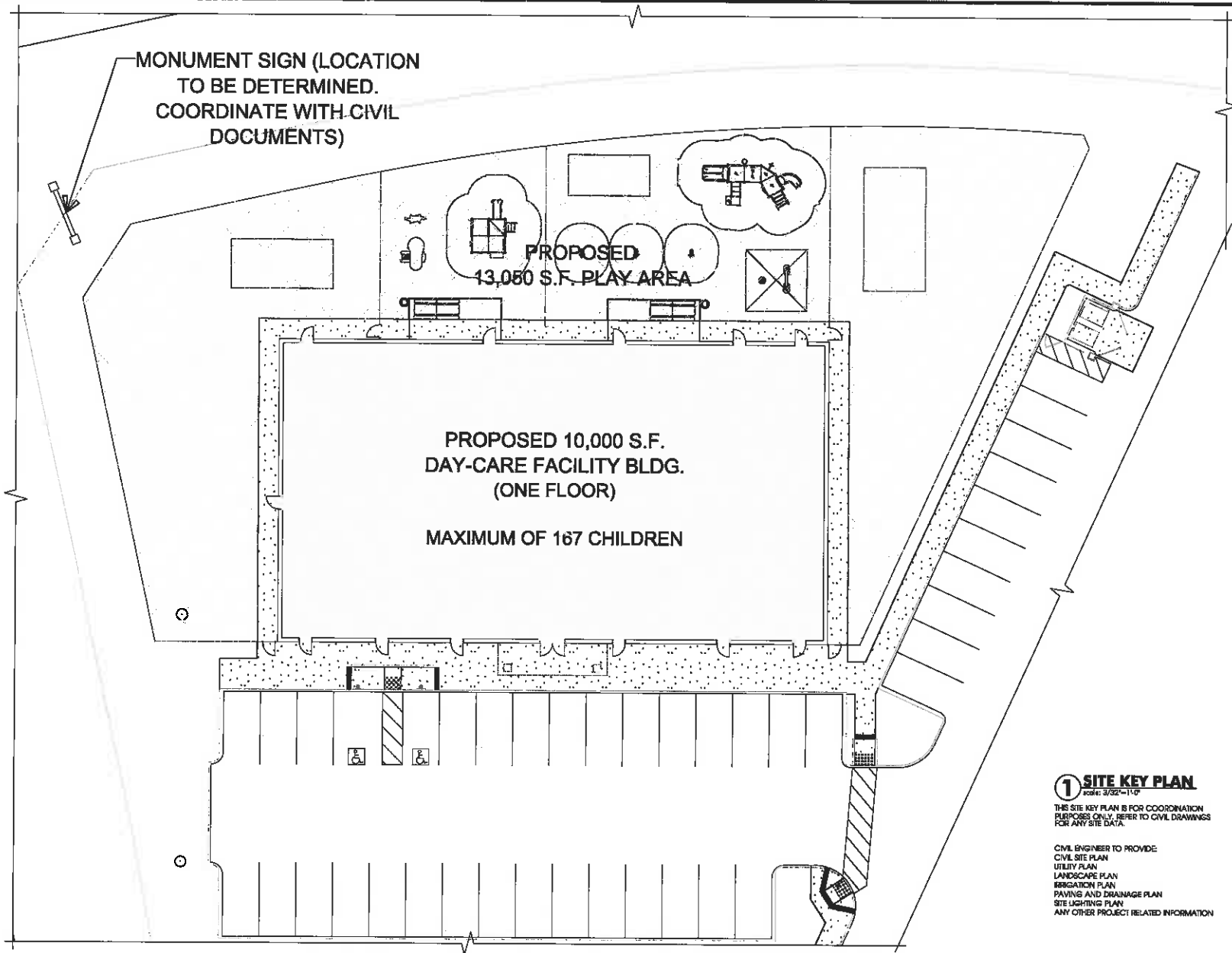
PARKING REQUIRED:	
23 STAFF AT 1 SPACE/STAFF	23
160 CHILDREN AT 1 SPACE/10 CHILDREN	17
TOTAL REQUIRED	40
TOTAL PARKING PROVIDED:	41
19' X 18' TYP UNLESS NOTED OTHERWISE.	

**PRELIMINARY GRADING EXHIBIT**  
 THE LEARNING EXPERIENCE  
 CITY OF RIVERSIDE  
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA





HYDRAWORLD: THE LAMINATE IMPROVEMENTS - CALIFORNIA FIRE LAMINATE DISTRICT - AMBER CENTER 14-284-73 SITE PLAN DWG - JANG - NOTED 04/02/2013



**1 SITE KEY PLAN**  
scale: 3/32" = 1'-0"

THIS SITE KEY PLAN IS FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR ANY SITE DATA.

- CIVIL ENGINEER TO PROVIDE:
- CIVIL SITE PLAN
  - UTILITY PLAN
  - LANDSCAPE PLAN
  - IRRIGATION PLAN
  - PAVING AND DRAINAGE PLAN
  - SITE LIGHTING PLAN
  - ANY OTHER PROJECT RELATED INFORMATION

**ARCHITECT**  
**Jerome Leslie Eben,**  
**AIA**  
**ARCHITECT**  
 26 WALKER ROAD  
 WEST ORANGE, NEW JERSEY 07012  
 973-312-4100  
 jleben@aia.com  
 CALIFORNIA LICENSE # C-17673

**DESIGN CONSULTANT**

**Jarmel Kizel**  
 ARCHITECTS AND ENGINEERS INC.  
 42 CORNEL PARKWAY  
 LINGENSTON, NEW JERSEY 07039  
 TEL: 973-994-9649  
 FAX: 973-994-4069  
 www.jarmelkizel.com

Architecture  
 Engineering  
 Interior Design  
 Implementation Services

ISSUE		
NO.	DATE	DESCRIPTION
1	4/2/13	FOR REVIEW
2	4/2/13	REVISION FOR CLIENT COMMENT
3	4/15/13	REVISION FOR CLIENT COMMENT

REVISION		
NO.	DATE	DESCRIPTION

1. CLIENT REVIEW & INITIAL PRODUCTS PER PLAN. ONLY SUBMITTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE DISCRETION OF THE GC.
2. WHEN REVISIONS WHICH ARE NO VALUE AND/OR REQUEST TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLAN, MUST BE SUBMITTED BY MAILING TO BE ARCHITECT'S OFFICE FOR APPROVAL.

Project:  
 1500 LEANING EXPERIENCE  
 14001 BAY & SERRANO VILLAGE DRIVE  
 BERKELEY, CALIFORNIA

Project Number: 1500-14-200      Scale: 1/8" = 1'-0"

Drawn By: JSA      Approved By: JEB

Drawing Name:

**KEY PLAN**

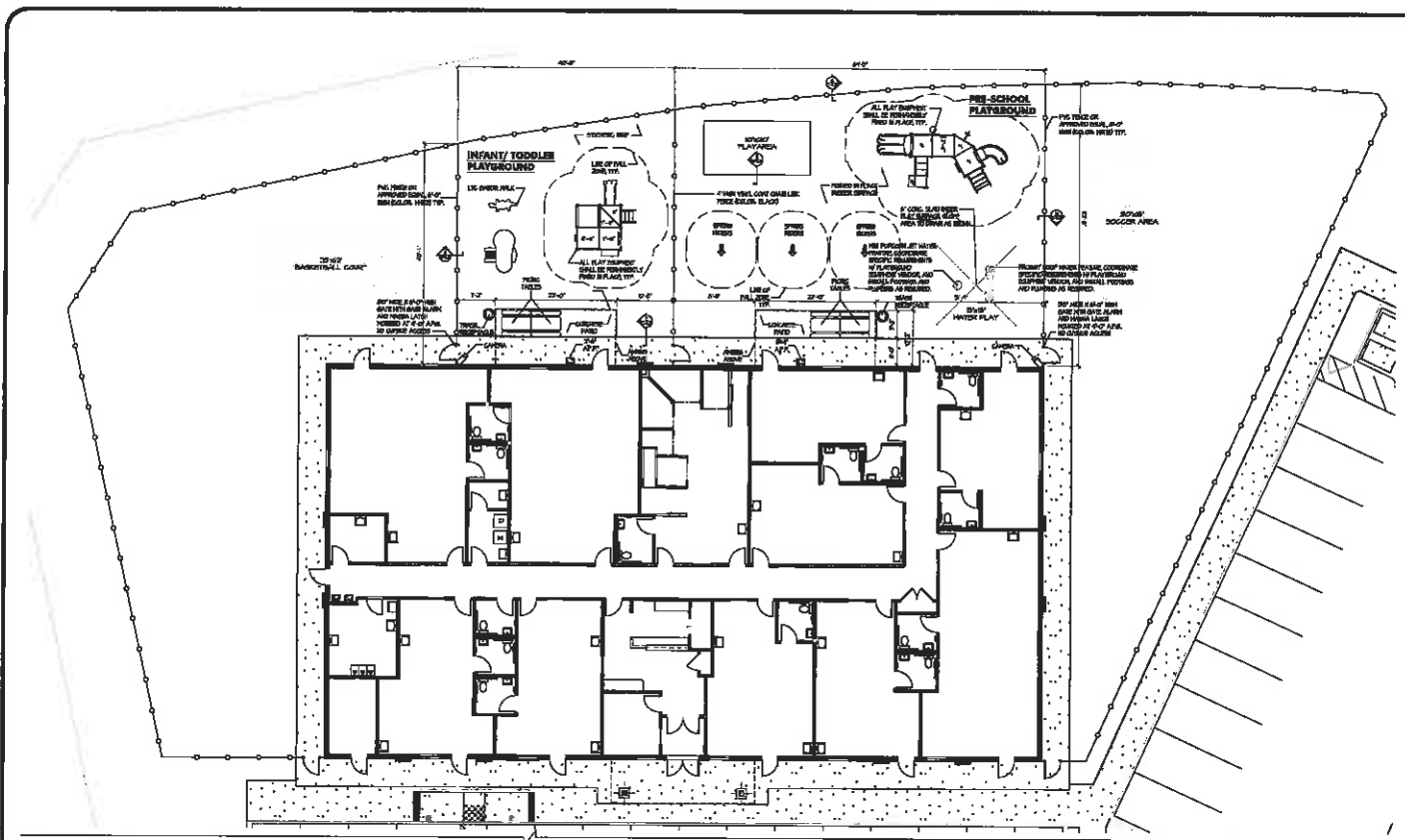
Drawing Number:

**T-2**

Issue Date: 3/13/13



JARMEL KIZEL ARCHITECTS AND ENGINEERS INC. 42 CORDER PARKWAY WYNDHOLM, NEW JERSEY 07099 TEL: 973-974-7669 FAX: 973-974-4066 www.jarmelkizel.com



- GENERAL NOTES:**
- SEE SPECIFICATIONS FOR PLAY GROUND EQUIPMENT REQUIREMENTS. COORDINATE WITH PLAYGROUND EQUIPMENT VENDOR FOR ALL PLAYGROUND EQUIPMENT INCLUDING BUT NOT LIMITED TO: SWINGS, CLIMBER, LARGE SCALE PLAY APPARATUS, PUMP TABLE, TRAMPOLINE, SLIDE, PLAY SURFACE. SEE RECOMMENDED VENDOR, PAGE 1-1 FOR PLAYGROUND INFORMATION.
  - PROVIDE 3" THICK CONCRETE FOR PAVEMENT, WALKS, NO SHOW ON PLAN.
  - COORDINATE WITH PLAYGROUND EQUIPMENT VENDOR AND INSTALL FOOTINGS AND FOUNDATIONS AS REQUIRED FOR PLAYGROUND EQUIPMENT.
  - PROVIDE 4" HIGH "SAFETY" STYLE FENCE. 4x4" OF WOOD BENCHES, POSTS, FENCE, PVC BOARD OR BOARD NO SAWS, NO CROSS OR NODDLE BAILS-WITHOUT ANIMAL PROTECTION OF PLAYGROUND AND OTHERWISE ELSE WHERE ON PLANS. PROVIDE 3/4" HOLE HIL GATES WITH HANG LATCH OR APPROVED EQUAL LATCH TO BE FIELD SAFETY INSTALLED ON THE INSIDE OF THE PLAYGROUND GATE. NO ACCESS FROM OUTSIDE. SEE DETAIL #4 FOR HANGING LATCH. PROVIDE AND INSTALL POLYURETHANE GATE ALUMINUM GATE OR ALL PLAYGROUND EQUIPMENT GATES. PROVIDE 4" OF NEW VINYL COATED CHAINLINK FENCE BETWEEN THE EXISTING 4" PRECAST PLAYGROUND FENCE AND 4" HOLE GATE AS SHOWN.
  - GENERAL NOTES HERE ARE ALSO SHOWN ON THE CONSTRUCTION PLAN. EXACT NUMBER AND LOCATION TO BE COORDINATED WITH THE LEASING DEVELOPER.
  - CONTRACTOR TO ENSURE PROPER DRAINAGE FOR PLAYGROUND AREA. SO BELOW GRADE "PROVIDE" WILL NOT OCCUR. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT 1/4" TO 1/2" PER FOOT FLOOR. PROVIDE DRAINAGE, GUTTERS, PIPES, PIPING, ETC. IF NEEDED. NO ROOF DRAIN TO EMPTY DIRECTLY INTO PLAYGROUND.
- ANNEX NOTES:**
- FRAME TO BE CONSTRUCTED OF GALVANIZED STRUCTURAL STEEL. TUBING AND JOINTS TO BE WELDED PER TABLE SPECIFIED DESIGN IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
  - ALL ANNEXMENT FRAMES ARE DESIGNED TO RESIST WIND PRESSURES IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
  - ALL ANNEXMENT FRAMES ARE DESIGNED TO WITHSTAND HIGH LOADS IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
  - ALL ANCHORS, BRACKETS AND BOLTS TO BE 316L PLATED.
  - ANNEX AND PIPING ARE TO BE EXTERIOR GRADE. VERIFY ALL DIMENSIONS IN FIELD.
  - GO TO EXISTING GREAT ROOMS OF CANOPY FRAME TO THE ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL. PRIOR TO PARTICIPATION. DRAWINGS TO INCLUDE ALL CONNECTIONS, HELDS AND ANCHORS. DRAWINGS SHALL BE SEALED BY A LICENSED ENGINEER. SEE RECOMMENDED VENDOR.
  - REFER TO RECOMMENDED ANNEX VENDOR, SHEET 1-5 SPECIFICATIONS.

**ARCHITECT**  
**Jerome Leslie Eben,**  
**AIA**  
**ARCHITECT**  
 26 WALKER ROAD  
 WEST ORANGE, NEW JERSEY 07062  
 973-362-4001  
 jeben@aia.com  
 CALIFORNIA LICENSE # C-17673

**DESIGN CONSULTANT**  
  
**Jarmel Kizel**  
 ARCHITECTS AND ENGINEERS INC.  
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 WYNDHOLM, NEW JERSEY 07099  
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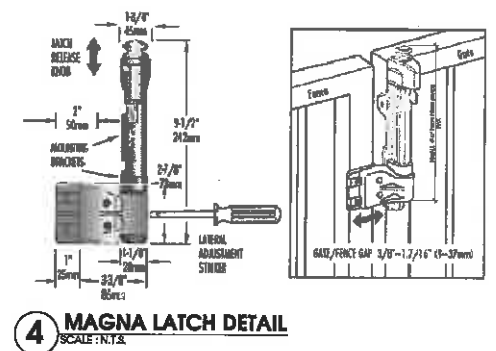
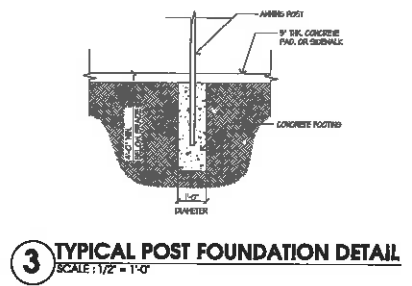
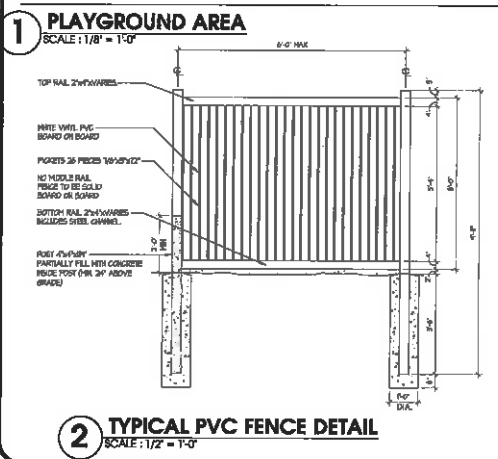
CLIENT COMMENTS		DATE
1.	4/21/11	FOR REVIEW
2.	4/27/11	REVISED PER CLIENT COMMENT
3.	4/28/11	REVISED PER CLIENT COMMENT

REVISION		
NO.	DATE	DESCRIPTION

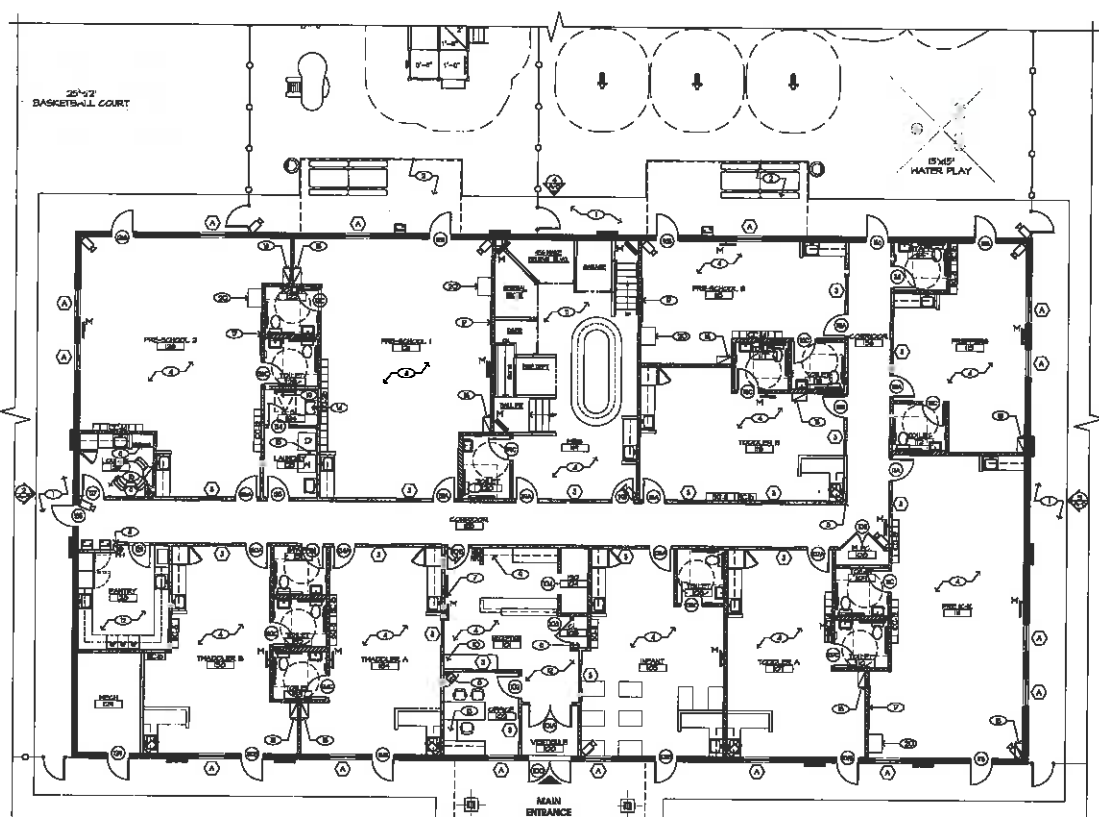
1. SEE HANG LATCH AND INSTALL ALL PRODUCTS PER PLAN. GATE ANCHORING DETAILS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. APPROVED DETAIL MUST BE REDUCED AT 1/8" PER 1/2" FOR FIELD.

2. VISUAL REPRESENTATION HAS NO MEANING. ALL DETAILS TO BE SUBMITTED IN FIELD TO THE ARCHITECT & SEE FOR APPROVAL.

Project Number: **1182P-0-10-286** Scale: **1/8" = 1'-0"**  
 Date: **9/14** Approved by: **MEB**  
 Drawing Name: **PLAYGROUND AREA DETAILS**  
 Drawing Number: **C-1.1**  
 Serial Date: **8/11/18**



**C-1.1**  
 Serial Date: 8/11/18



**1 CONSTRUCTION PLAN**  
Scale: 1/8"=1'-0"

LICENSING CALCULATIONS Learning Experience Riverside, California									
ROOM	STATE REQUIRED SFT (50 SFT PER CHILD)	NET* SFT	ACTUAL SFT	RATIO CHILD PER SFT	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP	
INFANT	440	440	500	1/25	5	2	1/4	0-18 MO.	
TODDLER A	420	420	480	1/88	12	2	1/6	18-24 MO.	
TODDLER B	420	420	450	1/89	12	2	1/6	18-24 MO.	
TODDLER A	420	420	480	1/88	12	2	1/6	24-30 MO.	
TODDLER B	420	420	480	1/88	12	2	1/6	24-30 MO.	
PREPPERS	420	420	458	1/88	12	2	1/6	30-36 MO.	
PRESCHOOL #1	840	840	888	1/88	24	2	1/12	3-5 YRS.	
PRESCHOOL #2	840	840	888	1/88	24	2	1/12	4-5 YRS.	
PRESCHOOL #3	420	420	458	1/88	12	1	1/12	3-5 YRS.	
FIRE K-K	805	805	840	1/95	23	2	1/4	5-6 YRS.	
HAZE BELIEVE BOULEVARD (PLAY VILLAGE)	900	900	719	1/88	16	2	VARIES	VARIES	
<b>TOTALS</b>	<b>8,008</b>	<b>8,028</b>	<b>8,928</b>		<b>181</b>	<b>21</b>			

\* CALCULATED LESS BUILT-IN ITEMS  
GROSS AREA 10,000 S.F.  
PLAY AREA 8,800 S.F.

- LEGEND:**
- DOOR: REFERS TO DOOR AND HARDWARE SCHEDULE FOR ADDITIONAL INFORMATION.
  - KEY NOTE NUMBER
  - NOON NUMBER
  - DOOR NUMBER - SEE DWG A-01
  - MIRROR NUMBER - SEE DWG A-02
  - WALL NUMBER - SEE DWG A-03
  - 1 EQUALS THE NUMBER OF BAY CUBES OR CONT. CUBES PROVIDED - SEE DRAWING A-01
  - DRINKING FOUNTAIN (SPOT) HEIGHTS ARE 3'-0" AND 2'-6 1/2". SEE SHEET A-8 FOR DETAILS.
  - MIRROR FOR BLEND SPOT HOSE AT 4" BELOW FIN. GL. SEE NOTE 11. 1/2" HOLE BELIEVE BLVD. HOLE AT 1" BELOW FIN. GL.
  - CEILING MOUNTED CAMERA. INSTALL CAMERA TO BEHIND ADEQUATE COVERAGE. PROVIDE ADDITIONAL CAMERA TO ELIMINATE BLIND SPOTS. EXTERIOR CAMERA TO BE INSTALLED IN EACH PLAYGROUND. CHECK QUANTITY AND LOCATIONS TO BE COORDINATED WITH THE LEARNING EXPERIENCE.
  - SEE DWG OR DRAWING T-5. SEE DRAWING VENDOR OR T-5.
  - PORTION. EXACT QUANTITY AND LOCATIONS TO BE COORDINATED WITH THE LEARNING EXPERIENCE. SEE DWG OR DRAWING T-5. SEE DRAWING VENDOR OR T-5.
  - LED LIGHTS. SEE DWG OR DRAWING T-5.
  - FIRE EXTINGUISHER. WALL MOUNT. BRACKET: 1/2" x 2" x 1/4" x 1/4".
  - FIRE EXTINGUISHER. WALL MOUNT. RECEIVED CABINET: 1/2" x 2" x 1/4" x 1/4".
- KEY NOTES:**
1. CONCRETE SIDEWALK - SEE CIVIL DRAWINGS BY OTHERS FOR FINISHES AND DETAILS. BRUSH TO AC WITH BRUSH SIDEWALK. PROVIDE FURNISH AROUND AC BITS TO PREVENT ACCESS BY CHILDREN.
  2. PROVIDE CONCRETE FINIS AND CURING AROUND FOR PLANS. FINISHES. SEE DRAWINGS C1 & C2 FOR DETAILS.
  3. FINISH OF 1/2" SLAB CONCRETE CORNER WITH TYPICAL FINISH BY SUPPLIERS. SEE DETAIL 10 ON DWG. A-11.
  4. 1" ROUND CORNER BEAD REQUIRED AT ALL CORNERS & WITH BOARD BRUSH RETURN. SEE DETAILS 2 & 3 ON DRAWING A-1.
  5. PROVIDE 12" WALL MOUNTED BRACKETS. SEE DETAIL 6 SHEET A-8, A-9.
  6. PROVIDE IF ADJUSTABLE BY WIRE SHELVES IN THE CLOSET.
  7. PROVIDE LCD TV WITH BUILT-IN DVD PLAYER. HANG ON WALL WITH SHIMPOLES. LOCATION TO BE COORDINATED WITH T-5. SEE T-5 RADIO VISUAL EQUIPMENT FOR SPECS.
  8. LAUNDRY ROOM - BY T-5.
  9. FRESH COOLER - BY T-5.
  10. BRUSH BENT. SEE DETAIL 15 ON DWG. A-02.
  11. SEE DRAWING A-02 FOR HOLE BELIEVE BLVD. ENLARGED FLOOR PLAN.
  12. SEE A-02 FOR RECEPTION AREA AND MAIN PANTRY ENLARGED FLOOR PLAN AND DETAILS.
  13. FAX BY T-5.
  14. INSTALL ONE (1) WIRE SHELF OVER SINK.
  15. INSTALL ONE (1) WIRE SHELF OVER THE SINK AND WANNER AND 1/2" TO THE CLOSET.
  16. SEE A-11 FOR SHINY LENSURE ENLARGED FLOOR PLAN AND DETAILS.
  17. SHINY BOARD. SEE A-12 FOR BLOCKING INFORMATION.
  18. 2x4 @ 16" NAT. HULLER.
  19. ATIC ACCESS. NO PIPES. HANG. DUCTS, ETC.
  20. 3/4" x 1/4" SHINY BOARD FLOOR.
- GENERAL NOTES:**
1. SEE STRUCTURAL DWGS FOR CONCRETE INFORMATION.
  2. SEE DRAWING T-5 FOR SPECIFICATIONS OF MIRRORS, MIRRORS AND OTHER BY LAUNDRY ROOM.
  3. ALL DOOR CORNERS NEAR ALL ROOMS SHALL HAVE 1" ROUND CORNER BEAD. SEE DETAIL 14.
  4. ALL WALLS SHALL BE 4".
  5. BLESS OTHERWISE NOTED CONDITIONS SHOWN ARE INDICATED FROM PLANS OF FINISH FROM OTHER DWGS.
  6. GOVT CUBES ARE SHOWN FOR AREA CALCULATION PURPOSE ONLY. ALL GOVT CUBES TO BE PROVIDED BY ORIGINAL CONTRACTOR. EXACT LOCATIONS TO BE COORDINATED WITH THE LEARNING EXPERIENCE.
  7. PROVIDE HANGERS FOR THE BLEND SPOTS IN THE ROOMS. LOCATIONS SHOWN ARE APPROXIMATE. EXACT NUMBERS AND LOCATIONS TO BE COORDINATED WITH THE LEARNING EXPERIENCE.
  8. SEE DRAWING A-10 FOR PARTITION TYPES.
  9. SEE DWG A-11 FOR ENLARGED TOILET ROOM PLANS.
  10. REFER TO MIRROR SCHEDULE FOR MIRRORS. SEE A-02.
  11. REFER TO MIRROR SCHEDULE FOR DOORS. SEE DRAWING A-01.
  12. SEE DWG A-01 FOR OVERHEAD COUNTER, ART COUNTER, PARTITION IN ARMED PLANS AND DETAILS.
  13. SEE DRAWING SHELF AND HANG BRACKET DETAILS SHEET A-8. BOOK SHELF IS NOT SHOWN ON THE CONSTRUCTION PLAN FOR CLARITY. COORDINATE WITH T-5 FOR LOCATIONS.
  14. SEE DRAWING C-1 FOR OUTSIDE PLAYGROUND EQUIPMENT. FURNISH FLOOR TABLES & FENCE INFORMATION.
  15. THE ENTIRE BUILDING SHALL BE THOROUGHLY CLEANED, INCLUDING JACOBS & POLISHING AT THE COMPLETION OF CONSTRUCTION.

**ARCHITECT**  
**Jerome Leslie Eben,**  
**AIA**  
**ARCHITECT**  
 26 WALKER ROAD  
 WEST ORANGE, NEW JERSEY 07082  
 973-392-4100  
 jeben@aia.com  
 CALIFORNIA LICENSE # C-17473

**DESIGN CONSULTANT**

**Jarmel Kizel**  
 ARCHITECTS AND ENGINEERS P.C.  
 42 CHINER PARKWAY  
 LIVINGSTON, NEW JERSEY 07039  
 TEL: 973-994-4000  
 FAX: 973-994-4009  
 www.jarmelkizel.com  
 Architecture  
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ISSUE		
NO.	DATE	DESCRIPTION
1	4/25/15	FOR REVIEW
2	4/17/15	REVISION FOR CLIENT COMMENT
3	4/17/15	REVISION FOR CLIENT COMMENT

REVISION		
NO.	DATE	DESCRIPTION

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTES PROVIDED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE SUBJECT TO THE LICENSEE'S DISCRETION.
2. WHEN REPRESENTATIONS ARE OBTAINED AND ALL PRODUCTS TO BE PROVIDED BY CONTRACTOR OR SUBCONTRACTOR PER PLANS, ALL SET SUBMITTALS IN WRITING TO THE ARCHITECT AT THE PROJECT OFFICE.

Project: **THE LEARNING EXPERIENCE, PRESCHOOL & DAYCARE WALKER DRIVE WEST ORANGE, CALIFORNIA**

Project Number: **TEEB-15-036** Scale: **1/8"=1'-0"**

Date: **05/15/15** Approved by: **JEB**

Design Name: **JAM**

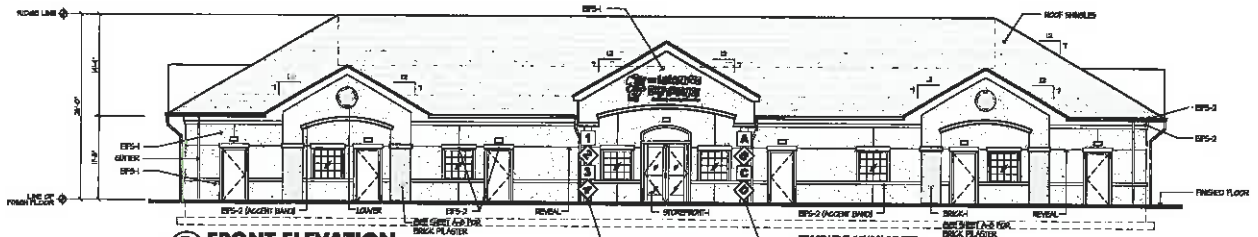
**CONSTRUCTION PLAN**

Sheet Number: **A-1.1**

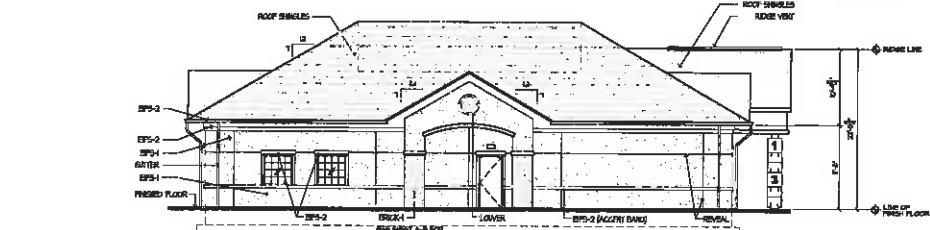
Issue Date: **5/11/15**

UNAPPROVED: THE LEARNING EXPERIENCE - CALIFORNIA LICENSING EXPERIENCE - WEST ORANGE, CALIFORNIA - AIA - CONSTRUCTION PLAN - JAM - PLOTTED: 5/11/15

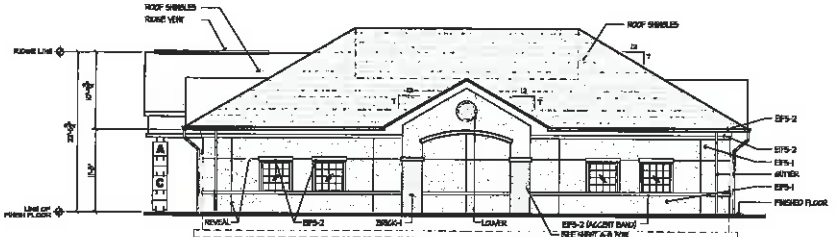
INFORMATIVE: THE ISSUING PROFESSIONAL CALIFORNIA LICENSE NUMBER IS 14-036445. EXPIRES 06/30/2015. JAMES MOTTEN, 04/11/2015



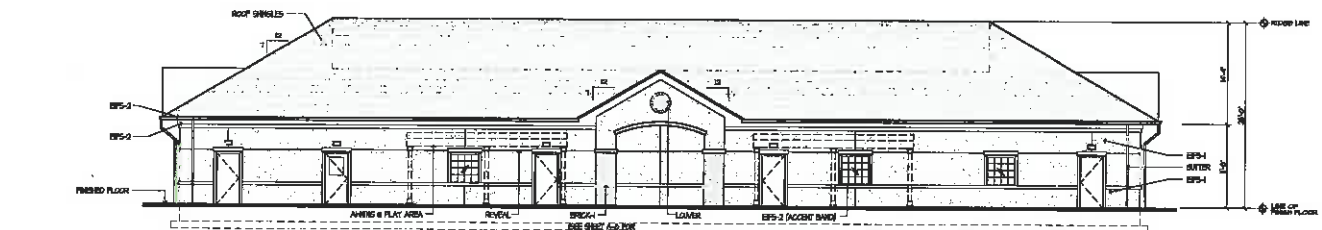
**1 FRONT ELEVATION**  
scale: 1/8"=1'-0"



**2 LEFT ELEVATION**  
scale: 1/8"=1'-0"



**3 RIGHT ELEVATION**  
scale: 1/8"=1'-0"



**4 REAR ELEVATION**  
scale: 1/8"=1'-0"

DECORATIVE COLUMN COVERS:  
EPS-10: CONCRETE  
EPS-11: 1/2" POLYURETHANE FOAM CONSTRUCTION  
EPS-12: 1/2" GYPSUM BOARD  
EPS-13: 1/2" GYPSUM BOARD  
EPS-14: 1/2" GYPSUM BOARD  
EPS-15: 1/2" GYPSUM BOARD  
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EPS-98: 1/2" GYPSUM BOARD  
EPS-99: 1/2" GYPSUM BOARD  
EPS-100: 1/2" GYPSUM BOARD

CDN	WYSN	MANUFACTURER	SPECIFIED NO.	COLOR	FINISH
001	PAINT	BEHRMANN/CO	200-20	WINDWARD	EGG
002	PAINT	BEHRMANN/CO	200-30	TRUST	EGG
003	PAINT	BEHRMANN/CO	200-39	PURE	EGG
004	PAINT	BEHRMANN/CO	200-44	TRUST	EGG

NAME	MANUFACTURER	SIZE / TYPE	COLOR
EPS-1	DRYVIT		COLOR: BENJAMIN MOORE, RED
EPS-2	DRYVIT		COLOR: BENJAMIN MOORE, YELLOW
EPS-3	DRYVIT		COLOR: BENJAMIN MOORE, BLUE
EPS-4	DRYVIT		COLOR: BENJAMIN MOORE, GREEN
COLUMN BALUNES			COLOR: BENJAMIN MOORE, WHITE
LETTERING			
BRICK-1	LANESVILLE BRICK	REGULAR, TEXTURED STYLE	COLOR: RED BRICK LANSBURY PRODUCTS, TX
EPS-1	EPS		COLOR: SANDSTONE BEIGE
EPS-2	EPS		COLOR: WHITE
LOOSER	HYPOON	3/8" DIA	COLOR: WHITE PRODUCTS, POLYURETHANE
ROOF SHINGLES	ASF	TYNEXLINE ULTRA ASPHALT SHINGLES	COLOR: SMOKE GREY SHIP PRODUCTS
STONEWORK-1			
FORM WINDOW-1	SLYERLINE		

**ARCHITECT**  
Jerome Leslic Eben,  
**AIA**  
**ARCHITECT**  
26 WALKER ROAD  
WEST ORANGE, NEW JERSEY 07022  
973.923.4900  
jeb@jarmelkizel.com  
CALIFORNIA LICENSE # C-17478

**DESIGN CONSULTANT**  
**Jarmel Kizel**  
ARCHITECTS AND ENGINEERS INC.  
42 ORNER PARKWAY  
LIVINGSTON, NEW JERSEY 07039  
TEL: 973.994.9667  
FAX: 973.994.4069  
www.jarmelkizel.com  
Architects  
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Implementation Services

NO.	DATE	DESCRIPTION	INT.
1	4/28/15	FOR REVIEW	INT.
2	4/27/15	BRICK PER CLIENT COMMENT	INT.
3	4/27/15	BRICK PER CLIENT COMMENT	INT.

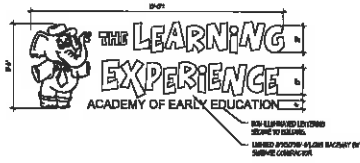
NO.	DATE	DESCRIPTION	INT.

1. I, ARCHITECT, PROVIDE A MATERIAL PRODUCTS PER PLAN, ONLY. MATERIAL PRODUCTS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE DISCRETION OF THE ARCHITECT.  
2. VISUAL REPRESENTATION HAS NO LEGAL OBLIGATION TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLAN, UNLESS IT IS SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.

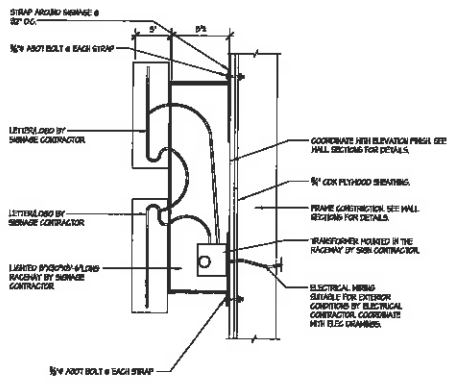
Project Number: 14-036445-14-036445  
Scale: 1/8"=1'-0"  
Drawn By: JMA  
Approved By: JEB  
Drawing Name:

**PROPOSED ELEVATIONS**

Drawing Number:  
**A-5**  
Sheet Date: 3/11/15



**1 SIGNAGE ELEVATION**  
SCALE: 1/2" = 1'-0"



**2 SIGNAGE MOUNTING DETAIL**  
SCALE: 1/2" = 1'-0"

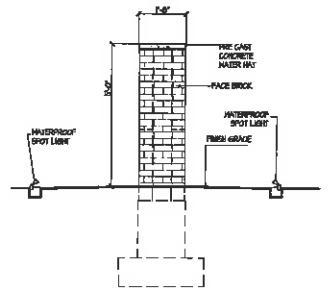
- GENERAL NOTES:**
1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND SHALL REPORT ANY AND ALL DISCREPANCIES TO THE OFFICE OF THE ARCHITECT.
  2. SIGNAGE CONTRACTOR TO SUPPLY & INSTALL LIMITED THE LEARNING EXPERIENCE SIGN AS INDICATED ON DRAWINGS. SEE SIGNAGE CHARTER II AND APPENDIX H FOR ALL MATERIALS. PROVIDE 1/2\"/>
  - 3. SIGNAGE CONTRACTOR SHALL COORDINATE WITH ELEVATION PERFORMER FOR DETAILS.

**NOTE:**  
"THE LEARNING EXPERIENCE" LOGO SIGN IS TO BE OF REPRODUCED VERSION, NO SUBSTITUTIONS ALLOWED.

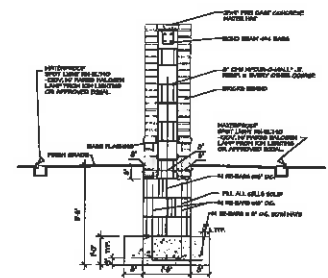
**ART SIGN COMPANY:**  
20 WEST PARKWAY AVE  
PARKERSBURG, WV 26101  
ATTN: TRAVIS HENNING JR.  
TEL: 304-298-9921  
FAX: 304-298-9907



**3 MONUMENT SIGNAGE ELEVATION**  
SCALE: 1/2" = 1'-0"



**4 MONUMENT SIGNAGE ELEVATION**  
SCALE: 1/2" = 1'-0"



**5 MONUMENT SIGNAGE SECTION**  
SCALE: 1/2" = 1'-0"

**ARCHITECT**  
Jerome Leslie Eben,  
**AIA**  
ARCHITECT  
26 WALKER ROAD  
WEST ORANGE, NEW JERSEY 07002  
973-902-4900  
jlebens@aol.com  
CALIFORNIA LICENSE # C-17673

**DESIGN CONSULTANT**

**Jarmel Aizel**  
ARCHITECTS AND ENGINEERS INC.  
42 ORCHER PARKWAY  
LIVINGSTON, NEW JERSEY 07039  
TEL: 973-994-9659  
FAX: 973-994-4597  
www.jarmelaisel.com  
Architecture  
Engineering  
Interior Design  
Implementation Services

**ISSUE**

NO.	DATE	DESCRIPTION	INT.
1	4/24/15	FOR REVIEW	MLU
2	4/27/15	REVISED PER CLIENT COMMENT	MLU
3	4/28/15	REVISED PER CLIENT COMMENT	MLU

**REVISION**

NO.	DATE	DESCRIPTION	INT.

1. GC MUST PROVIDE & INSTALL ALL PROJECTS PER PLANS. ONLY SUBMITTED PRODUCTIONS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE OFFICE OF THE ARCHITECT.
2. VISUAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PROJECTS OR INTERFERENCES TO PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TIE FOR APPROVAL.

**Project:**  
THE LEARNING EXPERIENCE  
MOUNTAINVIEW & BURNING WILLOW DRIVE  
BURNING WILLOW, CALIFORNIA

**Project Number:** TLEBP-6-14-2014  
**Scale:** 1/8" = 1'-0"

**Drawn By:** JEA  
**Approved By:** JEA

**Drawing Name:**

**SIGNAGE DETAILS**

**Drawing Number:**

**C-2**

Sheet Date: 3/11/15







# 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, 14<sup>th</sup> Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., (except Thursday, December 31) and by prescheduled appointment on Friday, January 8, from 9:00 a.m. to 5:00 p.m.

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

DATE OF HEARING: January 14, 2016

TIME OF HEARING: 9:00 A.M.

### CASE DESCRIPTION

ZAP1169MA15 – Mission Village Shopping Center L.P./Regional Properties, Inc. (Representative: Kristin Werksman, Rick Engineering) – City of Riverside Case Nos. P15-0983 and P15-0984 (Conditional Use Permit and Design Review). A proposal to construct and operate a 10,000 square foot child care center with a 13,050 square foot secured outdoor play area on a 1.42 (net) acre site (a portion of a shopping center) located at the northwest corner of Mission Village Drive and Northrop Drive. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port 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 Ms. Candice Assadzadeh of the City of Riverside Planning Division, at (951) 826-5667.

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

ALUC Identification No.

ZAP1169MA15

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application 12/01/2015  
 Property Owner Regional Properties, Inc. Phone Number (310) 553-1776  
 Mailing Address 9201 Wilshire Blvd., Suite 103  
Beverly Hills, CA 90210  
ATTN: Mark Rubin

Agent (if any) Rick Engineering Company Phone Number (951)782-0707  
 Mailing Address 1770 Iowa Ave, Suite 100  
Riverside, CA 92507  
ATTN: Kristin Werksman

**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 515 Alessandro Blvd  
Riverside, CA  
 Assessor's Parcel No. 276-370-012 Parcel Size 61,000 sf (1.42 ac)  
 Subdivision Name Mission Grove Zoning Classification CR  
 Lot Number \_\_\_\_\_

**PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)**

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

Existing Land Use (describe) Commercial, the project site is a relatively flat vacant parcel that drains northwest. It is part of an existing larger retail complex

Proposed Land Use (describe) Commercial, the project is an approximately 10,000 S.F. daycare facility with a 13,000 S.F. enclosed play area and a surrounding parking lot.

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) \_\_\_\_\_  
 For Other Land Uses Hours of Use 6 AM - 6 PM  
 (See Appendix C) Number of People on Site Maximum Number 190 children and staff  
 Method of Calculation Maximum capacity of building and amount of staff required per child.

Height Data Height above Ground or Tallest Object (including antennas and trees) 26 ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1634.6 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 \_\_\_\_\_

March  
C2

**REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)**

Date Received	<u>12/02/2015</u>	Type of Project	<input type="checkbox"/> General Plan Amendment
Agency Name	<u>City of Riverside</u>		<input type="checkbox"/> Zoning Amendment or Variance
	<u>Planning Division</u>		<input type="checkbox"/> Subdivision Approval
Staff Contact	<u>Travis Randel</u>		<input checked="" type="checkbox"/> Use Permit
Phone Number	<u>951-826-5371</u>		<input type="checkbox"/> Public Facility
Agency's Project No.	<u>P15-0983</u>		<input type="checkbox"/> Other
	<u>P15-0984</u>		

**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

**COUNTY OF RIVERSIDE  
AIRPORT LAND USE COMMISSION**

**STAFF REPORT**

**AGENDA ITEM:** 3.2

**HEARING DATE:** January 14, 2016

**CASE NUMBER:** ZAP1168MA15 – Sa Refka, LLC (Representative: Nova Homes, Inc.)

**APPROVING JURISDICTION:** City of Perris

**JURISDICTION CASE NO:** 15-0199 (General Plan Amendment), 15-05200 (Change of Zone), 15-05197 (Planned Development Overlay), 15-00012 (Development Plan Review), TM 36797 (Tentative Tract Map)

**MAJOR ISSUES:** The project proposes a residential development within Compatibility Zones B2 and C1. Compatibility Zone B2 prohibits any new residential development, while Compatibility Zone C1 limits residential density to 3.0 dwelling units per acre or less. The project proposes an overall density of approximately 3.90 dwelling units per acre and a density of 3.63 dwelling units per acre within the portion of the project in Compatibility Zone C1. These densities exceed the maximum allowable density criterion for Compatibility Zone C1. The project is partially bordered by existing residential development, but the site is not surrounded sufficiently by existing development that is as dense as the proposed project for infill provisions pursuant to Countywide Policy 3.3.1 to apply.

**RECOMMENDATION:** Staff recommends a finding of INCONSISTENCY, based on the proposed project adding residential units within Compatibility Zone B2 and exceeding residential density criteria within Compatibility Zone C1.

**PROJECT DESCRIPTION:** The Tentative Tract Map is a proposal to divide the 18.98-acre net (19.97-acre gross) property into 78 residential lots and 2 common area lots. The General Plan Amendment proposes a change in the General Plan land use designation of the site from R-20,000 to R-10,000. The Change of Zone proposes to change the existing zoning classification of the project site from R-20,000 to R-10,000 with a Planned Development Overlay with R-6,000 development standards. The Development Plan Review proposes the residential and community building designs and locations within the Tentative Tract Map.

**PROJECT LOCATION:** The site is located northerly of Water Avenue, westerly of Murrieta Road, easterly of Wilson Avenue, and southerly of Placentia Avenue, within the City of Perris, approximately 19,200 feet southeasterly of Runway 14-32 at March Air Reserve Base.

**LAND USE PLAN: 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan**

- a. Airport Influence Area: March Air Reserve Base/Inland Port Airport
- b. Land Use Policy: Zones B2 and C1
- c. Noise Levels: between 60-65 CNEL from aircraft

**BACKGROUND:**

Residential Density: The site is located within Compatibility Zones B2 and C1. Compatibility Zone B2 does not allow any new residential land uses and Compatibility Zone C1 typically allows residential densities at or below 3.0 dwelling units per acre. The project has a total existing net acreage of 18.98 acres, but has a gross acreage (including the adjacent half-widths of Wilson Avenue and Murrieta Road) of approximately 19.97 acres. Based on the total gross acreage of the site, the 78 residential lots proposed would result in a density of 3.90 dwelling units per acre, which would not be consistent with the typical residential criteria of 3.0 dwelling units per acre for Compatibility Zone C1. Approximately 10.06 acres are located within Zone B2 and 9.91 acres are located within Zone C1. There are approximately 36 units (35 whole and 2 partial) proposed within Zone C1 which would result in a density of 3.63 dwelling units per acre, which would also not be consistent with the typical residential criteria of 3.0 dwelling units per acre for Compatibility Zone C1.

Infill: Countywide Policy 3.3.1 could be applied in this situation for the portion of the project located within Compatibility Zone C1, as it allows for greater densities than would otherwise be permitted in a Compatibility Zone if the surrounding land uses are similar to or more intense than the proposed project. To qualify for consideration within the March Airport Influence Area, pursuant to Policy 2.1(b), at least 50% of the project site's perimeter must be surrounded by uses similar in intensity than the proposed project, and the project site must be less than 20 acres in area. If qualified, a higher density level - the lesser of either the equivalent intensity to surrounding land uses or double the normally allowable intensity - may be consistent. The portion of the project located within Compatibility Zone B2 would still not be allowed greater density under Countywide Policy 3.3.1, since the maximum of double the allowable density would still be zero.

The area surrounding the site does include residential development at varying densities with some vacant properties to the north. Densities in the more rural surrounding areas to the north, east, and a portion of the area to the south are between 1 and 2 dwelling units per acre. The density of the area to the west is approximately 3.43 dwelling units per acre along approximately 670 feet of the site perimeter. The density of the remaining portion of the area to the south is approximately 3.19 dwelling units per acre along approximately 950 feet of the perimeter. In total, the two areas with existing densities greater than 3.0 dwelling units per acre represent approximately 1,620 feet of the total approximate 3,835 foot perimeter, or approximately 42% of the perimeter. Therefore, the infill provisions (as presently written) would not apply. Even if the infill provisions did apply, a maximum density of 3.28 dwelling units per acre (the combined density of the areas to the west and

south) would be allowed in the Zone C1 area only, in contrast to the project's proposed total density of 3.90 dwelling units per acre and Zone C1 density of 3.63 dwelling units per acre.

Other Special Conditions: Countywide Policy 3.3.6 allows the Commission to find a normally incompatible use to be acceptable "because of terrain, specific location, or other extraordinary factors or circumstances related to the site." In such a situation, the Commission would need to make findings that the land use would not create a safety hazard nor expose people to excessive noise. In some cases, projects that did not quite meet the exacting standards for consideration as infill have been judged consistent through use of Policy 3.3.6. In the circumstances of this project, staff has not identified any special conditions that would warrant application of Policy 3.3.6.

Prohibited and Discouraged Uses: The applicant proposes subdivision of land in Compatibility Zone B2, where no residential uses are prohibited.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area subject to aircraft noise between 60 to 65 dBA CNEL. ALUC's objective is that interior noise levels from aviation-related sources not exceed 40 dBA CNEL. Within Compatibility Zone B2, which includes land near the 65 CNEL contour, single-event noise is sufficient to disrupt many land use activities, including indoor activities if windows are open.

Part 77: The elevation of Runway 14-32 at its southerly terminus is approximately 1488 feet above mean sea level (1488 feet AMSL). At a distance of approximately 19,200 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1680 feet AMSL. The proposed grading plan depicts a maximum pad elevation of approximately 1439.6 feet AMSL (on lot 1, located closest to the runway) and a maximum proposed building height of 30 feet (per the R-6,000 zone) for a total maximum elevation of 1469.6 feet AMSL. Therefore, the proposed residences would have a top point elevation below the runway elevation, and review by the FAA Obstruction Evaluation Service for height/obstruction reasons would not be required.

Open Area: Compatibility Zones B2 and C1 do not require land to be set aside as open areas.

**CONDITIONS (to be applied if a finding of Consistency is made or if an Overrule by the City of Perris occurs):**

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, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Residential care facilities, churches and religious institutions, convalescent and senior home facilities, schools and educational institutions, child care facilities, and homes for the aged.
3. Prior to recordation of the final map, issuance of any building permits, or sale to an entity exempt from the Subdivision Map Act, whichever occurs 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 potential purchasers of the proposed lots and tenants of the homes thereon.
  5. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period that does not exceed 48 hours following the conclusion of the storm event for the design storm and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Any landscaping in and around the detention basin shall not include trees that produce seeds, fruits, or berries.
  6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave

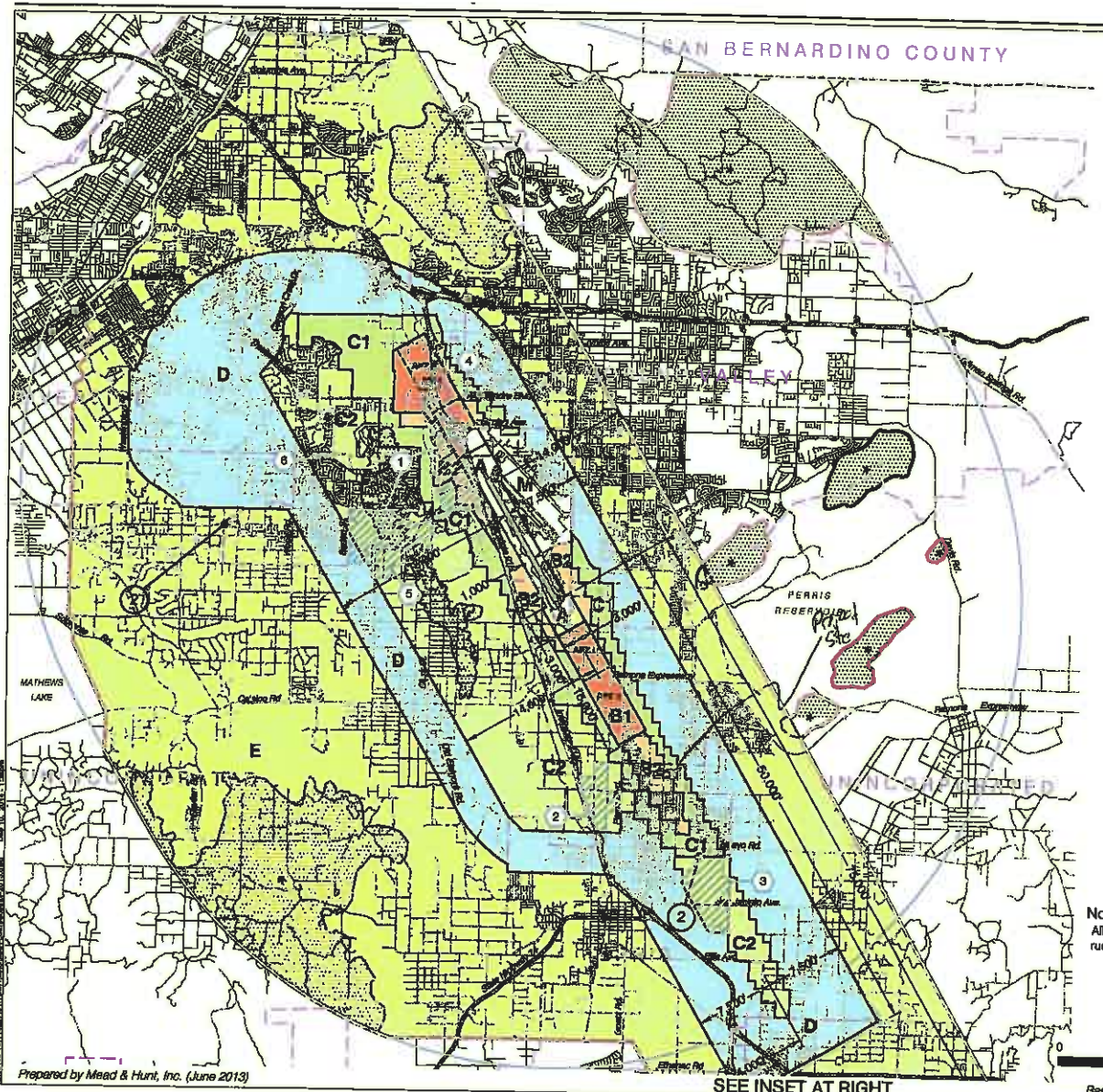
transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

7. The proposed residences must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 40 dB. The City of Perris shall require an acoustical study to ensure compliance with this requirement.

Y:\AIRPORT CASE FILES\March\ZAP1168MA15\ZAP1168MA15sr.doc

# **NOTICE OF AIRPORT IN VICINITY**

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



**LEGEND**

**Compatibility Zones**

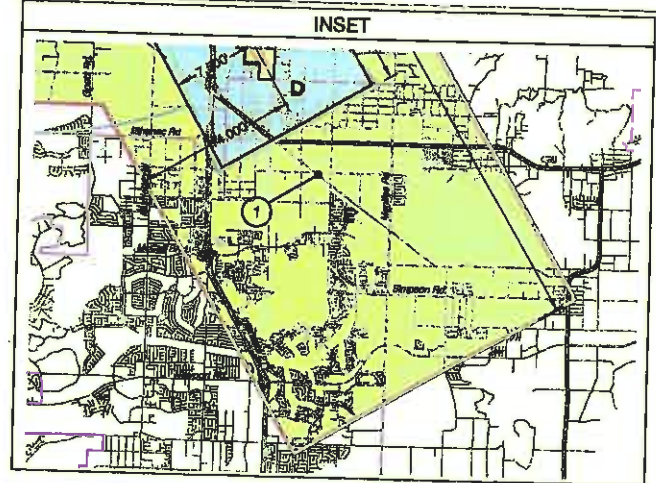
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

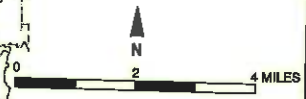
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- ▭ Site-Specific Exceptions (existing local agency commitments to development projects)

① March JPA: March Business Center/Meridian  
 ② Perris: Harvest Landing  
 ③ Perris: Park West  
 ④ Moreno Valley: Affordable Housing  
 ⑤ March JPA: Ben Clark Training Center  
 ⑥ Riverside: Ridge Crest Subdivision

① Point at which aircraft on Runway 82 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.



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



**Riverside County  
 Airport Land Use Commission  
 March Air Reserve Base / Inland Port Airport  
 Land Use Compatibility Plan  
 (Adopted November 13, 2014)**

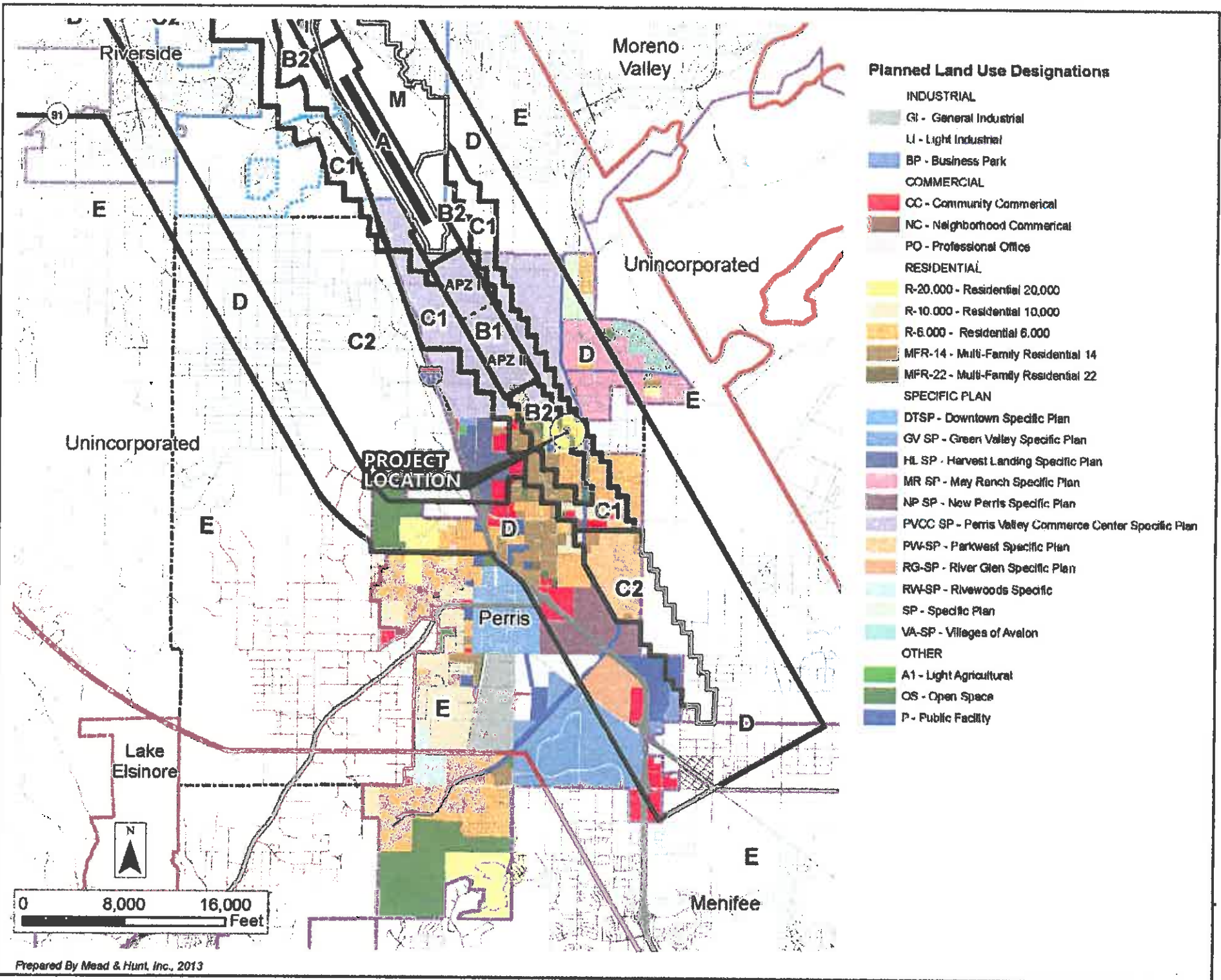
Map MA-1

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

Base map source: County of Riverside 2013

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

SEE INSET AT RIGHT

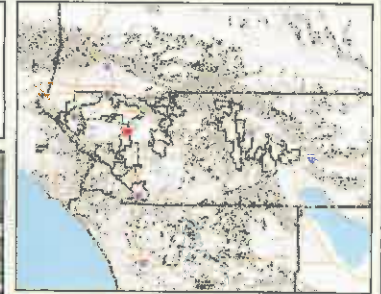


**Planned Land Use Designations**

- INDUSTRIAL**
- GI - General Industrial
- LI - Light Industrial
- BP - Business Park
- COMMERCIAL**
- CC - Community Commercial
- NC - Neighborhood Commercial
- PO - Professional Offices
- RESIDENTIAL**
- R-20,000 - Residential 20,000
- R-10,000 - Residential 10,000
- R-6,000 - Residential 6,000
- MFR-14 - Multi-Family Residential 14
- MFR-22 - Multi-Family Residential 22
- SPECIFIC PLAN**
- DTSP - 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
- PVCC SP - Perris Valley Commerce Center Specific Plan
- PW-SP - Parkwest Specific Plan
- RG-SP - River Glen Specific Plan
- RW-SP - Rivewoods Specific
- SP - Specific Plan
- VA-SP - Villages of Avalon
- OTHER**
- A1 - Light Agricultural
- OS - Open Space
- P - Public Facility



# My Map



## Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 925 1,850 Feet



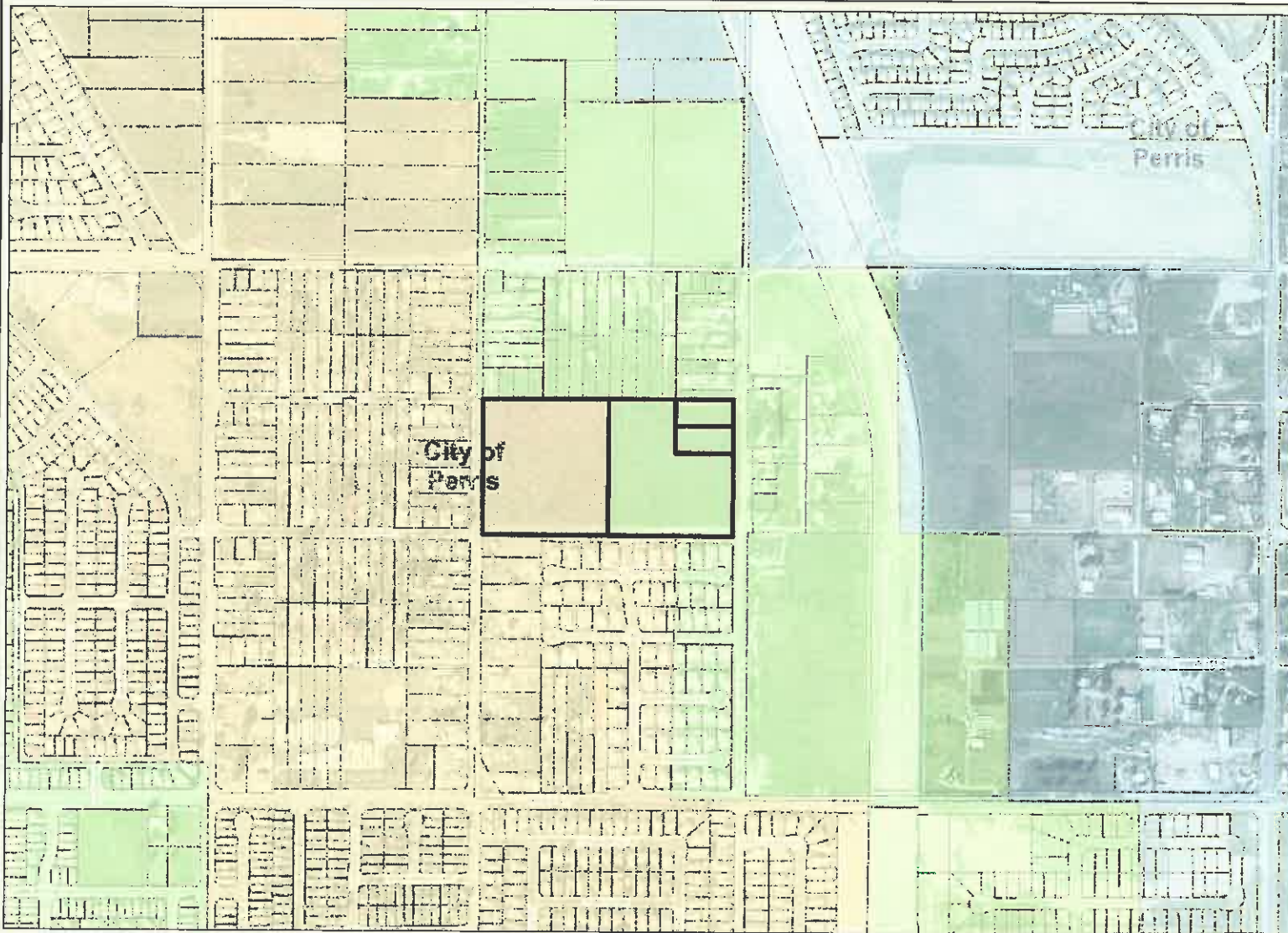
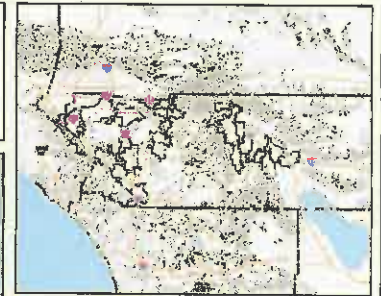
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

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## Notes

# My Map



## Legend

- Display Parcels
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT
- C2-HIGHT-EXC1



0 925 1,850 Feet



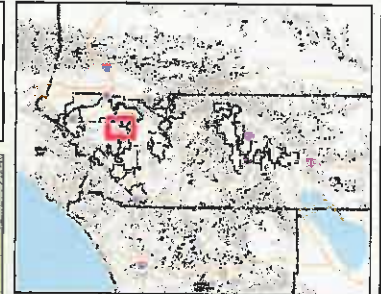
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## Notes

# My Map



## Legend

- Airport Compatibility**
- OTHER ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6
  - C2-HIGHT
  - C2-HIGHT-EXC1
  - C2-HIGHT-EXC5



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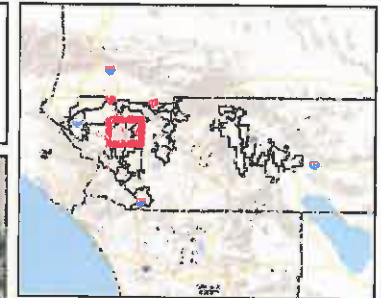
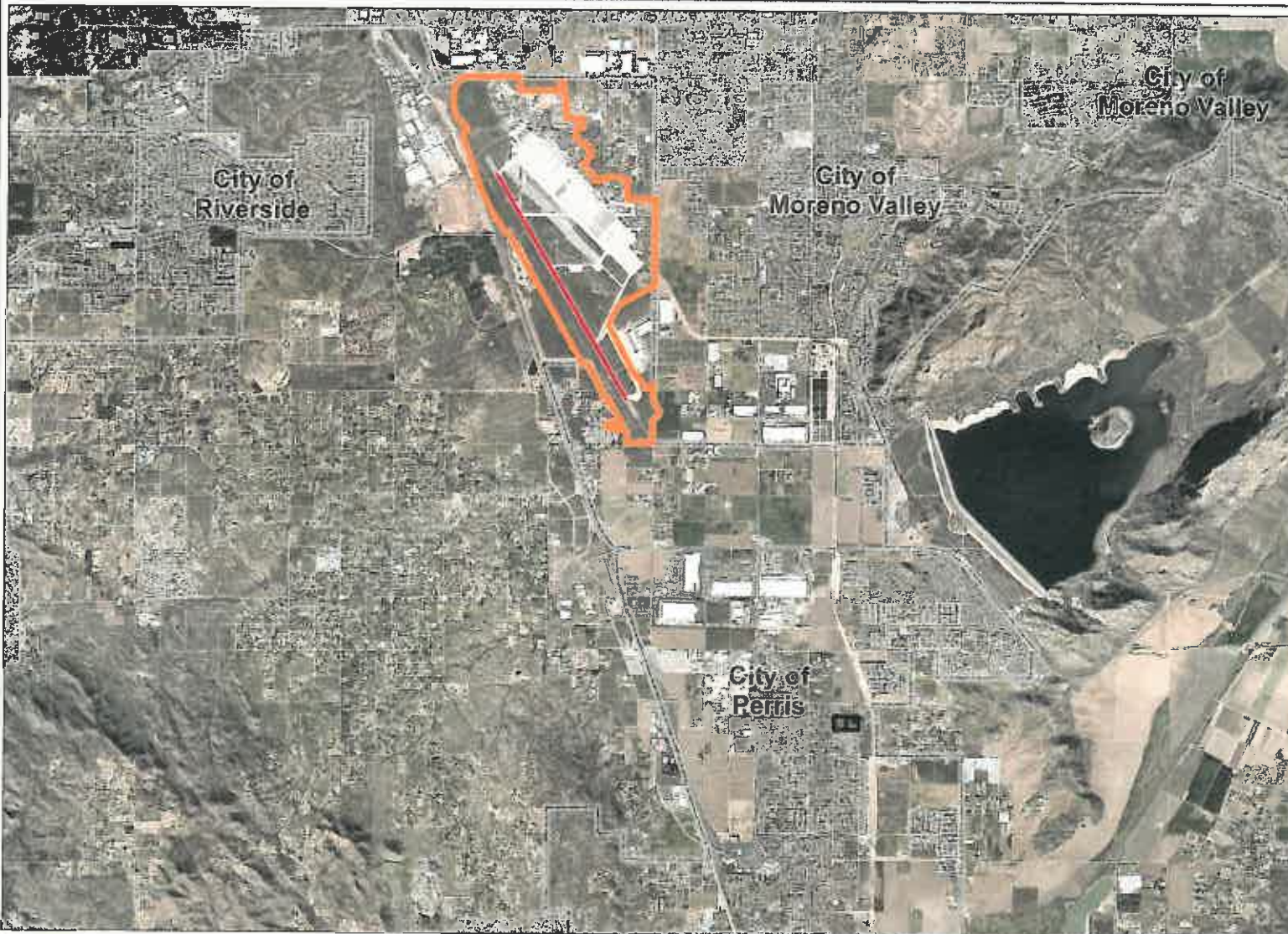
REPORT PRINTED ON... 12/1/2015 1:59:47 PM

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## Notes



# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts
-  City Boundaries



0 9,523 19,047 Feet



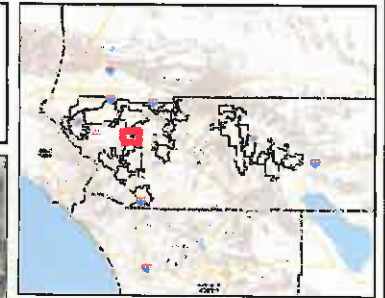
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

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## Notes

# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts
-  City Boundaries



0 4,762 9,523 Feet



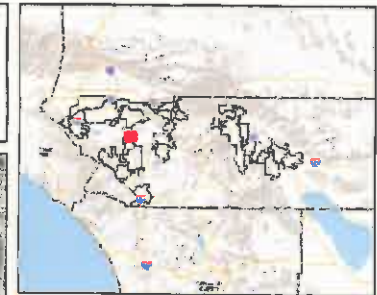
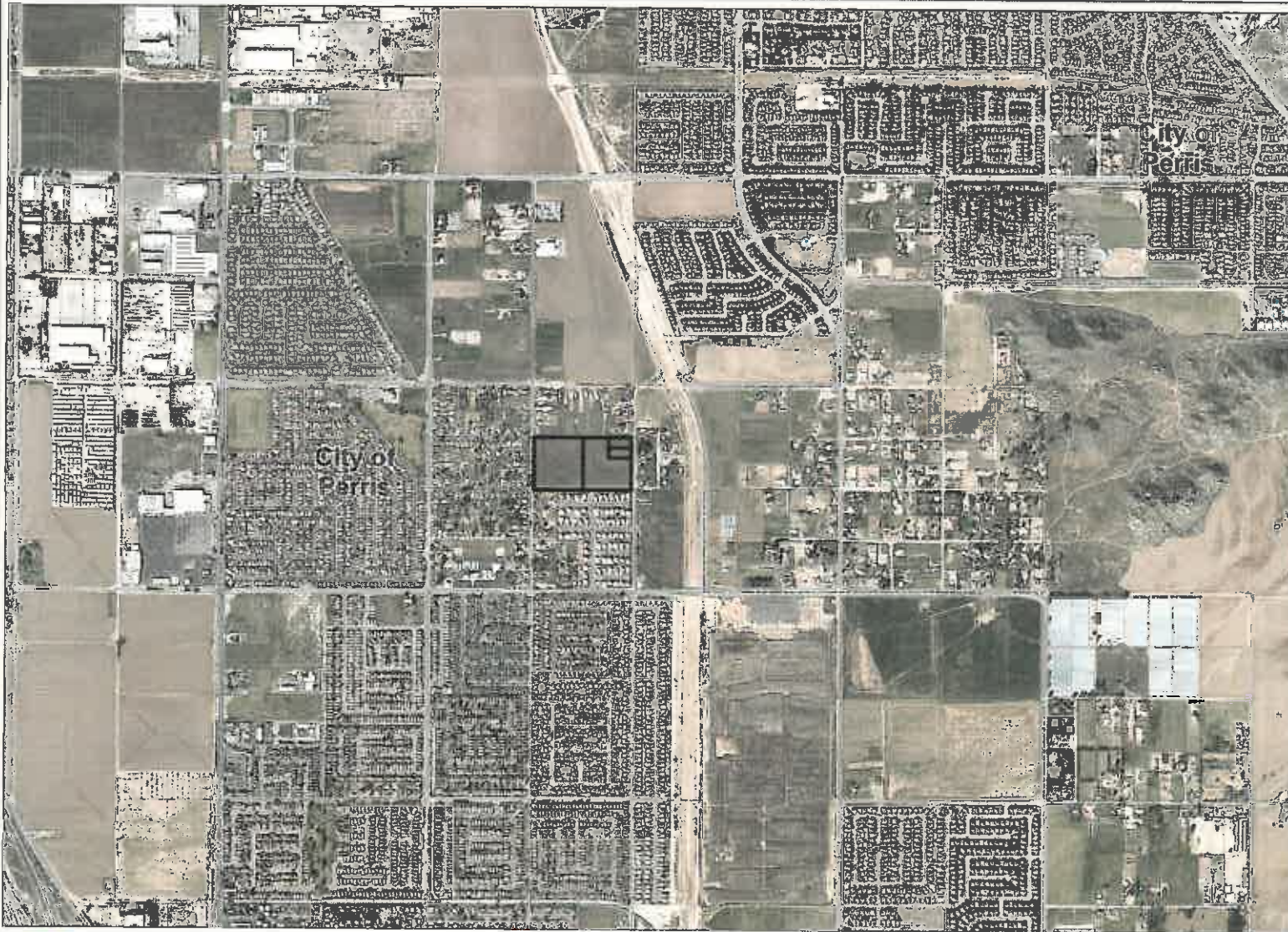
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

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## Notes

# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts
-  City Boundaries



0 2,381 4,762 Feet



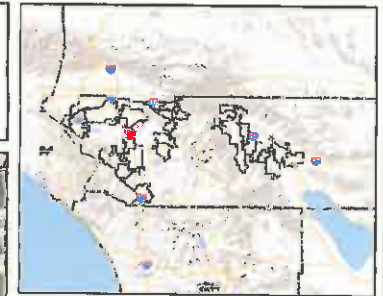
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## Notes

# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts I
-  City Boundaries



0 1,190 2,381 Feet



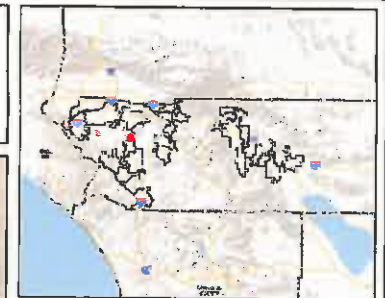
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

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## Notes

# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts I
-  City Boundaries



0 595 1,190 Feet



**\*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.

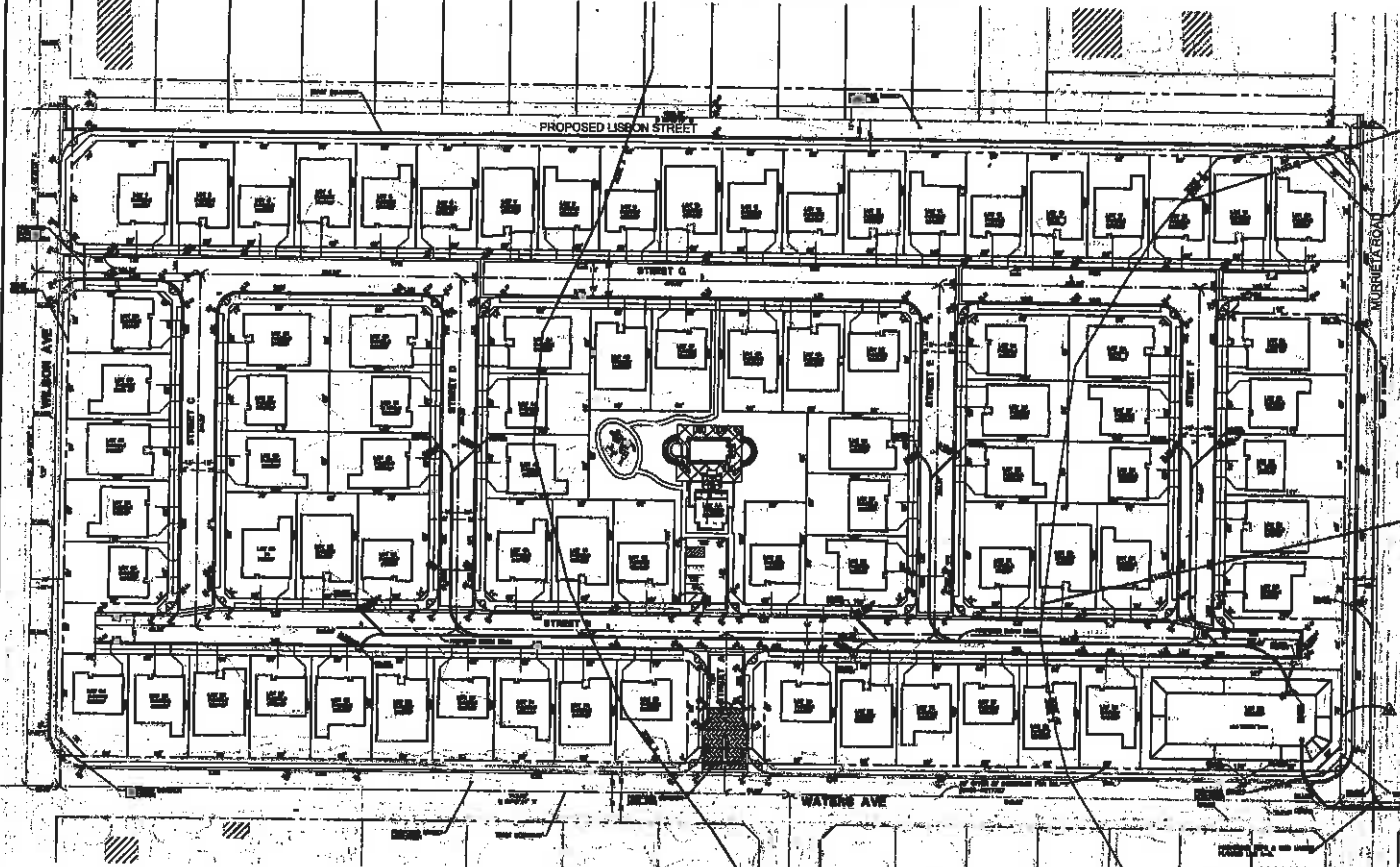
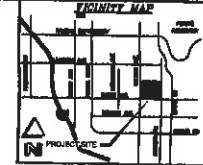
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## Notes

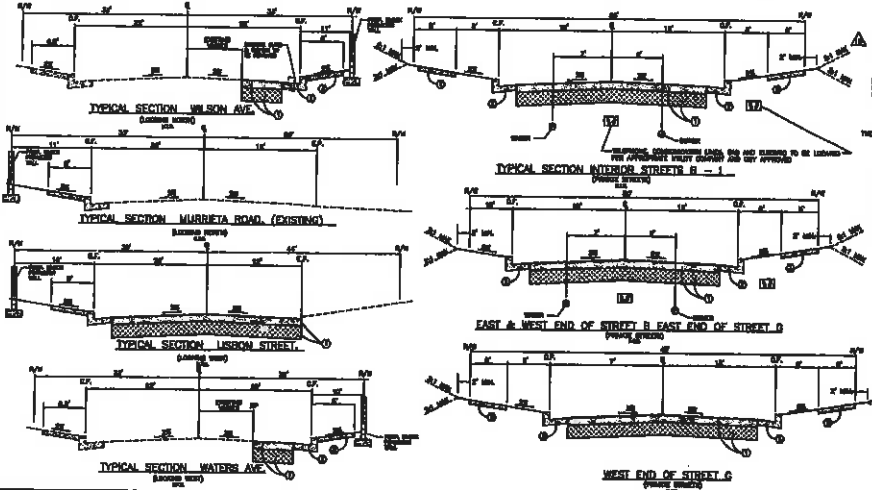
# TENTATIVE TRACT No. 36797

ASSESSOR PARCEL NUMBERS: 300-190-001, 002, 003, & 004



**RESIDENTIAL LOT AREAS**

LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000
11	10,000	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000	10,000
15	10,000	10,000	10,000	10,000	10,000
16	10,000	10,000	10,000	10,000	10,000
17	10,000	10,000	10,000	10,000	10,000
18	10,000	10,000	10,000	10,000	10,000
19	10,000	10,000	10,000	10,000	10,000
20	10,000	10,000	10,000	10,000	10,000
21	10,000	10,000	10,000	10,000	10,000
22	10,000	10,000	10,000	10,000	10,000
23	10,000	10,000	10,000	10,000	10,000
24	10,000	10,000	10,000	10,000	10,000
25	10,000	10,000	10,000	10,000	10,000
26	10,000	10,000	10,000	10,000	10,000
27	10,000	10,000	10,000	10,000	10,000
28	10,000	10,000	10,000	10,000	10,000
29	10,000	10,000	10,000	10,000	10,000
30	10,000	10,000	10,000	10,000	10,000
31	10,000	10,000	10,000	10,000	10,000
32	10,000	10,000	10,000	10,000	10,000
33	10,000	10,000	10,000	10,000	10,000
34	10,000	10,000	10,000	10,000	10,000
35	10,000	10,000	10,000	10,000	10,000
36	10,000	10,000	10,000	10,000	10,000
37	10,000	10,000	10,000	10,000	10,000
38	10,000	10,000	10,000	10,000	10,000
39	10,000	10,000	10,000	10,000	10,000
40	10,000	10,000	10,000	10,000	10,000
41	10,000	10,000	10,000	10,000	10,000
42	10,000	10,000	10,000	10,000	10,000
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61	10,000	10,000	10,000	10,000	10,000
62	10,000	10,000	10,000	10,000	10,000
63	10,000	10,000	10,000	10,000	10,000
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67	10,000	10,000	10,000	10,000	10,000
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70	10,000	10,000	10,000	10,000	10,000
71	10,000	10,000	10,000	10,000	10,000
72	10,000	10,000	10,000	10,000	10,000
73	10,000	10,000	10,000	10,000	10,000
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77	10,000	10,000	10,000	10,000	10,000
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79	10,000	10,000	10,000	10,000	10,000
80	10,000	10,000	10,000	10,000	10,000
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93	10,000	10,000	10,000	10,000	10,000
94	10,000	10,000	10,000	10,000	10,000
95	10,000	10,000	10,000	10,000	10,000
96	10,000	10,000	10,000	10,000	10,000
97	10,000	10,000	10,000	10,000	10,000
98	10,000	10,000	10,000	10,000	10,000
99	10,000	10,000	10,000	10,000	10,000
100	10,000	10,000	10,000	10,000	10,000



**EASEMENTS**  
 AN EASEMENT FOR THE USE AND ENJOYMENT OF UNDERGROUND UTILITIES IS GRANTED TO THE CITY OF PERRIS FOR THE USE OF THE CITY.

**PROJECT DESCRIPTION**  
 RESIDENTIAL TRACT WITH OPEN SPACE WITH GENERAL BUILDING OVERLAP PER THE USE OF LOT.

**TOTAL STREET LENGTH:**  
 THE TOTAL LENGTH OF NEW PUBLIC STREETS WITHIN THE PROJECT TRACT IS 1,100 FT.

**LEGAL DESCRIPTION**  
 THE TRACT IS PART OF THE TRACT DESCRIBED IN THE CITY OF PERRIS TRACT MAP NO. 36797, AS SHOWN ON THE ATTACHED MAP.

**STREET LOT AREAS**

**PROPOSED STREET SECTION NOTES**  
 1. PROPOSED STREET SECTION AS SHOWN.  
 2. PROPOSED STREET SECTION AS SHOWN.  
 3. PROPOSED STREET SECTION AS SHOWN.

**GENERAL NOTES**

1. ALL DISTANCES ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL CORNERS ARE TO BE ROUNDED TO A 10' RADIUS UNLESS OTHERWISE NOTED.  
 4. ALL UTILITIES ARE TO BE DEPTHS AS SHOWN ON THE ATTACHED MAP.  
 5. ALL UTILITIES ARE TO BE DEPTHS AS SHOWN ON THE ATTACHED MAP.  
 6. ALL UTILITIES ARE TO BE DEPTHS AS SHOWN ON THE ATTACHED MAP.  
 7. ALL UTILITIES ARE TO BE DEPTHS AS SHOWN ON THE ATTACHED MAP.  
 8. ALL UTILITIES ARE TO BE DEPTHS AS SHOWN ON THE ATTACHED MAP.  
 9. ALL UTILITIES ARE TO BE DEPTHS AS SHOWN ON THE ATTACHED MAP.  
 10. ALL UTILITIES ARE TO BE DEPTHS AS SHOWN ON THE ATTACHED MAP.

**ABBREVIATIONS**

1. 1" = 10' SCALE  
 2. 1" = 10' SCALE  
 3. 1" = 10' SCALE  
 4. 1" = 10' SCALE  
 5. 1" = 10' SCALE  
 6. 1" = 10' SCALE  
 7. 1" = 10' SCALE  
 8. 1" = 10' SCALE  
 9. 1" = 10' SCALE  
 10. 1" = 10' SCALE

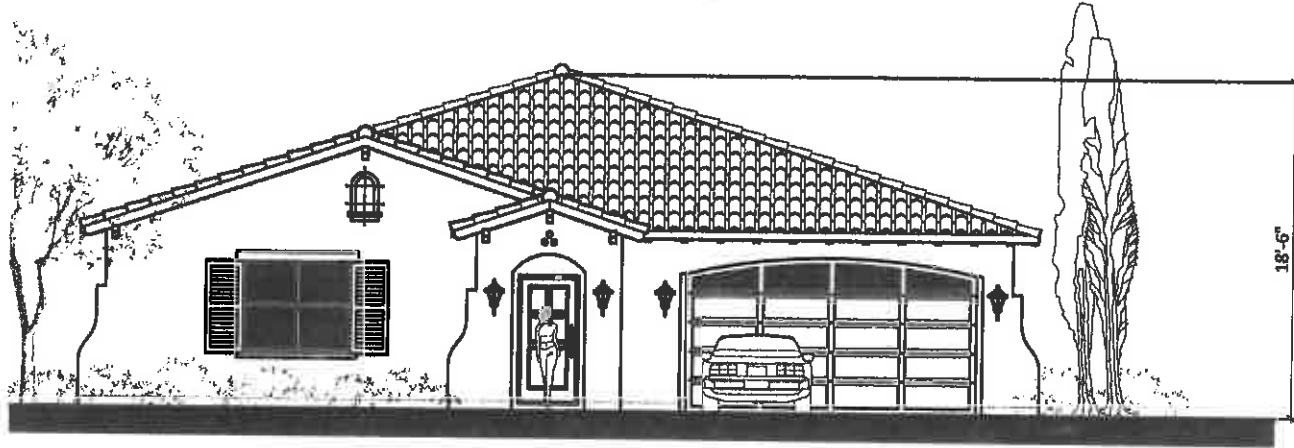
Prepared Under The Supervision Of: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Approved By: \_\_\_\_\_  
 Date: \_\_\_\_\_

**CITY OF PERRIS**  
**TENTATIVE TRACT MAP**  
**No. 36797**

SCALE: 1" = 10'

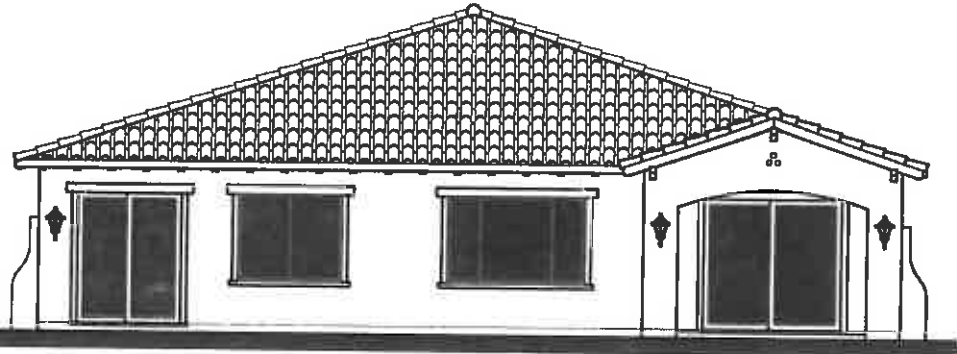
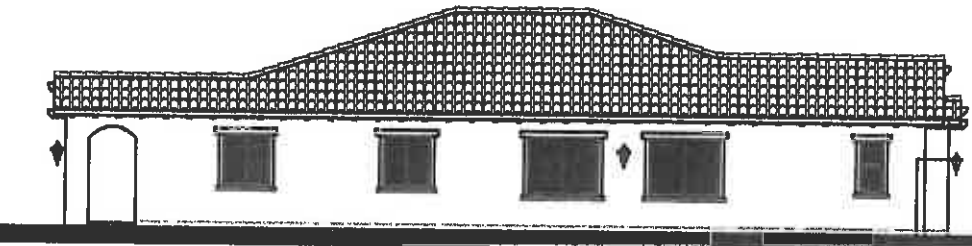
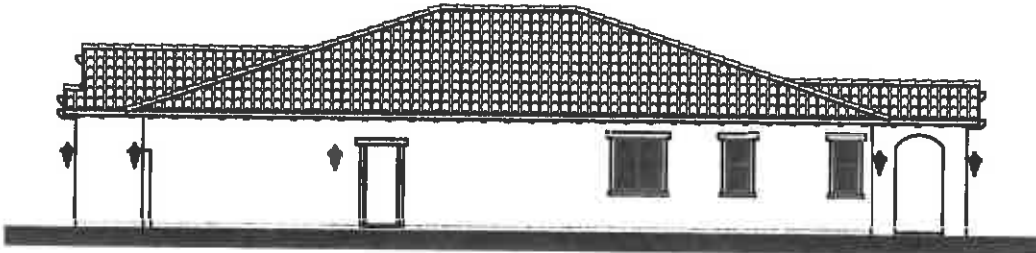
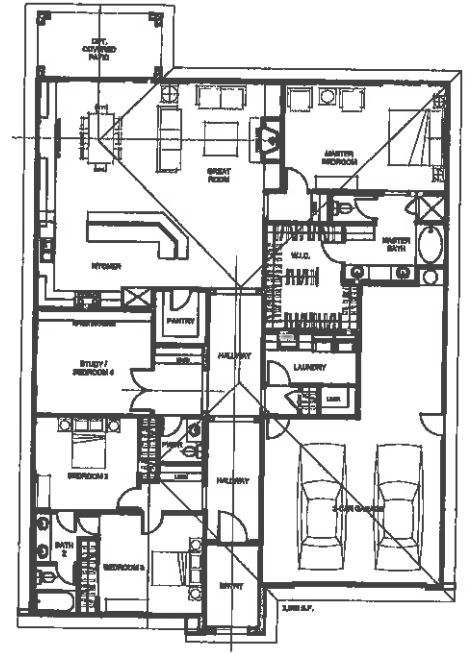
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FILE NO. 36797



**Spanish Traditional**

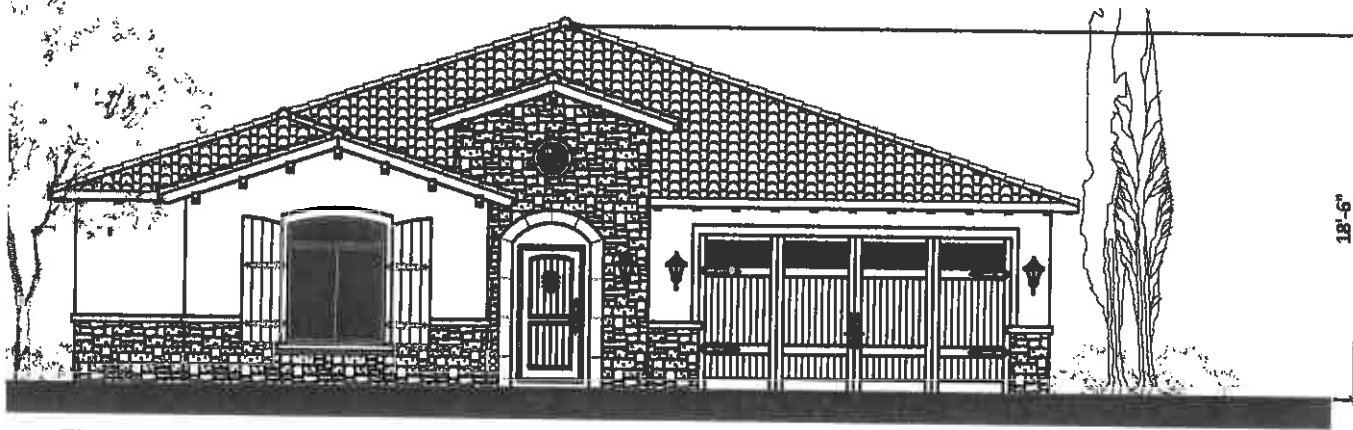
Concrete 9/16th roof (Red terra cotta color tone)  
 Spanish Redwood  
 White stucco  
 Vinyl windows w/ tan trim  
 Customized brass hardware  
 Decorative shutters  
 Traditional garage door



Perris Estates

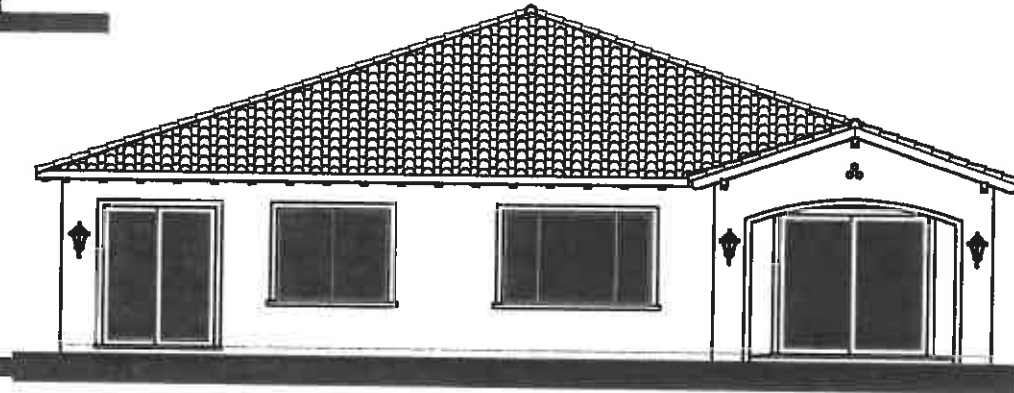
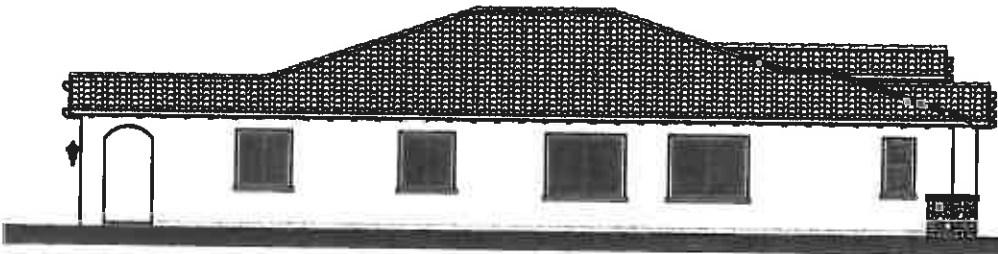
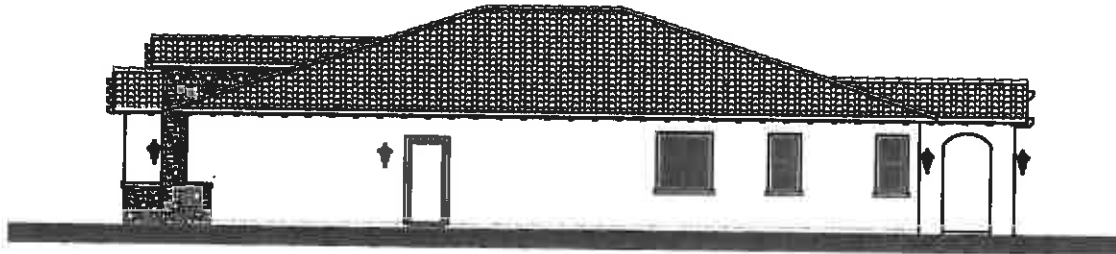
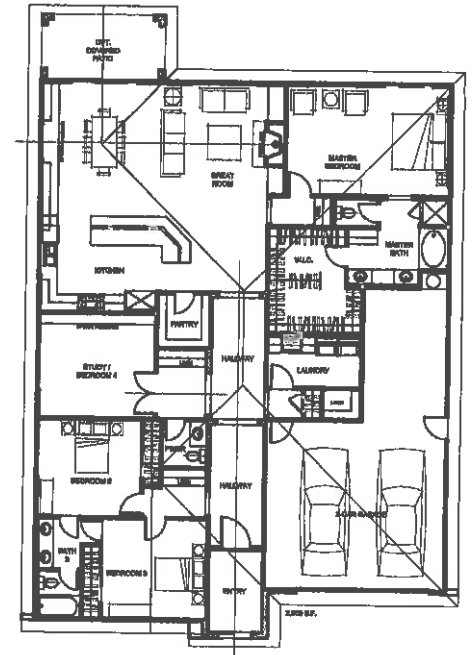
Plan 1A-2,500 SF

3 Bedroom OPT 4



**Tuscan**

- Covered 8 ft. roof (Red terra cotta color level)
- Stucco finish
- Stone veneer
- Very windows w/ large trim
- Decorative terra cotta
- Decorative shutters
- Recessed garage door

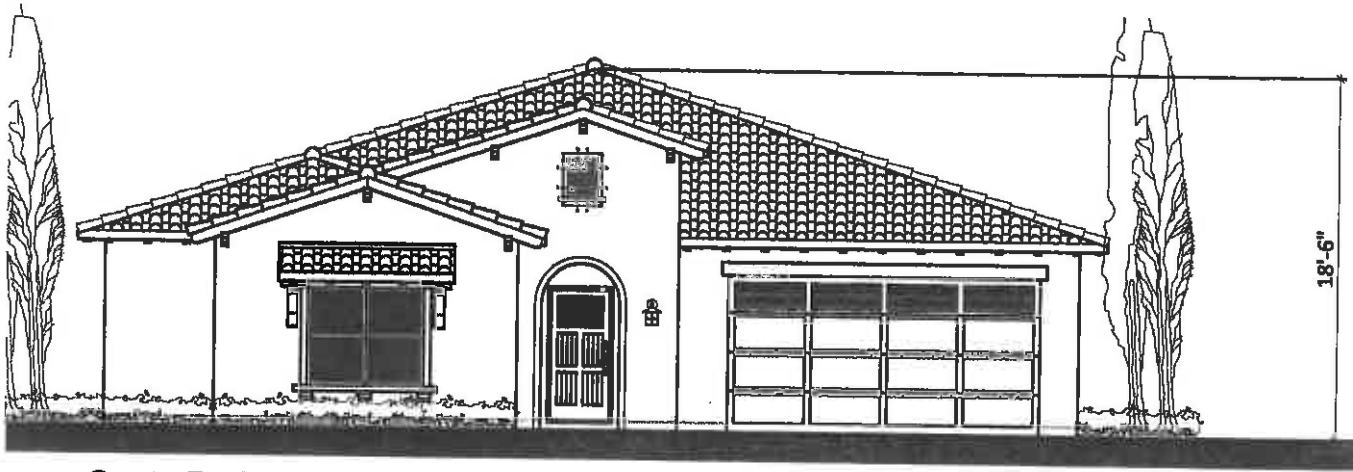


Perris Estates

Plan 1B-2,500 SF

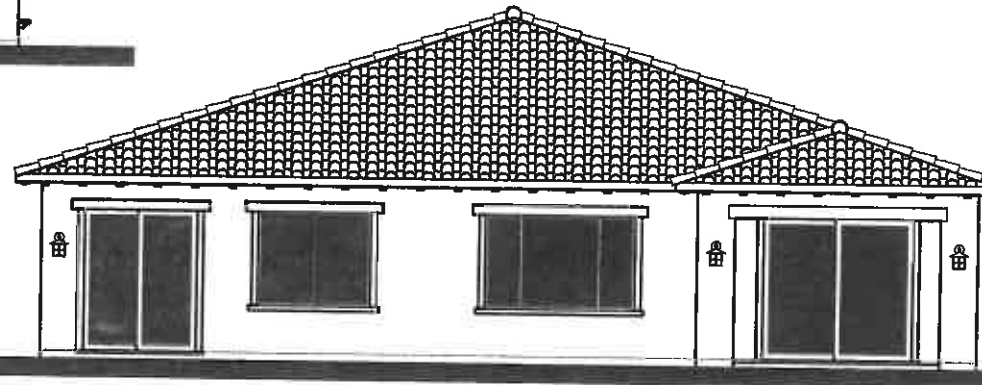
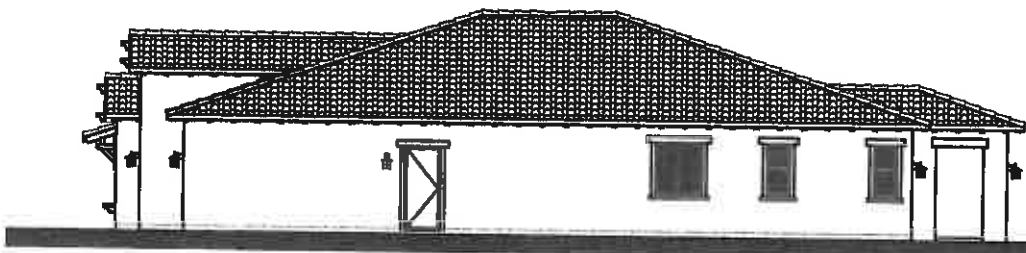
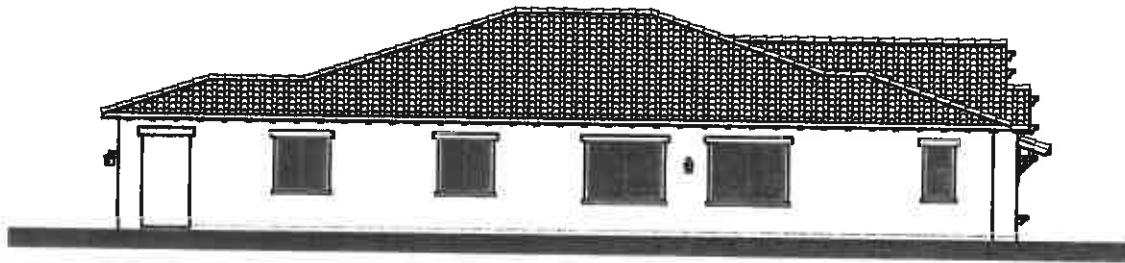
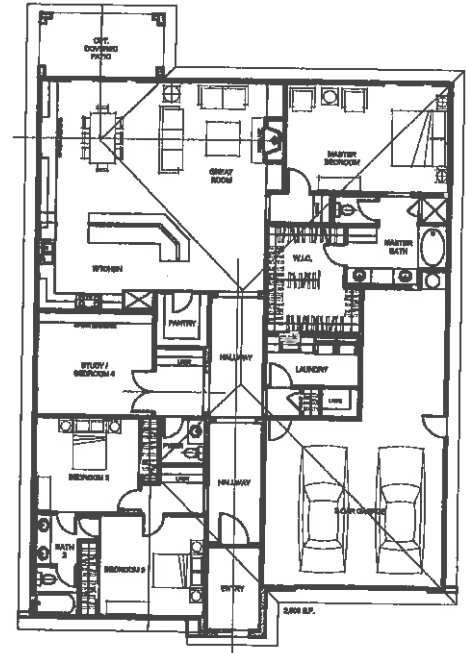
3 Bedroom OPT 4





**Santa Barbara**

Concrete 8' deep roof (Red terra cotta color tone)  
 Stucco finished  
 Vinyl windows w/ foam liners  
 Decorative floor capitals  
 Insulated garage door



Perris Estates

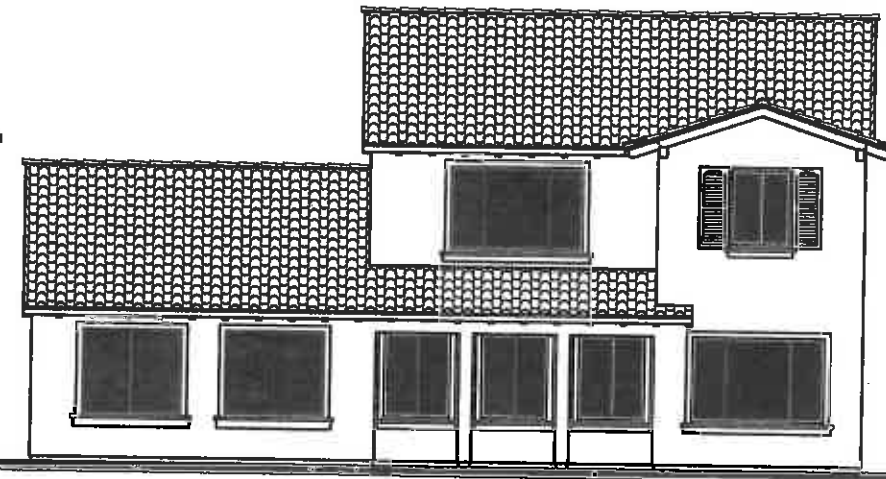
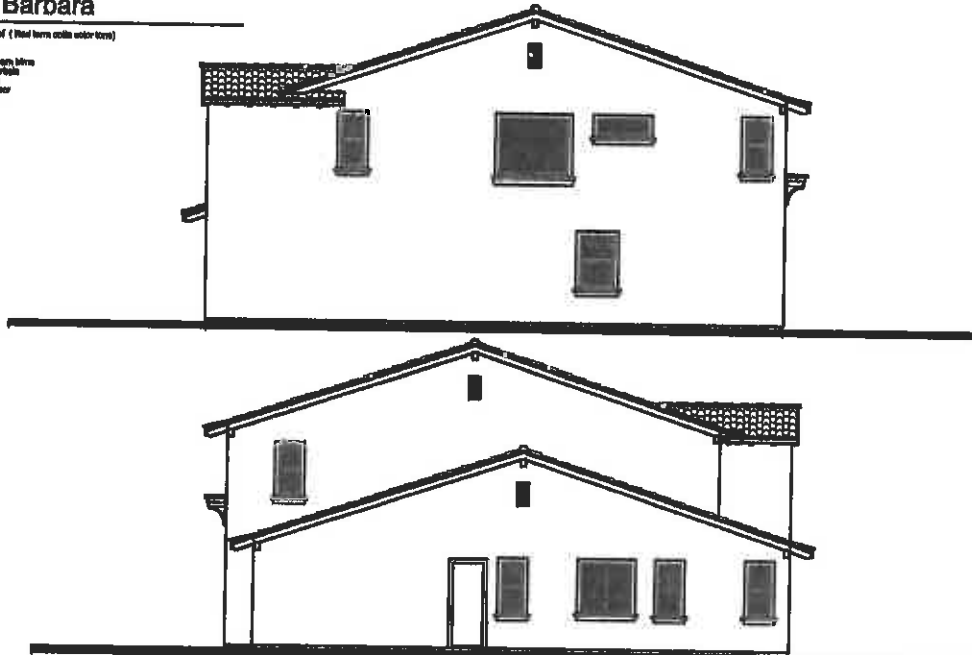
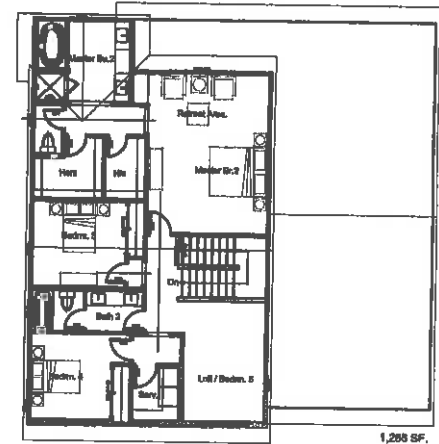
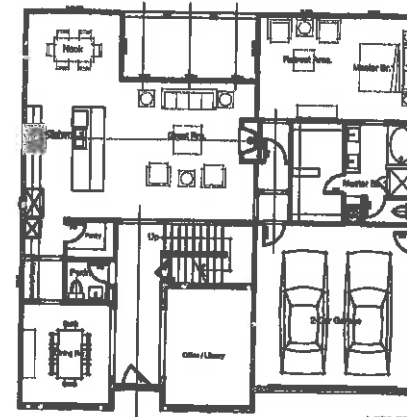
Plan 1C-2,500 SF

3 Bedroom OPT 4



**Santa Barbara**

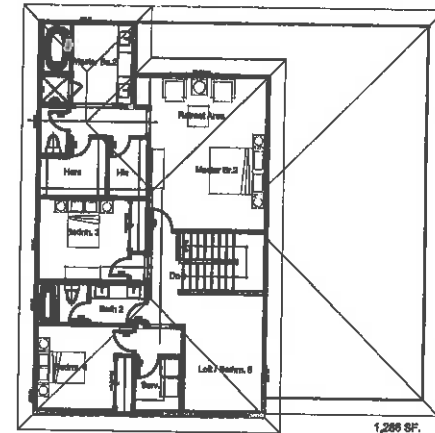
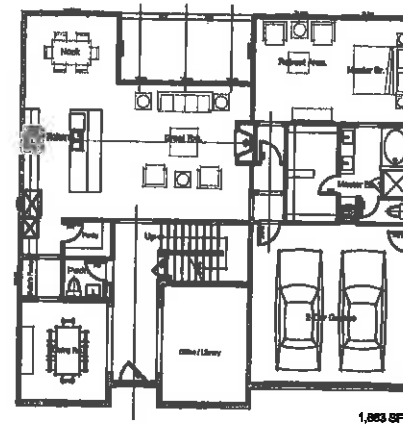
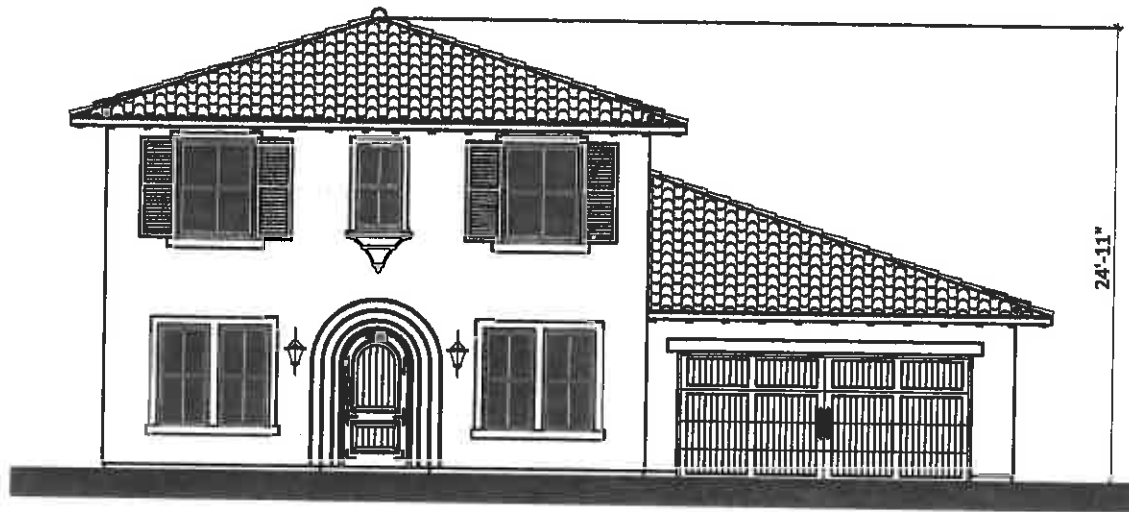
- Concrete 8' clay roof (Red terra cotta color tone)
- Stucco finished
- High Vantage
- Vinyl windows w/ foam liners
- Decorative beam supports
- Decorative shutters
- Decorative garage door



**Perris Estates**

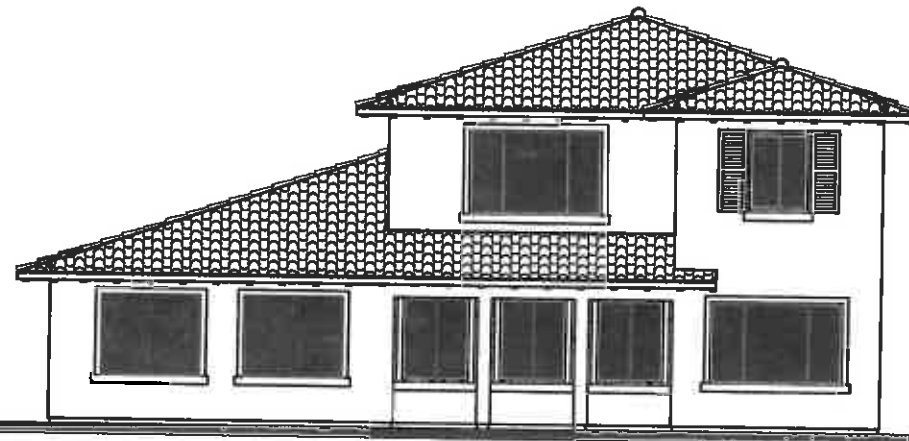
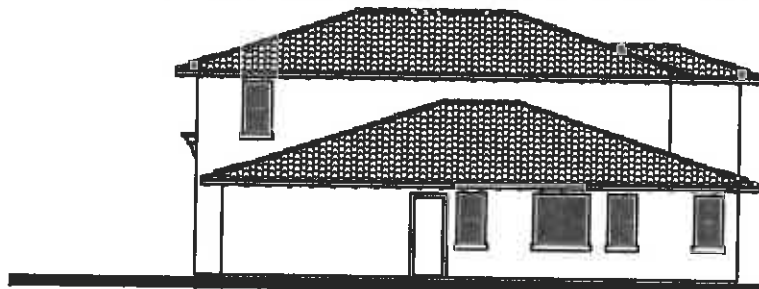
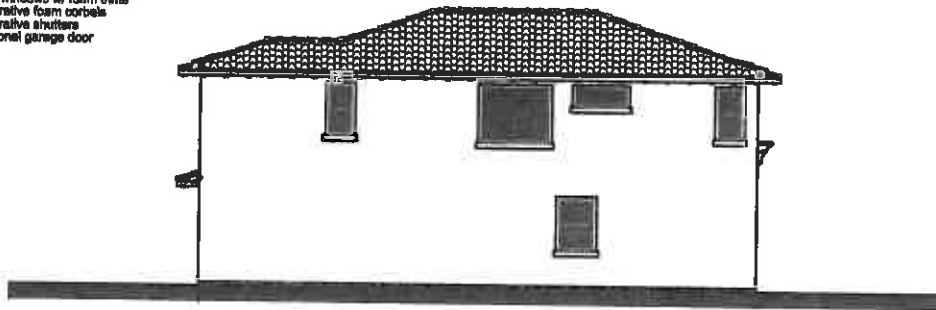
**Plan 2A-3,149 SF**

**4 Bedroom OPT 5**



**Tuscan**

- Concrete tile roof ( Red terra cotta tone color )
- Stucco finishes
- Vinyl windows w/ foam trim
- Decorative foam corbels
- Decorative shutters
- Sectional garage door



Perris Estates

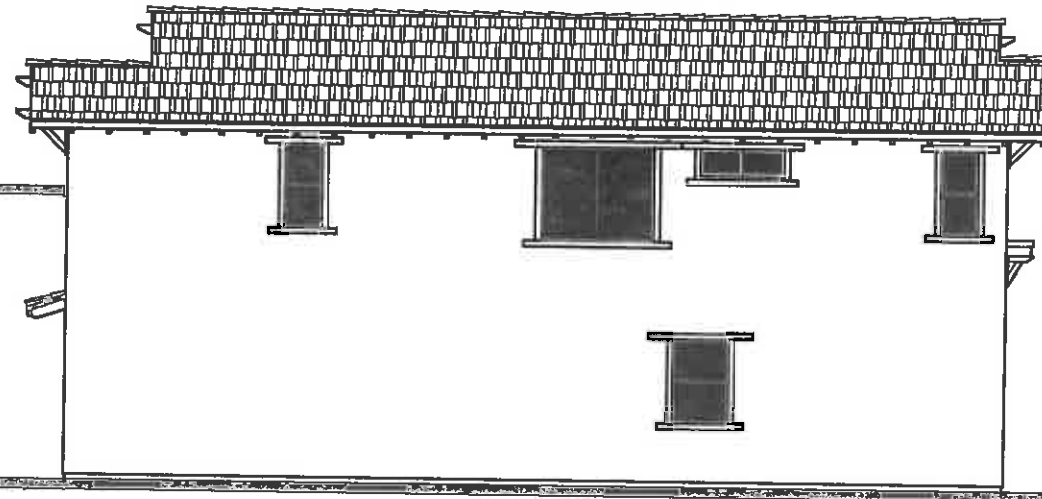
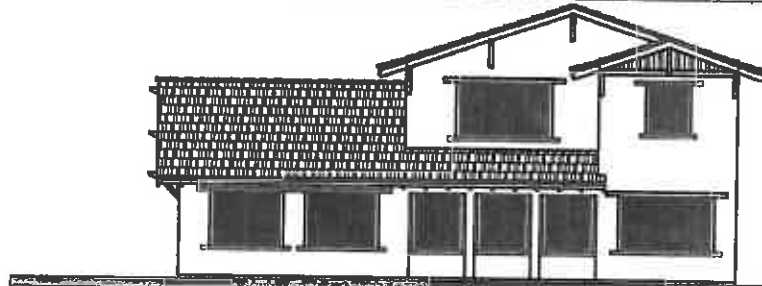
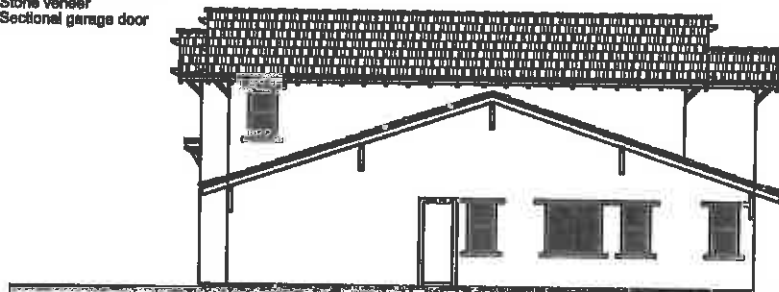
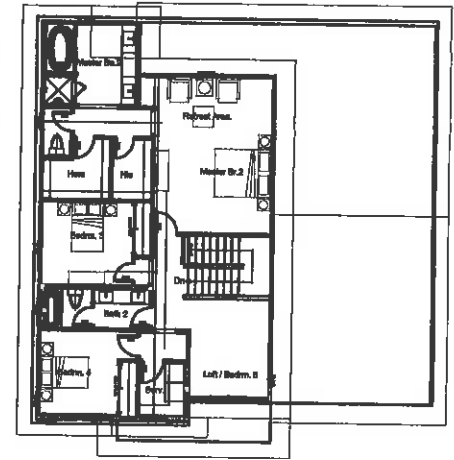
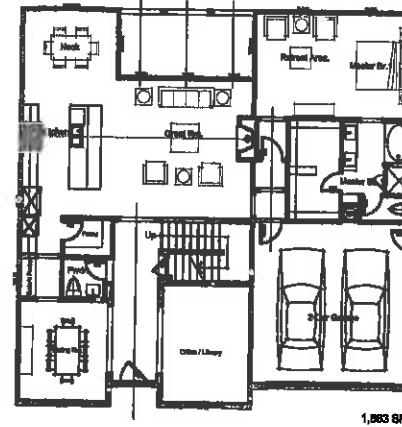
Plan 2B-3,149 SF

4 Bedroom OPT 5



**Craftsman**

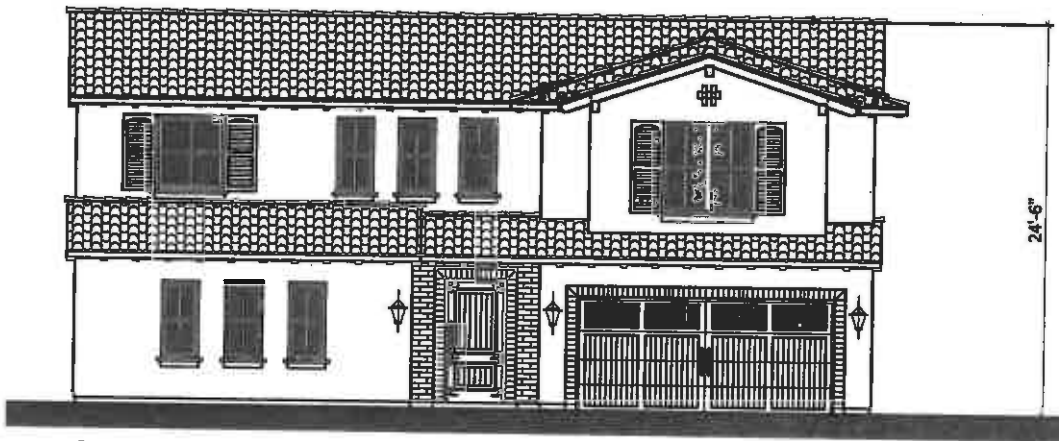
- Concrete flat tiles roof ( Earth tone color )
- Stucco finishes
- Vinyl windows w/ foam trim
- Fiber cement siding
- Decorative foam corbels
- Decorative kicker details
- Stone veneer
- Sectional garage door



Perris Estates

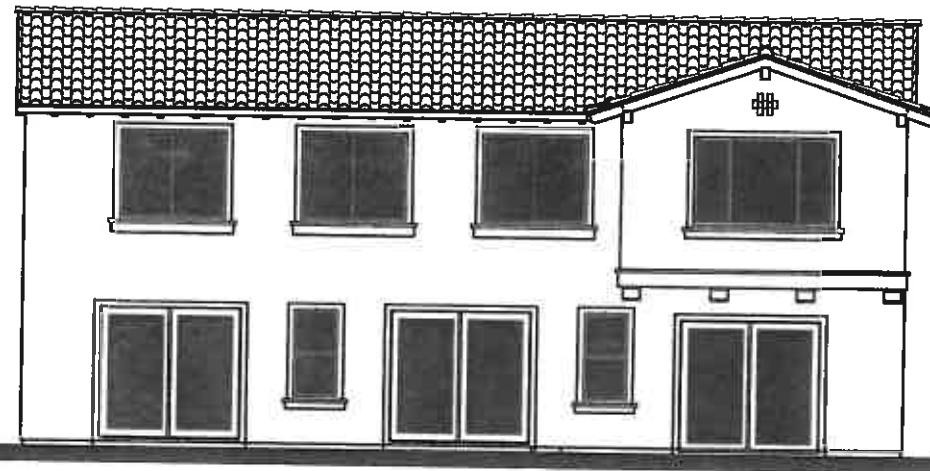
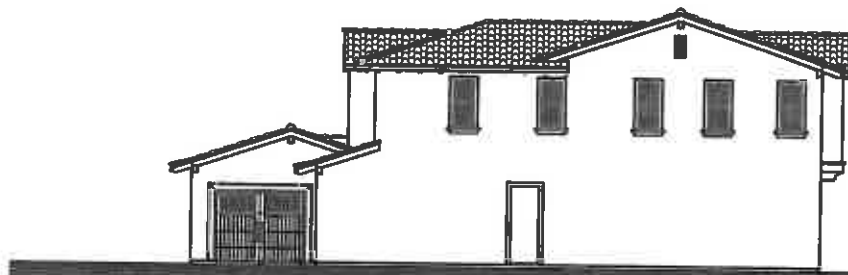
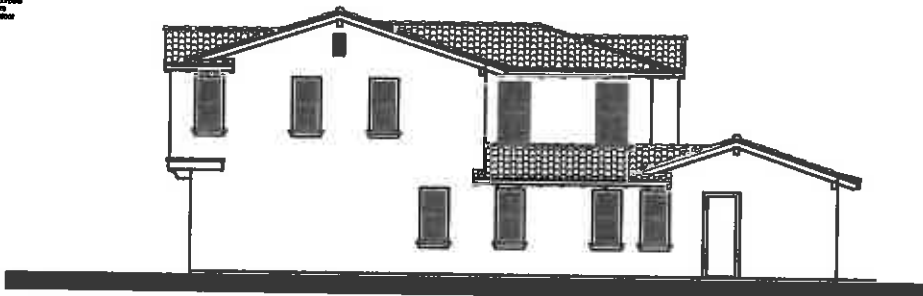
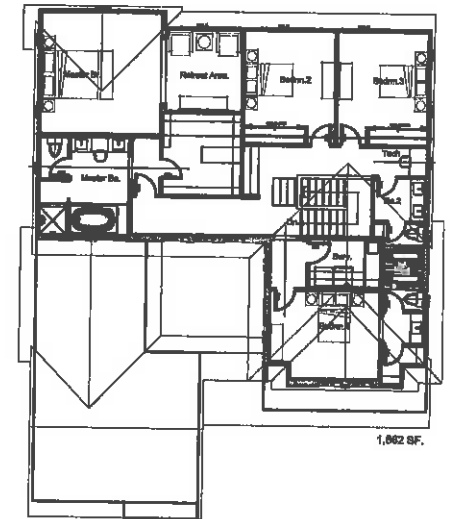
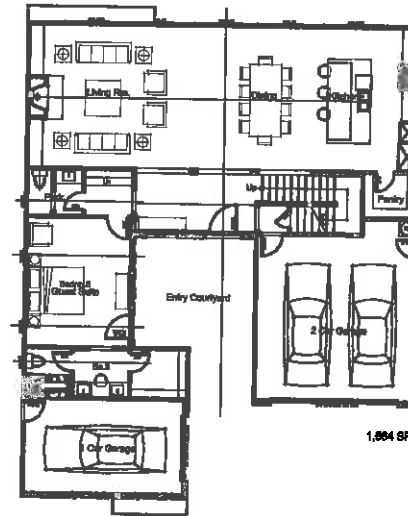
Plan 2C-3,149 SF

4 Bedroom OPT 5



**Santa Barbara**

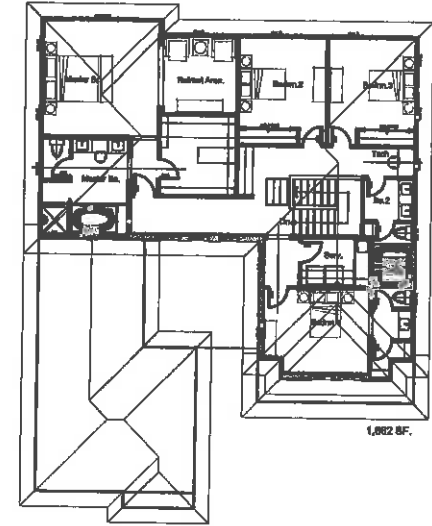
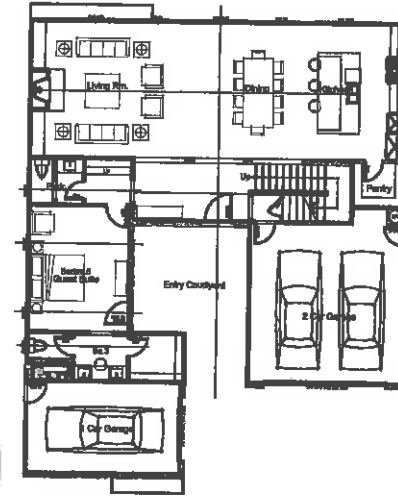
Covering 5 Bay roof (Red terra cotta color roof)  
 Black Shingles  
 Dark Siding  
 Vinyl Siding of Bay Area  
 Durable Palm Corals  
 Durable White  
 Durable garage door



Perris Estates

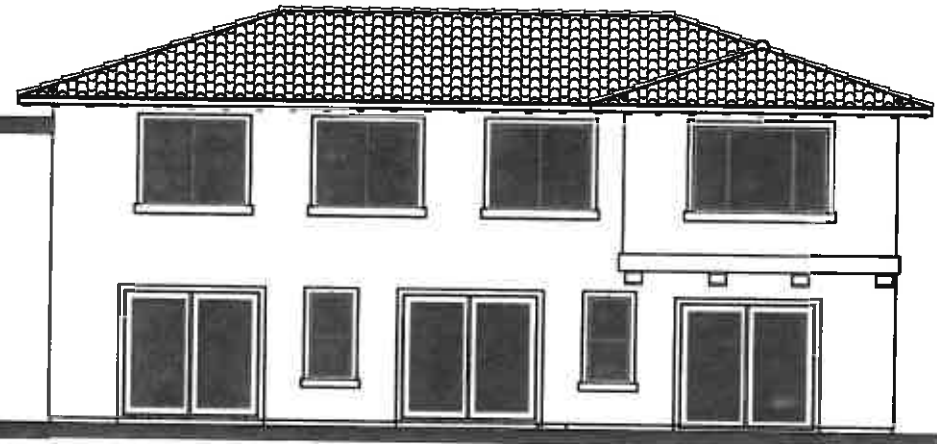
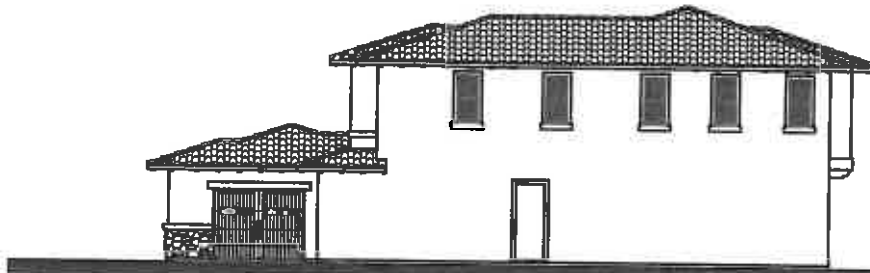
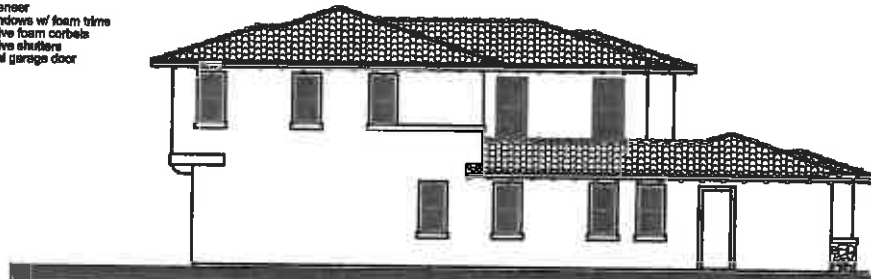
Plan 3A-3,326 SF

4 Bedroom OPT 5



**Tuscan**

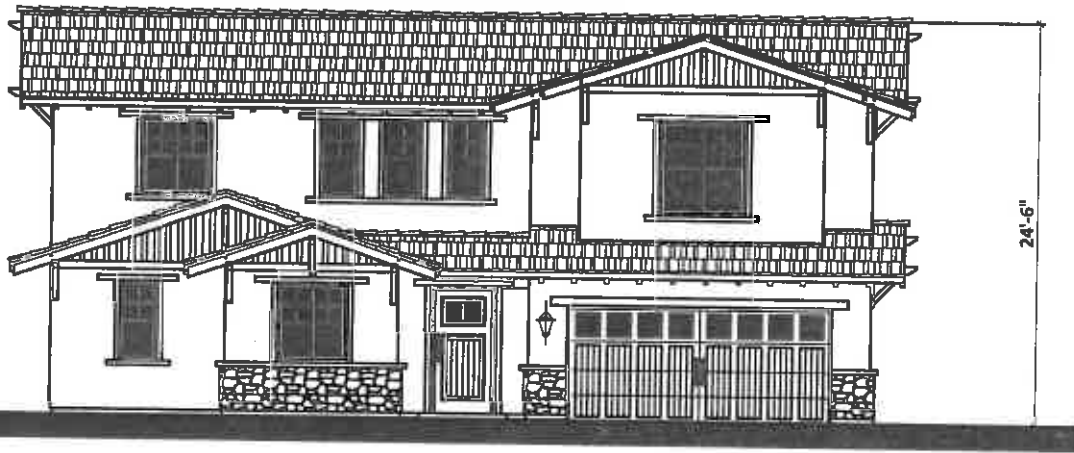
- Concrete & tiles roof ( Red terra cotta tone color )
- Stucco finishes
- Stone veneer
- Vinyl windows w/ foam trim
- Decorative foam corbels
- Decorative shutters
- Sectional garage door



Perris Estates

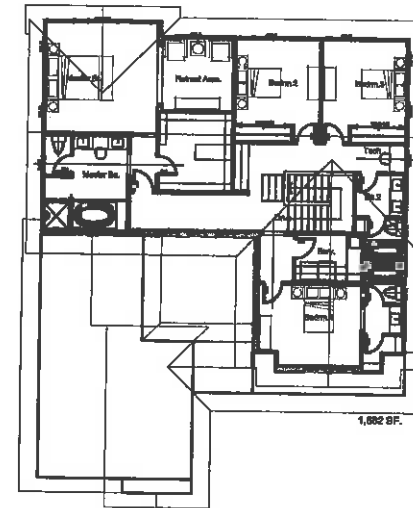
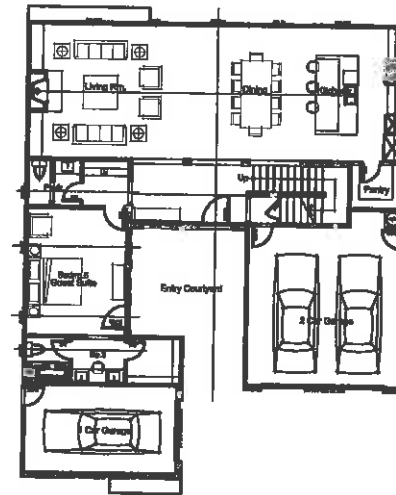
Plan 3B-3,326 SF

4 Bedroom OPT 5

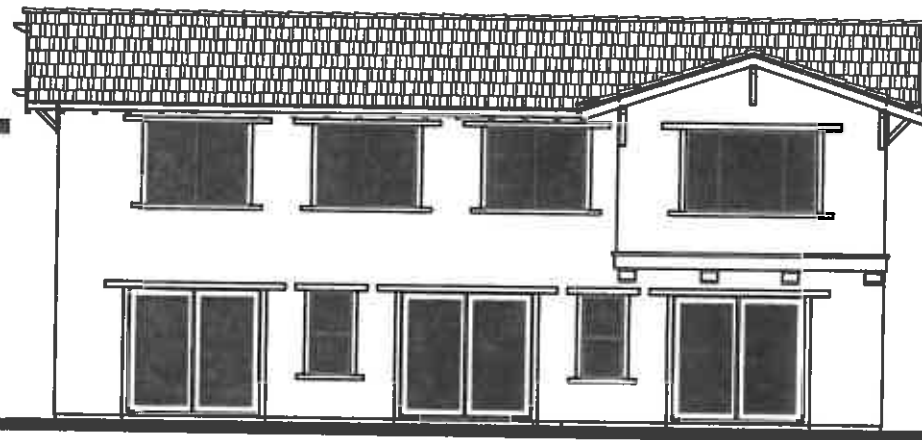
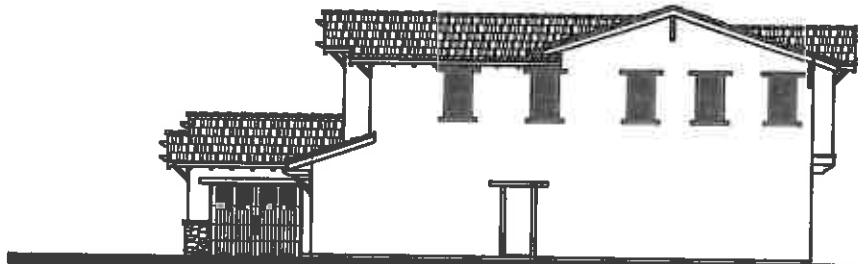
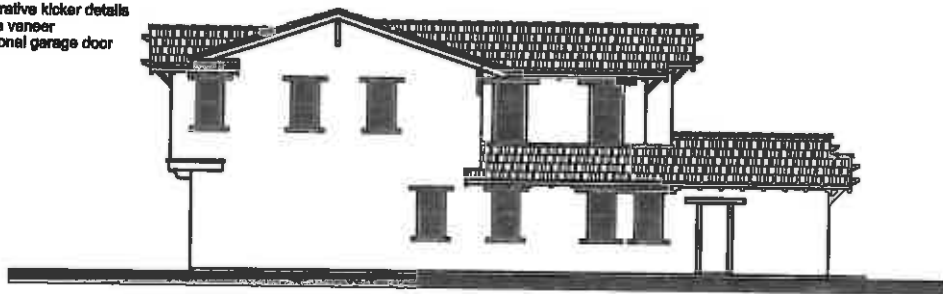


**Craftsman**

- Concrete flat tiles roof ( Earth tone color )
- Stucco finishes
- Vinyl windows w/ foam trims
- Fiber cement siding
- Decorative foam corbels
- Decorative kicker details
- Stone veneer
- Sectional garage door



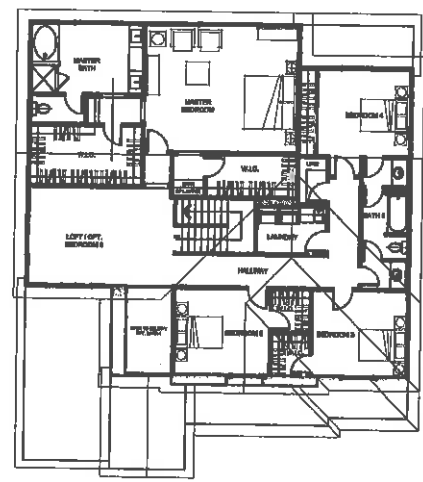
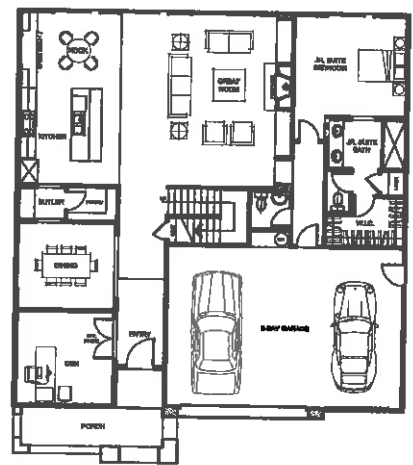
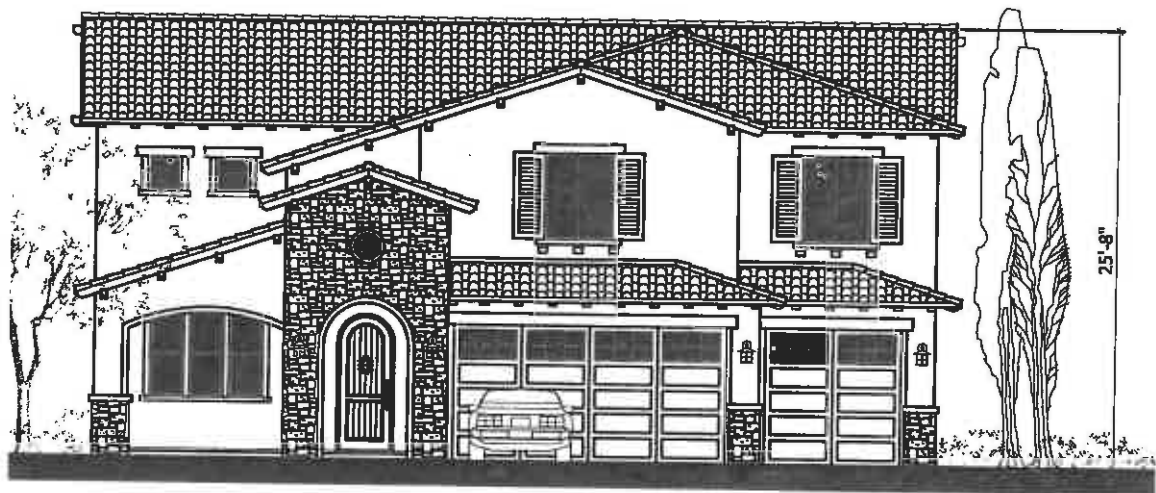
1,982 SF.



Perris Estates

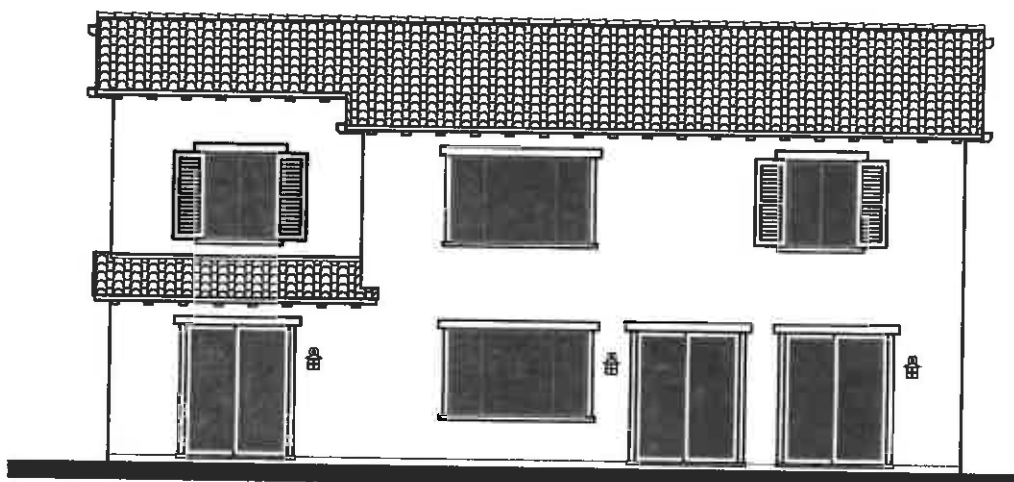
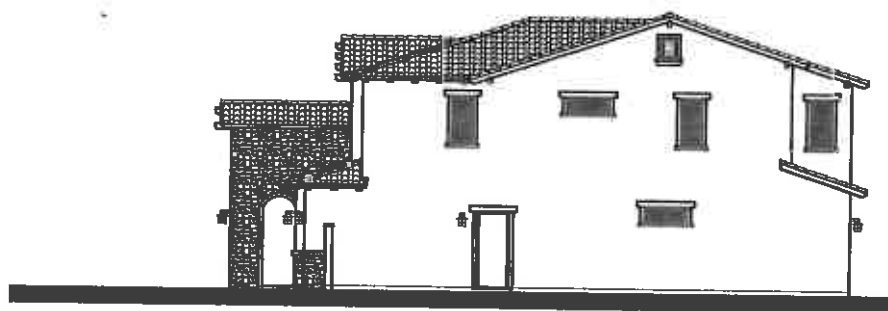
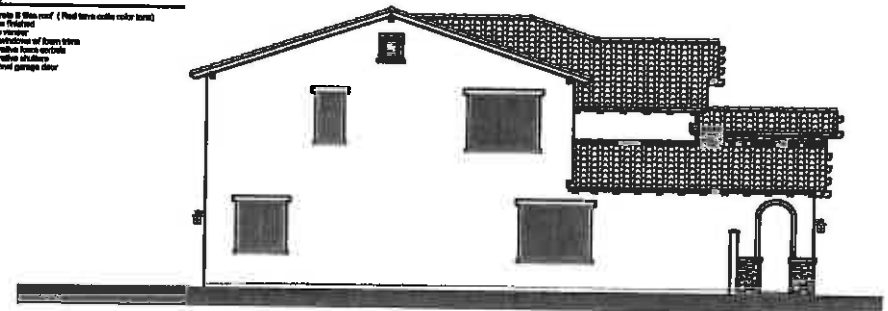
Plan 3C-3,326 SF

4 Bedroom OPT 5



**Spanish Traditional**

Concrete in this roof (Red terra cotta color band)  
 Stone Veneer  
 Stucco exterior  
 Clay Windows of Iron Bars  
 Decorative Iron Details  
 Decorative Shutters  
 Backyard garage door

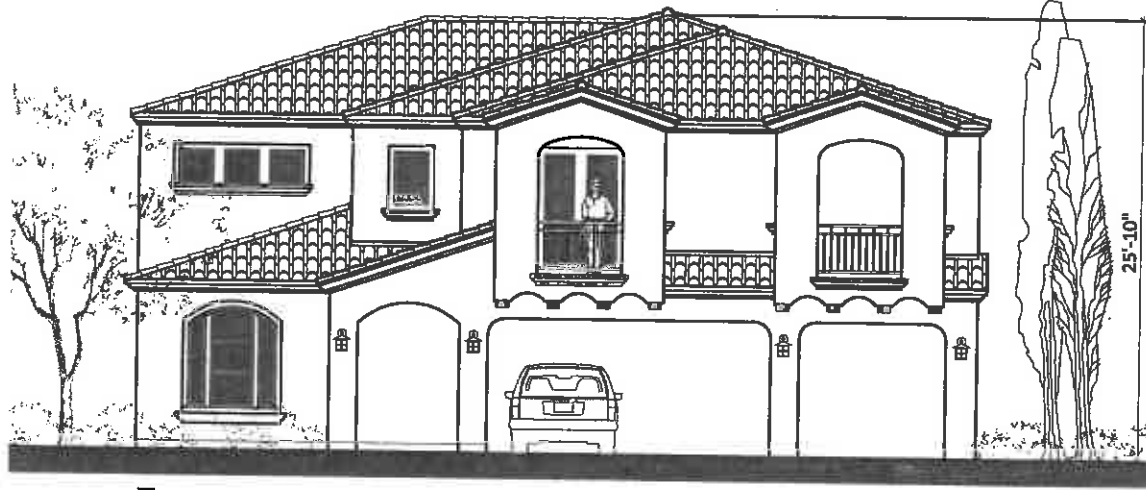


Perris Estates

Plan 4A-3,859 SF

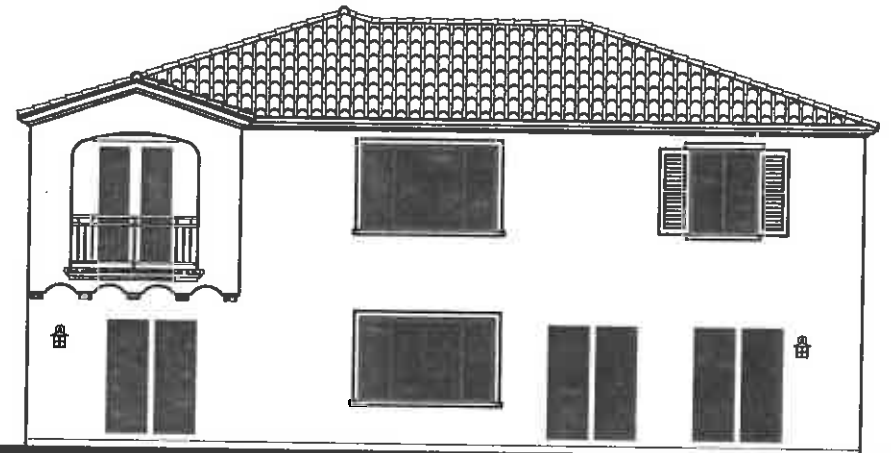
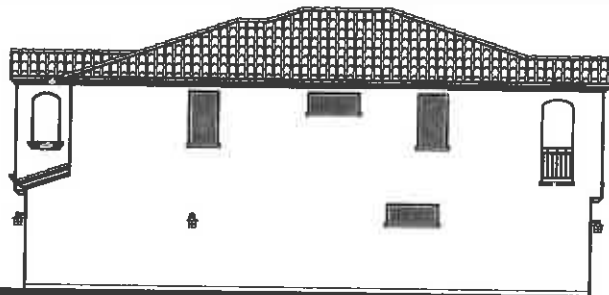
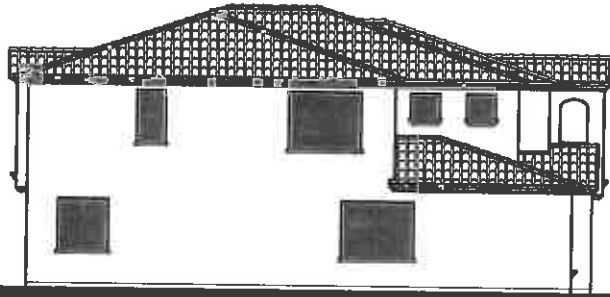
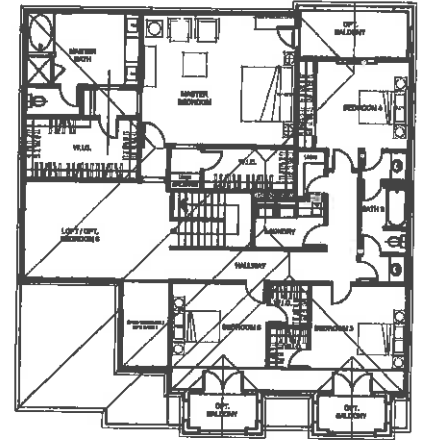
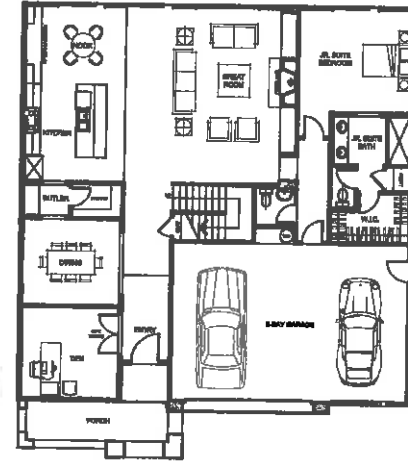
5 Bedroom OPT 6





**Tuscan**

- Concrete 6 tiles roof ( Red terra cotta tone color )
- Stucco finishes
- Vinyl windows w/ foam trim
- Decorative foam corbels
- Sectional garage door



Perris Estates

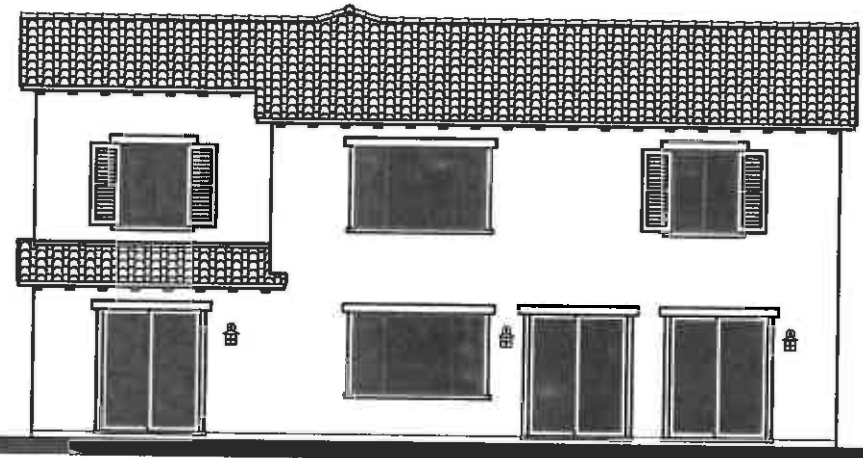
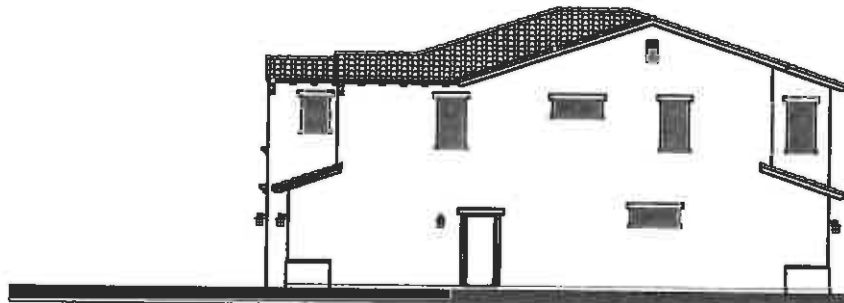
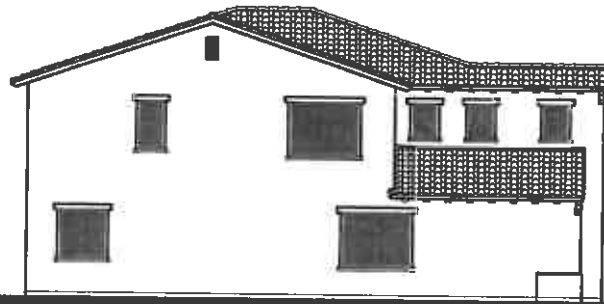
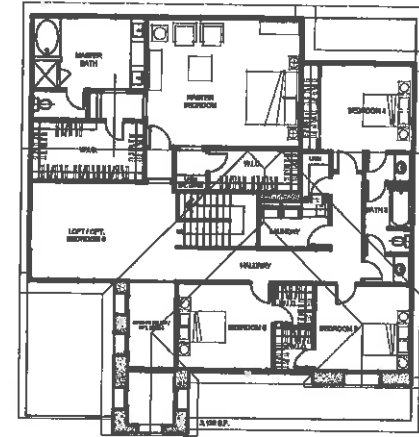
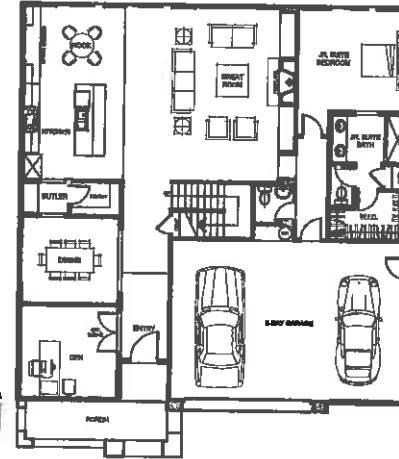
Plan 4B-3,859 SF

5 Bedroom OPT 6



**Santa Barbara**

Decorative tile roof (Red terracotta color tone)  
 Spanish tilework  
 Vinyl replacement of brass trim  
 Decorative stone accents  
 Customized garage door



Perris Estates

Plan 4C-3,859 SF

5 Bedroom OPT 6

indicated in Table MA-1. Table 3A which is applicable to other airports in the county does not apply to March ARB/IPA. Table MA-1 makes adjustments to Table 3A that take into account the comparatively large geographic extent of the airport's impacts. Also, Compatibility Zone C is divided into two separate zones, C1 and C2.

The outer limits of *Zone E* and the areas within the *High Terrain Zone* define the airport influence area for March ARB/IPA. On the east side of the airfield, *Zone E* is established at 14,000 feet from the runway centerline. This distance is equivalent to the outer limits of the civilian airport conical surface, as established by FAR Part 77. The compatibility zones on the west side of the airport are more extensive because those areas are routinely overflown by both military and civilian aircraft.

## MA.2 Additional/Specific Compatibility Policies

Policies set forth in Chapter 2, Countywide Policies, shall be modified or supplemented for the *March ARB/IPA ALUCP* as follows.

### 2.1 *Basic Land Use Compatibility Criteria:*

- (a) Countywide Table 2A: The basic compatibility criteria listed in Table 2A do not apply to the environs of March ARB/IPA. The compatibility criteria that shall be applicable to the March ARB/IPA influence area are set forth in Table MA-2. For the purposes of land use compatibility matters involving the March ARB/IPA influence area, any reference to Table 2A in the policies of Chapter 2 shall instead be taken as a reference to Table MA-2.
- (b) Countywide Policy 3.1.3(b): The policy concerning residential densities in Compatibility Zone D is not applicable to March ARB/IPA.
- (c) Countywide Policy 3.1.4(b): The reference to special risk-reduction building design measures is not applicable to March ARB/IPA.

2.2 *Infill:* Countywide Policy 3.3.1(a)(2) notwithstanding, infill residential development in the vicinity of March ARB/IPA need only be 50% bounded by similar uses to qualify as infill. All other provisions of Countywide Policy 3.3.1 apply.

### 2.3 *Supporting Compatibility Criteria for Noise:*

- (a) Countywide Policy 4.1.5: The CNEL considered normally acceptable for new residential land uses in the vicinity of March ARB/IPA is 65 dB. Table 2B is not applicable.
- (b) Countywide Policy 4.1.6: Single-event noise levels from aircraft operations can be particularly intrusive at night. Compared to other airports in the county, current and projected nighttime activity by large aircraft at March ARB/IPA warrants a greater degree of sound attenuation for the interiors of buildings housing certain uses as cited below.
  - (1) The maximum, aircraft-related, interior noise level that shall be considered acceptable shall be CNEL 40 dB for all new residences, schools, libraries, museums, hotels and motels, hospitals and nursing homes, places of worship, and other noise-sensitive uses. For office uses, the interior standard shall be CNEL 45 dB, the same as the countywide criterion.

## CHAPTER 19.21

### R-20,000 Single-Family Residential

#### 20,000 Square Foot Minimum Lots

Sections:

- 19.21.010 PURPOSE
- 19.21.020 PERMITTED USES
- 19.21.030 USES SUBJECT TO A CONDITIONAL USE PERMIT
- 19.21.040 PERMITTED ACCESSORY USES
- 19.21.050 ADMINISTRATIVE PERMIT
- 19.21.060 PROHIBITED USES
- 19.21.070 TEMPORARY USES
- 19.21.080 DEVELOPMENT CRITERIA
- 19.21.090 DESIGN CRITERIA
- 19.21.100 PROCESSING/ADMINISTRATIVE PROCEDURES

19.21.010 PURPOSE

The R-20,000 Zone is to provide for the development of detached residential development and agricultural uses within a rural environment. This Zone shall be applicable to and correlate with the General Plan Land Use designation of R-20,000 Single Family Residential. (Ord 1159, 2005)

19.21.020 PERMITTED USES

The following uses are permitted (as revised August 2013, Ord. 1296):

Agricultural uses

One detached single-family dwelling

Supportive and Transitional Housing (in compliance with provisions of the R-20,000 Zone)

Single Room Occupancy (SRO) facilities (per Chapter 19.28.070.E, MFR-22)

Monopoles or similar wireless communications towers or facilities

Small family day care homes

Residential care facilities (per Chapter 19.84)

Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.21.030 USES SUBJECT TO A CONDITIONAL USE PERMIT

The following uses shall be allowed subject to obtaining a Conditional Use Permit, as provided by Chapter 19.61, CONDITIONAL USE PERMITS:

Animal hospitals  
 Bed and breakfasts, inclusive of dude ranches  
 Churches and religious institutions  
 Commercial raising, grazing, and /or breeding of large animals  
 Commercial kennels  
 Commercial raising of poultry and rabbits or other similar small animals  
 Convalescent and senior home facilities  
 Keeping of exotic, wild, or non-domestic animals  
 Landscape nurseries  
 Mobile home parks  
 Public and semi-public institutions  
 Riding arenas and/or stables  
 Schools and educational institutions  
 Zoos  
 Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

**19.21.40 PERMITTED ACCESSORY USES**

The following uses are considered to be incidental to and compatible with permitted and conditionally permitted uses:

- |                      |  |
|----------------------|--|
| Agriculture:         | 1. Non-commercial farming  |
|                      | 2. 4-H or FFA farming and animal raising   |
| Animals:             | 1. No more than 3 small animals per acre for non-commercial uses.  |
|                      | 2. Keeping of no more than 3 of each type of small domestic animal for non-commercial use.   |
|                      | 3. Keeping of large animals, such as horses, cows, sheep, pigs are permitted at the following maximum densities:                             |
|                      | a. 2 animals on not less than 20,000 square feet.  |
|                      | b. 3 animals on not less than 30,000 square feet.  |
|                      | c. 4 animals on not less than 1 acre.  |
|                      | d. More than 4 animals are allowed on property greater than 1 acre provided there is at least 20,000 square feet for each additional animal. |
| Child care facility: | Uses must be consistent with the criteria contained in Chapter 19.83, Child Care Facilities  |

- Residential care: Uses must be consistent with the criteria contained in Chapter 19.84, Residential Care Facilities.
- Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.21.050 ADMINISTRATIVE PERMIT

The following uses shall be allowed subject to obtaining a permit, as provided by Chapter 19.83, Child Care Facilities:

Large family day care homes

19.21.060 PROHIBITED USES

No specific uses are prohibited

19.21.070 TEMPORARY USES

Temporary uses are allowed consistent with the criteria contained in Chapter 19.60, TEMPORARY OUTDOOR EVENTS.

19.21.80 DEVELOPMENT CRITERIA

A. ***General Provisions***

Refer to Chapter 19.02, GENERAL PROVISIONS for those general criteria applicable to development, such as:

Building criteria for structures  
Encroachments/Architectural projections  
Utilities

B. ***Lot Size***

1. Minimum Lot Size: 20,000 square feet
2. Maximum Lot Size: None

C. ***Lot Dimensions***

1. Minimum Lot Width: 80 feet
2. Minimum Lot Depth: 150 feet

D. ***Building Size***

Minimum primary building size of 1,500 square feet, excluding porches and garages.

E. ***Accessory Structure Size***

Subject to Chapter 19.29 Accessory Buildings and Structure

F. ***Lot Coverage***

Maximum lot coverage of 40 percent

G. ***Building Height***

Maximum height of 35 feet.

H. ***Setbacks***

1. Minimum Front Yard: 25 feet
2. Maximum Front Yard: None
3. Minimum Side Yard: 5 feet for each story
4. Minimum Street Side Yard: 10 feet
5. Minimum Rear Yard: 25 feet  
(Ord 1096, 2002)

I. ***Building Separation***

Minimum of 10 feet between buildings on the same lot.

J. ***Lot Frontage***

Lot frontage shall be a minimum of 80 feet, unless located on a cul-de-sac. All cul-de-sac lots shall have a minimum lot width of 55 feet.

19.21.90 DESIGN CRITERIA

A. ***Access/Orientation***

No specific requirements

B. ***Architecture***

Project site planning and dwelling unit architecture shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES. (Ord 1159, § 5.b)

2005)

C. ***Landscaping***

Landscaping and irrigation shall be provided consistent with Section 19.02.130, LANDSCAPING.

D. ***Parking***

Parking shall be provided consistent with Chapter 19.69, PARKING AND LOADING STANDARDS.

E. ***Signs***

Signs shall be allowed consistent with the provisions contained in Chapter 19.75, SIGNS.

F. ***Utilities***

Utilities shall be provided consistent with the provisions contained in Chapter 19.02, GENERAL PROVISIONS.

G. ***Walls/Fencing***

1. Walls and fencing shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES.
2. See also the screening provisions contained in Chapter 19.02, GENERAL PROVISIONS. (Ord 1159, § 6.g 2005)

19.21.100 PROCESSING/ADMINISTRATIVE PROCEDURES

All development projects requiring a permit or approval from the City of Perris shall be consistent with the processing and review provisions contained in Chapters 19.54, AUTHORITY AND REVIEW PROCEDURES, and 19.56, PUBLIC HEARING PROCEDURES.



## CHAPTER 19.22

### R-10,000 Single-Family Residential

#### 10,000 Square Foot Minimum Lots

Sections:

- 19.22.010 PURPOSE
- 19.22.020 PERMITTED USES
- 19.22.030 USES SUBJECT TO A CONDITIONAL USE PERMIT
- 19.22.040 PERMITTED ACCESSORY USES
- 19.22.050 ADMINISTRATIVE PERMIT
- 19.22.060 PROHIBITED USES
- 19.22.070 TEMPORARY USES
- 19.22.080 DEVELOPMENT CRITERIA
- 19.22.090 DESIGN CRITERIA
- 19.22.100 PROCESSING/ADMINISTRATIVE PROCEDURES

19.22.010 PURPOSE

The R-10,000 Zone is to provide for the development of detached single-family residential development at a density of 2 to 4 dwellings per net acre. This Zone shall be applicable to and correlate with the General Plan Land Use designation of R-10,000 Single Family Residential. (Ord 1159, 2005)

19.22.020 PERMITTED USES

The following uses are permitted (as revised August 2013, Ord. 1296):

- One detached single-family dwelling
- Small family day care homes
- Residential care facilities (per Chapter 19.84)
- Supportive and Transitional Housing (in compliance with provisions of the R-10,000 Zone)
- Single Room Occupancy (SRO) facilities (per Chapter 19.28.070.E, MFR-22)

Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.22.030 USES SUBJECT TO A CONDITIONAL USE PERMIT

The following uses shall be allowed subject to obtaining a Conditional Use Permit, as provided by Chapter 19.61, CONDITIONAL USE PERMITS:

Churches and religious institutions  
Convalescent and senior home facilities, including home for the aged  
Mobile home parks  
Public and semi-public institutions and facilities  
Schools and educational institutions

Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

19.22.040 PERMITTED ACCESSORY USES

The following uses are considered to be incidental to and compatible with permitted and conditionally permitted uses:

Animals: No more than 3 small domestic animals of each type of animal.

Child care facility: Uses must be consistent with the criteria contained in Chapter 19.83, Child Care Facilities.

Residential care: Uses must be consistent with the criteria contained in Chapter 19.84, Residential Care Facilities.

Second unit: Uses must be consistent with the criteria contained in Chapter 19.81, Second Unit Permit.

Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.61, AUTHORITY AND EVALUATION PROCEDURE.

19.22.050 ADMINISTRATIVE PERMIT

The following uses shall be allowed subject to obtaining a permit, as provided by Chapter 19.83, Child Care Facilities:

Large family day care homes

19.22.060 PROHIBITED USES

The following uses shall be prohibited:

Commercial uses  
Industrial uses  
Large animals  
Monopoles or similar wireless communications towers or facilities  
Storage facilities greater than 120 square feet in size

19.22.070 TEMPORARY USES

Temporary uses are allowed consistent with the criteria contained in Chapter 19.60, TEMPORARY OUTDOOR EVENTS.

19.22.80 DEVELOPMENT CRITERIA

A. ***General Provisions***

Refer to Chapter 19.02, GENERAL PROVISIONS, for those general criteria applicable to development, such as:

Building criteria for structures  
Encroachments/Architectural projections  
Utilities

B. ***Lot Size***

1. Minimum Lot Size: 10,000 square feet
2. Maximum Lot Size: 20,000 square feet

C. ***Lot Dimensions***

1. Lot Width: 70 feet minimum
2. Lot Width (corner lots): 75 feet minimum
3. Lot Depth: 100 feet minimum
4. Lot Depth (cul-de-sacs and street knuckles): 90 feet minimum (Ord 1159, § 7.c 2005)

D. ***Building Size***

Minimum primary building size of 1200 square feet, excluding porches and garages.

E. ***Accessory Structure Size***

Subject to Chapter 19.29 Accessory Buildings and Structure

F. ***Lot Coverage***

Maximum lot coverage of 40 percent.

G. ***Building Height***

Maximum height of 35 feet

H. ***Setbacks***

1. Minimum Front Yard: 25 feet
2. Maximum Front Yard: None
3. Minimum Side Yard: 10 feet
4. Minimum Street Side Yard: 10 feet
5. Minimum Rear Yard: 25 feet

I. ***Building Separation***

Minimum of 5 feet between buildings on the same lot.

J. ***Lot Frontage***

Lot frontage shall be a minimum of 70 feet, unless located on a cul-de-sac.  
All cul-de-sac lots shall have a minimum lot width of 55 feet.

19.22.90 DESIGN CRITERIA

A. ***Access/Orientation***

No specific requirements

B. ***Architecture***

Project site planning and dwelling unit architecture shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES. (Ord 1159, § 5.b 2005)

C. ***Landscaping***

Landscaping and irrigation shall be provided consistent with Section 19.02.130, LANDSCAPING.

D. ***Parking***

Parking shall be provided consistent with Chapter 19.69, PARKING AND LOADING STANDARDS.

E. ***Signs***

Signs shall be allowed consistent with the provisions contained in Chapter 19.75, SIGNS.

F. ***Utilities***

Utilities shall be provided consistent with the provisions contained in Chapter 19.02, GENERAL PROVISIONS.

G. ***Walls/Fencing***

1. Walls and fencing shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES.
2. See also the screening provisions contained in Chapter 19.02, GENERAL PROVISIONS. (Ord 1159, § 6.g 2005)

19.22.100 PROCESSING/ADMINISTRATIVE PROCEDURES

All development projects requiring a permit or approval from the City of Perris shall be consistent with the processing and review provisions contained in Chapters 19.54, AUTHORITY AND REVIEW PROCEDURES, and Chapter 19.56, PUBLIC HEARING PROCEDURES.

## CHAPTER 19.25

### R-6,000 Single-Family Residential

#### 6,000 Square Foot Minimum Lots

##### Sections:

- 19.25.010 PURPOSE
- 19.25.020 PERMITTED USES
- 19.25.030 USES SUBJECT TO A CONDITIONAL USE PERMIT
- 19.25.040 PERMITTED ACCESSORY USES
- 19.25.050 ADMINISTRATIVE PERMIT
- 19.25.060 PROHIBITED USES
- 19.25.070 TEMPORARY USES
- 19.25.080 DEVELOPMENT CRITERIA
- 19.25.090 DESIGN CRITERIA
- 19.25.100 PROCESSING/ADMINISTRATIVE PROCEDURES

##### 19.25.010 PURPOSE

The R-6,000 Zone is to provide for the development of attached and detached, medium density residential development, including duplexes, condominiums, and townhouses, at a density of 4 to 7 dwellings per acre. This Zone shall be applicable to and correlate with the General Plan Land Use designation of R-6,000 Single Family Residential. (Ord. 1159, 2005)

##### 19.25.020 PERMITTED USES

The following uses are permitted (as revised August 2013, Ord. 1296):

Attached and detached one-family dwellings  
Small family day care homes  
Residential care facilities (per Chapter 19.84)  
Supportive and Transitional Housing (in compliance with provisions of the R-6,000 Zone)  
Single Room Occupancy (SRO) facilities (per Chapter 19.28.070.E, MFR-22)

Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES.

##### 19.25.030 USES SUBJECT TO A CONDITIONAL USE PERMIT

The following uses shall be allowed subject to obtaining a Conditional Use Permit, as provided by Chapter 19.61, **CONDITIONAL USE PERMITS**:

Churches and religious institutions  
Convalescent and senior home facilities  
Mobile home parks  
Public and semi-public institutions and facilities  
Schools and educational institutions

Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, **AUTHORITY AND REVIEW PROCEDURES**.

#### 19.25.040 PERMITTED ACCESSORY USES

The following uses are considered to be incidental to and compatible with permitted and conditionally permitted uses shall include:

Animals: No more than 3 small domestic animals of each type of animal.  
Child care facility: Uses must be consistent with the criteria contained in Chapter 19.83, **Child Care Facilities**.  
Residential care: Uses must be consistent with the criteria contained in Chapter 19.84, **Residential Care Facilities**.  
Second unit: Uses must be consistent with the criteria contained in Chapter 19.81, **Second Unit Permit**.  
Other similar uses: As approved by the Director of Development Services, as provided by Chapter 19.54, **AUTHORITY AND REVIEW PROCEDURES**.

#### 19.25.050 ADMINISTRATIVE PERMIT

The following uses shall be allowed subject to obtaining a permit, as provided by Chapter 19.83, **Child Care Facilities**:

Large family day care homes

#### 19.25.060 PROHIBITED USES

The following uses shall be prohibited:

Commercial uses  
Industrial uses

Large animals  
Monopoles or similar wireless communications towers or facilities  
Storage structures greater than 120 square feet in size

19.25.070 TEMPORARY USES

Temporary uses are allowed consistent with the criteria contained in Chapter 19.60, TEMPORARY OUTDOOR EVENTS.

19.25.80 DEVELOPMENT CRITERIA

A. ***General Provisions***

Refer to Chapter 19.02, GENERAL PROVISIONS, for those general criteria applicable to development, such as:

Building criteria for structures  
Encroachments/Architectural projections  
Utilities

B. ***Lot Size***

1. Minimum Lot Size: 6,000 square feet (Ord.1087, 2001)

C. ***Lot Dimensions***

1. Lot Width: 60 feet minimum
2. Lot Width (corner lots): 65 feet minimum
3. Lot Depth: 100 feet minimum
4. Lot Depth (cul-de-sacs and street knuckles): 90 feet minimum (Ord. 1159, § 7.c 2005)

D. ***Building Size***

1. Single-family: Minimum primary building shall be 1,200 square feet, excluding porches and garages.
2. Multiple-family: Please refer to 19.25.090 (H)

E. ***Accessory Structure Size***

Subject to Chapter 19.29 Accessory Buildings and Structure

F. ***Lot Coverage***



1. Single-story dwellings. Maximum lot coverage of sixty (60) percent.
2. Two-story dwellings. Maximum lot coverage of forty (40) percent. (Ord. 1159, § 8.f 2005)

G. ***Building Height***

Maximum height of 30 feet.

H. ***Setbacks***

1. Minimum Front Yard:

- a. Primary Building: 20 feet
- b. Garage: 20 feet. On lots of 8,000 square feet or more, the garage shall be setback at least 25 feet.

2. Maximum Front Yard: None

3. Minimum Side Yard:

The following conditions and setbacks are allowed:

- a. Zero-lot line: 0 feet
- b. Attached/detached dwellings: 5 feet for each story
  1. Existing lots less than 53 feet in width: 5 feet minimum
  2. Existing lots 53 feet or greater in width: 5 feet minimum
    - i. Second stories on interior lots shall also have a minimum cumulative side yard setback of 15 feet, with 10 additional feet required for each additional story beyond the second.
    - ii. New subdivision projects consisting of the construction of 5 or more single family residences may reduce the cumulative setback by 5 feet for a particular lot when adjacent to a parcel with a single story structure, provided the total number of lots with reduced setbacks does not exceed 25 percent of all residential lots in the project.
- c. Multiple family building: 5 feet for each story

4. Minimum Street Side Yard:

The following conditions and setbacks are allowed:

- a. Existing single family lots less than 53 feet in width: 6 feet minimum for single-story dwellings and 10 feet for two-story dwellings.
- b. Existing single family lots 53 feet and greater in width: 10 feet minimum. Second stories on corner and reverse corner lots shall also have a minimum cumulative setback of 20 feet, with 10 additional feet required for each additional story beyond the second.
- c. Multiple family buildings: 10 feet minimum. 5 feet for each additional story over one story.

5. Minimum Rear Yard:

The following conditions and setbacks are allowed:

- a. Attached/detached dwellings: 20 feet
- b. Multiple-family buildings: 10 feet. 5 feet for each additional story. (Ord.1087, 2001) (Ord 1096, 2002)

I. ***Building Separation***

10 feet between buildings on the same lot. An additional 5 feet for each additional story of building height.

J. ***Lot Frontage***

Lot frontage shall be a minimum of 60 feet, unless located on a cul-de-sac. All cul-de-sac lots shall have a minimum lot width of 45 feet.

19.25.90 DESIGN CRITERIA

A. ***Access/Orientation***

No specific requirements

B. ***Architecture***

- 1. **Single-Family:**  
Project site planning and dwelling unit architecture shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES.
- 2. **Multiple-Family:**

Multiple-family buildings shall have roof overhangs and architectural interest

C. ***Landscaping***

Landscaping and irrigation shall be provided consistent with Section 19.02.130, LANDSCAPING. Multiple-family buildings shall include a combination of trees, shrubs, and ground cover to provide an attractive streetscape and help preclude the occurrence of blank walls.

D. ***Parking***

Parking shall be provided consistent with Chapter 19.69, PARKING AND LOADING STANDARDS.

E. ***Signs***

Signs shall be allowed consistent with the provisions contained in Chapter 19.75, SIGNS.

F. ***Utilities***

Utilities shall be provided consistent with the provisions contained in Chapter 19.02, GENERAL PROVISIONS.

G. ***Walls/Fencing***

1. Walls and fencing shall be consistent with the City of Perris RESIDENTIAL DESIGN GUIDELINES.
2. See also the screening provisions contained in Chapter 19.02, GENERAL PROVISIONS. (Ord. 1159, § 6.g 2005)

H. ***Special Standards for Multiple-Family Buildings***

Multiple-family buildings shall be consistent with the following standards:

1. **Dwelling area required:** Every dwelling erected shall have a minimum ground floor area of not less than 480 square feet, exclusive of unroofed porches and garages.
2. **Outdoor living space:** All multiple-family dwelling units constructed in the City shall provide private and common open

space for the enjoyment of their residents in accordance with the following requirements:

a. **Private open space:**

- 1). Each individual ground floor unit of a single-family dwelling shall be provided with a minimum of 150 square feet of contiguous and usable outdoor living space, exclusive of any front yard, which shall be enclosed by a solid fence, wall or other approved screening, 6 feet in height and the rectangle inscribed within such private open space shall not have a dimension less than 10 feet. Not more than 75 square feet of private open space for ground floor dwelling units shall be covered by an overhanging balcony or patio roof. Patios and balconies may be included in the calculation or private open space.
- 2). Each individual dwelling unit not having a ground floor living area shall be provided with a minimum of 75 square feet of above ground private open space and the rectangle inscribed therein shall have no dimension less than 5 feet. All above ground private open space shall have at least one exterior side open above the railing height.
- 3). Private open space shall be adjacent to and not more than 4 feet above or below the floor level of the dwelling unit served.

b. **Common open space:**

Each unit shall be provided with a minimum of 150 square feet of common open space, exclusive of driveways and sidewalks. Portions of yards, excluding the front yard and private open spaces, which are contiguous to all units, pools, paved recreation areas, and indoor recreational facilities may be included in the calculation of common open space. Not less than 30 percent of the required open space shall be in permanent landscaping. Such landscaping shall be comprised of live plant materials with permanent irrigation facilities and automatic timers installed.

3. **Alley improvement:** Where alleys exist adjacent to a proposed project the developer shall be required to fully improve such alleys,

as a condition of approval, to full width with a ribbon gutter to the nearest paved street which provides adequate drainage.

**I. Special Architectural and Design Standards for Multiple Family Dwellings**

The City Council may reduce the following special architectural and design standards and required amenities for affordable housing or seniors housing. The City Council may also approve alternative facilities appropriate to the type of development, in lieu of the following requirements, if a finding is made that equivalent standards, amenities, or facilities are provided.

**1. Required Amenities**

- a. All multi-family housing developments shall provide recreational amenities within the site in accordance with the following:

	<u>Amenity Required</u>	<u>Project Size</u>
1.	Tot lot with play equipment	5 units
2.	Barbecue area with seating	10 units
3.	Swimming pool and spa	20 units
4.	Court game facilities such as tennis, basketball, or racquetball.	50 units
5.	Clubhouse	120 units

The above amenities are cumulative, so all of the required amenities for smaller projects shall also be required in addition to the specified amenity for the number of units.

- b. **Security:** All multi-family housing developments shall be entirely fenced and gated around the perimeter of the site. Vehicular gates shall be designed and arranged to provide turn-around outside the gate for vehicles not obtaining entry to the development.
- c. **Community focal points.** Projects containing more than 20 units require installation of at least one (1) community focal point per project. The community focal point shall be designed to function as a central meeting place for use by project residents and shall consist of a plaza, courtyard, or other type of landmark feature. These areas should include shading, seating, and decorative features consistent with the style and design of the units, or may be enclosed to function as a recreation room or cabana. If enclosed, the structure shall be architecturally embellished to signify a focal point. The

focal point shall be centrally located and accessible to all residents.

- d. **On-site Storage.** Each dwelling unit shall be provided a minimum of four hundred (400) cubic feet of private enclosed lockable storage space within the garage, carport or immediately adjacent to the dwelling unit.
  
- e. **Laundry Facilities**
  - 1. Common laundry facilities or sufficient number and accessibility consistent with the Uniform Building Code shall be provided; or each dwelling unit shall be plumbed and wired for a washing machine and dryer.
- f. **Entry Statement Standards.** Projects shall include vehicular and pedestrian entry statements which shall be consistent with the following:
  - 1. Provide one visually dominant entry to the development which conveys a sense of arrival;
  - 2. Entry statements shall provide an open view into the development with landscaping and project directories;
  - 3. Design the entry to provide a transition from the outside to an internal visual focus, such as landscaping, a water feature, sculpture or a building;
  - 4. Special attention shall be given to hardscape and landscape treatments at the entry to enhance the overall image of the development. An entry statement shall consist of at least two of the following items:
    - a. Hardscape structure (trellis, decorative, low garden wall with berming, guardhouse, decorative gate);
    - b. Specimen landscaping (large, distinctive vegetation, i.e. relocated Joshua trees) or mature trees, either flowering or native trees, or twenty-four (24) inch box trees;
    - c. Large boulder groupings;
    - d. Water saving and easy maintenance fountains;
    - e. Textured or stamped concrete;
    - f. Monument signage with accompanying landscape and berming; or
    - g. Other comparable installations.

2. **Pedestrian Circulation.** An interior walkway system with a minimum width of four (4) feet shall be incorporated into the project for the purpose of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational areas and other outdoor common spaces.
3. **Lighting.** Lighting shall be fully shielded and arranged and screened to reflect light away from adjoining residences and streets and to preclude lighting above the horizontal plane of the bottom of the lighting fixture.
4. **Mitigating Mass and Scale of Unarticulated Building Planes**
  - a. Blank end walls are not allowed. Instead, end walls shall be given some form of articulation or architectural treatment or be substantially screened by densely planted trees or fast growing creeping vines and espaliers.
  - b. Balconies, porches, patios and chimneys shall be integrated into multi-family structures to break up large wall masses, and to offset floor setbacks.
  - c. Long barracks-like multi-family structures shall be avoided through the use of separations, changes in roof plane, horizontal offsets, and the inclusion of elements such as balconies, varied floor elevations, awnings, porches and patios. Extremely long structures, if properly articulated, may be acceptable; however, structures, including garage and carport structures exceeding one hundred fifty (150) feet in length, are discouraged.
  - d. Design overhangs, reveals and architectural projections to create shadows on the building façade.
  - e. Create points of interest on the exteriors of buildings.
  - f. Structures containing three (3) or more attached units in a row shall incorporate at least one (1) of the following:
    1. At least one (1) architectural projection not less than two (2) feet from the primary wall plane and not less than four (4) feet wide shall be provided for each residential unit. Such projections shall extend the full height of a single story building, at least one-half (1/2) the height of a two story building, and at least two-thirds (2/3) the height of a three story building.
    2. Provide a change in depth (stagger) of at least three (3) feet for each twelve (12) feet in length for each two (2) units.

## 5. Dwelling Unit Access and Entries

- a. **Use in Providing Façade Articulation.** Entry areas shall be utilized to articulate building faces through recessed, covered porches, or other architectural treatments in such a manner as to increase the sense of arrival.
- b. **Provide Shelter.** Entries shall provide shelter from natural elements such as sun, rain and wind.
- c. **Shared Entries.** Access points to residential units shall be clustered in groups of four (4) or less. The use of long, monotonous balconies and corridors resulting in a "motel" type of appearance is discouraged.
- d. **Visibility.** Whenever possible, entrances to individual residential units shall be plainly visible from the parking areas that serve them.
- e. **Maximize Privacy.** Entries to individual units shall be spaced as far apart as possible to maximize privacy.

**6. Mechanical and Utility Equipment**

- a. **Screen from Public View.** Any equipment or utility service areas, whether on the roof, side of the structure or ground, shall be screened from public view from adjacent property or from a public right-of-way. The method of screening shall be architecturally integrated and compatible with the structure on which it occurs in terms of materials, color, shape and size.

**7. Walls and Fences - Articulation**

- a. Where any solid wall or fence exceeds forty (40) feet in length, the wall or fence shall be visibly articulated by pilasters or changes in the wall plane such as insets for plantings. Such articulation shall occur at a minimum of forty (40) foot intervals. All walls shall incorporate decorative caps.  
(Ord.1087, 2001)

19.25.100 PROCESSING/ADMINISTRATIVE PROCEDURES

All development projects requiring a permit or approval from the City of Perris shall be consistent with the processing and review provisions contained in Chapters 19.54, AUTHORITY AND REVIEW PROCEDURES, and 19.56, PUBLIC HEARING PROCEDURES. All Multiple-Family projects with five (5) or more dwellings shall be subject to review and approval of the City Council.  
(Ord.1087, 2001)





CHAPTER 19.59

PLANNED DEVELOPMENT (PD) OVERLAY ZONE

Sections:

- 19.59.010 GENERAL
- 19.59.020 PURPOSE AND INTENT
- 19.59.030 QUALIFICATIONS FOR ELIGIBILITY
- 19.59.040 PERMITTED USES
- 19.59.050 DEVELOPMENT CRITERIA
- 19.59.060 PRELIMINARY DEVELOPMENT PLAN
- 19.59.070 APPLICATION AND APPROVAL PROCEDURE

19.59.010 GENERAL

Upon proper application, a Planned Development overlay zone may be combined with any of the City’s conventional zone districts. When the Planned Development or “PD” overlay zone is shown on the City’s Zoning Map, it shall be combined with one of the City’s conventional districts. For example, application of the “PD” overlay in the R-6,000 zone shall be shown as “R-6,000-PD.” Any lot designated by the PD overlay zone is subject to the land use and density/intensity provisions of the underlying zone district, except as provided herein. If the provisions of this chapter differ from other provisions of this Code, including the development standards of the underlying zone, the provisions of this chapter shall apply and be controlling.

19.59.020 PURPOSE AND INTENT

**A. Purpose**

1. Allow flexibility in the mixture of land uses and development criteria that are traditionally prohibited by conventional zoning.
2. Encourage superior architectural and site design which emphasizes conservation of open space, provision of recreational amenities, pedestrian connections between buildings, and is harmonious with natural characteristics of the land, including topography, rock outcroppings, significant tree clusters, water courses and ridge tops.
3. Foster creative and imaginative residential and nonresidential development, encourage projects incorporating a variety of housing types or combinations of residential and nonresidential uses by allowing diversification in the relationship of uses, buildings, architectural design, lot sizes, yard areas, and open spaces which may not be achievable under other zoning districts.
4. Permit the development of innovative residential communities with lot sizes and development patterns that result in livable and desirable environments over the long-term.

**B. Intent**

This district is designed to provide for those uses or combinations of uses which are most appropriately developed in a comprehensive and coordinated fashion. It is intended to be applied only to those areas which by reason of their proximity to other zoning districts, existing development, topography, geographic location, size, or shape require special consideration to be properly integrated into the community and adjacent developed districts. It is the intent of this zone to carry out the policies and objectives of all elements of the General Plan and to meet the standards necessary to satisfy the requirements for public health, safety, and general welfare.

**19.59.030 QUALIFICATIONS FOR ELIGIBILITY**

The Planned Development overlay may be applied to any lot or group of lots having a total area of at least two (2) acres, but not more than 75 acres (properties over 75 acres require a Specific Plan). Also, the land on which the planned unit overlay is applied shall be contiguous and under the development control of the applicant.

**19.59.040 PERMITTED USES**

Allowed land uses include those listed as Permitted, Accessory, or Conditional in the underlying zone district. Also, the Planned Development overlay may allow other uses that either compliment the uses listed in the underlying zone district or otherwise help to implement the goals of the project. Such additional land uses may be permitted by the City Council, subject to the following findings:

- A. The mix of land uses are compatible with surrounding zoning and existing development; and, will not adversely affect the public health, safety, welfare, comfort, or convenience.
- B. The mix of land uses supports the intended purpose of the Planned Development, and creates a superior environment in which to live and work.
- C. The mix of land uses provides exceptional public benefits for the City by establishing innovative live/work environments, commercial opportunities, recreational amenities, pedestrian connections, and/or public infrastructure.
- D. The mix of uses includes housing that will help implement the Housing Element of the City's General Plan.
- E. The mix of uses will diversify the City's economic base, and encourage the influx of new businesses.
- F. The mix of land uses will achieve one or more Goals identified in any of the City's Redevelopment Plans.

**19.59.050 DEVELOPMENT CRITERIA**

Any project developed pursuant to this Code Section shall meet the following requirements, and any such permit issued shall be subject to conditions established under this Section.

**A. *Applicable Criteria For All Development***

1. Lot Size. The minimum lot width, depth and area of lots within a Planned Development shall be determined by the use proposed. For single-family detached projects, special attention shall be given to creating lots that will remain livable and desirable over the long-term.
2. Yard Requirements. The yard requirements and property development standards for lots in the Planned Development zone are substantially the same as that of the underlying zone district, except as may be modified, added or eliminated by the City Council in either application of the zone district or approval of any development therein. Such flexibility in the application of yard requirements is not permitted by right, and may only be allowed to achieve other important objectives of the Planned Development.
3. Architectural Design. A common design style or a palette of architectural features is encouraged for each neighborhood or community in the planned development. A design style is not required; however, consistency in the design features and use of materials is encouraged.
4. Pedestrian Access. Each project shall emphasize the pedestrian circulation system, such that residents of each dwelling unit and/or employees in each building have direct access to the park or other recreational amenity.
5. Property Owner's Association. A Property Owner's Association shall be established for the ongoing maintenance of common areas/facilities and general administration of each Planned Development.

**B. *Applicable Criteria for Planned Developments with Residential Land Uses***

1. Dwelling Unit Density. Generally, the maximum number of dwelling units permitted in a Planned Development shall be calculated according to the methodology set forth for determining "base density" (below). However, in some cases a ten percent increase in dwelling unit density beyond the base density may be approved, subject to certain conditions and findings of fact.
  - a. Base Density. The "base density" shall be calculated by

multiplying the gross land area by the density allowed in the zone district upon which the overlay is applied. If the project is located in more than one residential zoning district, the total number of units shall be calculated by adding the number of units allowed in each zone district. Dwelling units in the proposed planned development may be placed without regard to zone district boundaries, provided that the overall density is not exceeded.

b. **Density Bonus.** A ten percent (10%) density bonus may be approved upon a determination that the project merits such density increase and each of the following findings of fact can be made:

- The proposed density increase is compatible with surrounding land uses and will not adversely affect the public health, safety, welfare, comfort, or convenience.
- Suitable infrastructure either exists or will be concurrently constructed to serve the proposed project (i.e., streets, water, sanitary sewer, power, drainage facilities, etc.).
- The project is in close proximity to schools, shopping, and related residential support services.
- The project is well planned, exhibiting excellence in architectural, site and landscape design.
- The project creates a superior residential environment as evidenced by the provision of open space that is directly accessible to dwelling units.

2. **Building Architecture and Site Design.** Architectural and site design shall comply with the City of Perris DESIGN GUIDELINES FOR RESIDENTIAL DEVELOPMENT.

3. **Private Yards.** When provided, private yard areas for individual dwellings shall have a minimum area of 200 feet. Such area shall be contiguous with a minimum dimension of 10 feet in any direction. Floor plans and architectural designs shall enhance the privacy of yard areas by restricting the placement of windows on adjacent dwelling units.

4. **Off-Street Parking.** The parking requirements shall conform to those

established in other sections of this Title for those uses permitted in the projects, except that the City Council may require additional visitor parking as a condition of approval. These spaces shall be provided at a ratio of 0.3 to 0.5 spaces per unit and shall be equally dispersed throughout the project, such that they are convenient and useful to the units they serve.

5. Trash and Garbage Pickup. Dumpsters (if proposed) shall be completely enclosed by three solid walls and a gate at least 4 ½ feet high. The enclosure shall incorporate the design style and materials of primary buildings, and include a concrete apron equal in width and depth to the enclosure. They shall be located convenient to the residents and/or businesses which they are intended to serve.

Residential projects that do not include common trash enclosures shall set aside a minimum 27 square foot area (3 feet x 9 feet) in each garage for the placement of individual garbage containers. This 27 square foot area shall be in addition to any area required for the parking of vehicles and other storage requirements that may be imposed by individual zone districts.

## 19.59.050 DEVELOPMENT PLAN

### A. *Pre-Application*

All applicants for Planned Development are encouraged to attend a pre-application conference with the Director. The purpose of this meeting is for the applicant to present the conceptual development and discuss the administrative review process. It is also intended to convey City standards and facilitate the filing of a complete application.

### B. *Formal Application*

As determined by the Director and City Engineer, the plan and supporting documents shall include all items specified by the Comprehensive Application for Development and Land Use Approval. Sufficient copies shall be provided and all plans shall be drawn to scale. The plan shall be prepared and endorsed by a registered civil engineer, licensed landscape architect, licensed architect or a registered building designer. In addition, the applicant shall provide as much as applicable, of the following information:

1. Topographic Map. A topographic map of the subject property or properties, prepared by a registered civil engineer or licensed land surveyor, including a written legal description of the subject area, depicting the topography, existing buildings and land features, trees, and percent of the site that falls within the following slope categories:
  - a. 0 to 10 percent
  - b. 11 to 20 percent

- b. 21 to 30 percent
  - c. 31 percent or more
2. Design Drawings. Drawings showing all proposed land uses, including exterior building and site elevations, locations and materials of all structures, floor plans; front, rear and side yard dimensions; public and private open spaces such as patios, balconies, parks, playgrounds, school sites; preliminary landscape plans, fences, walls, and utility meters.
  3. Density and Population Analysis. A residential density and population analysis and a tabulation of the total land area and percent designated thereof for each use.
  4. Circulation. Proposed circulation pattern, indicating public and private vehicular and pedestrian facilities, including trails, paths, plazas, bikeways; provisions for parking and loading; driveway location and public or private mass transit facilities; estimated traffic generation as it affects public and private vehicular and pedestrian facilities within and in the vicinity of the proposed development.
  5. Neighborhood Context. Relation to present and future land use in surrounding area, and to the General Plan.
  6. Economic Feasibility. Economic feasibility analysis of any commercial uses, if the property is not zoned for similar commercial uses at the time of submittal of the preliminary development plan.
  7. Adequacy of Facilities. An analysis of all public, quasi-public, recreational and educational areas and facilities proposed in terms of their adequacy to meet the project needs.
  8. Ownership and Maintenance. A statement of provisions for ultimate ownership and maintenance of all parts of the development, including street, structures, and open space.
  9. Infrastructure Plan. Preliminary report indicating provision for water supply, storm drainage, sewage disposal, and similar utilities.
  10. Soils. A preliminary soils, seismic, and geological report.
  11. Grading. A preliminary grading plan to determine the feasibility of proposed improvements.
  12. Staging. Delineation of development staging, if any.
  13. Additional information. The Community Development Director may

require additional information in order to determine if the proposed development plan or mix of uses support application of the planned unit overlay district to the area under consideration.

19.59.060 APPLICATION AND APPROVAL PROCEDURE

**A. Director's Duties**

Upon determining that the application contains all of the items required by this Chapter, the Director shall set the matter for a hearing. The public hearing shall be noticed and held in accordance with the provision of Chapter 19.56, PUBLIC HEARING PROCEDURES.

**B. Planning Commission Duties**

The Planning Commission shall conduct a public hearing, consider the proposed action, and make a determination to either recommend approval or disapproval to the City Council. The Commission shall only recommend approval if it has first found that:

1. The proposed mix of land uses is in keeping with the provisions of Section 19.59.030 (above).
2. The proposed project is well designed and will create a superior environment than could otherwise be achieved by strict application of the underlying conventional zone.
3. The project incorporates appropriate amenities necessary to create and maintain a desirable environment for residents and/or employees (e.g., recreation buildings or facilities, guest parking, common area landscaping, enhanced architectural standards, etc.).
4. The proposed planned development is harmonious with surrounding development and does not create internal incompatibilities do to improper design, allowed land uses, or density/intensity of development.
5. The proposed circulation system is adequate to carry the anticipated traffic volume.
6. The existing or proposed public infrastructure is suitable to meet the needs of the planned development, and does not create capacity issues in other areas of the community.

**C. City Council Duties**

1. City Council Action. After receiving the Planning Commission's



recommendation, the City Council shall conduct a public hearing, consider the proposed planned development and act to approve, approve with conditions, or disapprove the project.

2. City Council Findings. The City Council shall hear the matter and after consideration may, by Ordinance, apply a planned unit overlay district to a property or group of properties if it finds from the evidence presented at the hearing that all of the following facts exist:
  - a. That the proposed use at the particular location is necessary and desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and to the community.
  - b. The proposed mix of land uses and design of development will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
  - c. That the granting of this permit will not adversely affect the public welfare and will be consistent with the City's General Plan, and any other relevant plans of any governmental agency.
3. Conditions. In granting a planned unit overlay district permit, the City Council may make modification to the plan or impose such conditions as it deems necessary to protect the public health, safety, and general welfare. Any development standards of the underlying zone in which the property is situated including, but not limited to, signs, fences, walls, maximum building height, minimum yards, maximum building coverage, and off-street parking may be increased or decreased or otherwise modified as necessary to accomplish the purposes of this Chapter.

***D. Combined Proceedings***

All related development and/or land use approvals pertaining to the proposed planned unit overlay shall be combined and processed concurrently with the proposed Planned Development overlay. Such approvals may include, but are not limited to, General Plan Amendments, Tentative Tract Maps, Parcel Maps, Conditional Use Permits and/or Development Plan Reviews.

***E. Failure to Utilize Planned Development Overlay District Permit***

Any planned development overlay district permit granted by the City Council as provided in this Chapter shall be conditioned upon the privilege granted

being utilized within the approval period specified for the applicable subdivision map. In the event that that the approved project does not include a subdivision of land, said approval shall be valid for a period of 24 months. Failure to implement the approved project within the time limits specified herein will automatically void said project, unless an extension of time has been granted by the City Council.

***F. Cancellation of a Planned Development Overlay District Permit***

Any previously approved Planned Development overlay district may be repealed by the same procedure as the district was originally adopted. Cancellation of a Planned Development overlay district shall be approved by Ordinance and shall similarly nullify all related approvals including, but not limited to, General Plan Amendments, Tentative Tract Maps, Parcel Maps, Conditional Use Permits and/or Development Plan Reviews, which were approved concurrent with the Planned Development overlay district.

***G. Amendments***

Amendments to a Planned Development overlay district may be initiated by the property owner or authorized agent, and shall generally be considered according to the same procedure as the Planned Development overlay was originally approved. However, minor amendments to individual components of the development plan may, at the Director's discretion, be approved in accordance with the procedures set forth in Chapter 19.50 for Development Plan Review.

***H. Building Permits***

Building permits for construction within the overlay zone shall not be issued until a final subdivision map has been recorded for the project.

***I. Maintenance***

All walkways, parking areas, landscaped areas, storage areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities and other improvements not dedicated to public use shall be maintained by the property owners. Provisions acceptable to the City shall be made for the preservation and maintenance of all such improvements prior to the issuance of building permits.

***J. Failure to Maintain Property***

1. Maintenance Requirement. All commonly owned land improvements and facilities shall be preserved and maintained in a safe condition

and in a state of good repair. Any failure to maintain land improvements and facilities shall be unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

2. Inspection. In addition to any other remedy provided by law for the abatement, removal and enjoinder of such public nuisance, the building inspector may, after giving notice, cause the necessary work of maintenance or repair to be done, and the costs thereof shall be assessed against the owner or owners of the project.
3. Notice of Work to Occur. The notice shall be in writing and mailed to all persons whose names appear on the last equalized assessment roll as owner of real property within the project, at the address shown on the assessment roll. Notice shall also be sent to any person known to the building inspector to be responsible for the maintenance or repair of the common areas and facilities of the project under an indenture agreement.
4. Requirement for Completion of Work. The notice shall particularly specify the work required to be done and shall state that if the work is not commenced within 5 days after receipt of such notice and diligently and without interruption prosecuted to completion, the City shall cause such work to be done, in which case the cost and expense of such work, including incidental expenses incurred by the City, will be assessed against the property or against each separate lot and become a lien upon the property.

# 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, 14<sup>th</sup> Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., (except Thursday, December 31) and by prescheduled appointment on Friday, January 8, from 9:00 a.m. to 5:00 p.m.

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

DATE OF HEARING: January 14, 2016

TIME OF HEARING: 9:00 A.M.

### CASE DESCRIPTION

ZAP1168MA15 – Sa Refka, LLC (Representative: Tom Mungari, Nova Homes, Inc.) – City of Perris Case Nos.: 15-0199 (General Plan Amendment), 15-05200 (Change of Zone), 15-05197 (Planned Development Overlay), 15-00012 (Development Plan Review), and Tentative Tract Map No. 36797. The applicant proposes to change the general plan land use designation of 18.98-19.06 acres located northerly of Water Avenue, easterly of Wilson Avenue, westerly of Murrieta Road, and southerly of a straight-line easterly extension of Lisbon Street from R-20,000 (Single Family Residential, 20,000 square foot minimum lot size) to R-10,000 (Single Family Residential, 10,000 square foot minimum lot size). The Change of Zone proposes to change the existing zoning classification of the project site from R-20,000 (Single Family Residential 20,000, square foot minimum lot size) to R-10,000 (Single Family Residential, 10,000 square foot minimum lot size) with a Planned Development Overlay with R-6,000 development standards. Tentative Tract Map No. 36797 is a proposal to divide the property into 78 residential lots, plus one lot for a detention basin and one lot for community recreational facilities, including a clubhouse, swimming pool, and tot lot. (Airport Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port 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 Ms. Ilene Lundfeld of the City of Perris Development Services Department, at (951) 943-5003.

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

ALUC Identification No.

ZAP1168MAIS

**PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)**

Date of Application November 23 2015  
 Property Owner Sa Refka, LLC Phone Number 909-262-1538  
 Mailing Address 4030 Birch ST.  
Suite 100  
Newport Beach, CA 92660

Agent (if any) Nova Homes, Inc. Phone Number 714-540-1144  
 Mailing Address 1232 Village Way  
Suite A  
Santa Ana, CA 92705

**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 600 Water Ave.  
Derris, CA  
 Assessor's Parcel No. 300-190-00, 002, 003, 004 Parcel Size 20 ±  
 Subdivision Name Derris Estates Zoning Currently R-29000  
 Lot Number \_\_\_\_\_ Zoning Classification Proposed - R-6000

March  
B2C1  
CWSH

**PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)**

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

Existing Land Use (describe) VACANT

Proposed Land Use (describe) Derris Estates is a gated residential Community consisting of 78 detached one and two story single family homes on R-6000 lots

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) \_\_\_\_\_  
 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) 27'-4" ft.  
 Highest Elevation (above sea level) of Any Object or Terrain on Site 1466.61 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 None

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)	
Date Received	
Agency Name	<u>City of Perris</u>
Staff Contact	<u>Development Services Dept</u>
Phone Number	<u>951-943-5003</u>
Agency's Project No.	<u>14-10-0041</u>
	<u>ITM # 36797</u>
Type of Project	<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Zoning Amendment or Variance <input checked="" 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



## TRANSMITTAL

November 24, 2015

To: John Guerin  
Riverside County Airport Land Use Commission  
Development Services Department  
4080 Lemon Street  
14<sup>th</sup> Floor  
Riverside, CA 92501

From: Tom Mungari

Telephone: 714-540-1144

Fax: 714-540-1101

Cell: 562-355-0835

Re: TTM No. 3675<sup>9</sup>~~7~~

Attached please find the following documents:

1. Application For Land Use Action Review
2. Sa Refka, LLC check # 1161 in the amount of \$2,541.00
3. Full size copy of TTM3 36757. (1)
4. 8 ½ X 11" reduced copy of site plan
5. 8 ½ X 11" depicting project in relation to airport
6. 8 ½ X 11" building elevations. Four elevations each of three floor plans
7. One set of mailing labels for property owners within 300' radius
8. Four sets of mailing labels of Owner.
9. Four sets of mailing labels of Owner's Representative
10. Four sets of mailing labels of referring agency. (City of Perris)

Thank You

**NOVA HOMES, INC.**

1232 Village Way, Suite A, Santa Ana, CA 92705

Tel. (714) 540-1144 | Fax. (714) 540-1101 | [www.novahomesinc.us](http://www.novahomesinc.us)

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

### ADMINISTRATIVE ITEMS

- 4.1 Director's Approvals. During the week of December 14 through December 18, as authorized pursuant to Section 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, ALUC Director Ed Cooper reviewed two non-legislative cases within Compatibility Zone E of the Palm Springs International Airport Influence Area and issued determinations of consistency.

ZAP1036PS15 pertains to City of Cathedral City Case No. CUP 15-007 (Conditional Use Permit), a proposal to develop a 4,375 square foot commercial building for use by a pest control company on a 0.58-acre site located on the southerly side of Aliso Road, easterly of its intersection with Avenida Del Yermo and westerly of Avenida Del Padre, and northerly of Ramon Road. The site elevation and the elevation at the top point of any structure would be lower than the elevation of the runways at Palm Springs International Airport. Therefore, FAA review for height/elevation reasons was not required. ALUC Director Ed Cooper issued a determination of consistency for this project on December 14, 2015.

ZAP1035PS15 pertains to a proposal by Desert Community College District to establish a permanent home for the West Valley Campus of College of the Desert at the location of Palm Springs Mall on 29.11 acres located westerly of Farrell Drive, southerly of Tahquitz Canyon Way, and northerly of Baristo Road in the City of Palm Springs. While none of the Phase I building plans propose buildings greater than 35 feet in height, the Master Plan anticipates a maximum building height of 85 feet and top point elevation of 505 feet above mean sea level. Therefore, FAA review was required. The FAA issued its "Determination of No Hazard to Air Navigation" on December 15, 2015, and ALUC Director issued a determination of consistency for this project on December 16, 2015.

Copies of these consistency letters and background documents are attached, for the Commission's information.

- 4.2 December 2016 ALUC Meeting – Available Venues. The Board Hearing Room here at the Riverside County Administrative Center will be unavailable on our normal scheduled date of December 8, 2016 (second Thursday). However, two other venues that have been the sites of previous meetings are available on Thursday, December 8 – the Board Room at Eastern Municipal Water District and the La Quinta City Hall Council Chambers. Alternatively, the Board Hearing Room is available on Monday, December 12, but ALUC Counsel Raymond Mistica would not be available on that day.



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



December 14, 2015

**CHAIR**

Simon Housman  
Rancho Mirage

Mr. Salvador Quintanilla, Associate Planner  
City of Cathedral City Planning Department  
68700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR'S DETERMINATION**

John Lyon  
Riverside

File No.: ZAP1036PS15  
Related File No.: CUP 15-007 (Conditional Use Permit)  
APN: 678-322-024

Glen Holmes  
Hemet

Greg Pettis  
Cathedral City

Dear Mr. Quintanilla:

Steve Manos  
Lake Elsinore

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC's general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed the above referenced proposal to develop a 4,375 square foot commercial building for a pest control company on a 0.58-acre parcel located on the southerly side of Aliso Road, easterly of its intersection with Avenida Del Yermo and westerly of Avenida Del Padre, and northerly of Ramon Road, in the City of Cathedral City.

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

The project is located in Airport Compatibility Zone E of the 2005 Palm Springs Airport Land Use Compatibility Plan, which does not limit land use intensity. The elevation of Runway 13R-31L at its closest point to the project site is 395.5 feet above mean sea level (395.5 feet AMSL). The existing approximate site elevation is 364 feet AMSL and the project proposes a maximum building height of 17.5 feet for a total maximum elevation of 381.5 feet AMSL. This is lower than the runway elevation. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs 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:

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

[www.rcaluc.org](http://www.rcaluc.org)

**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION December 14, 2015**

- (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.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential purchasers of the property and tenants of the building.
  4. Any new retention or detention 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) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

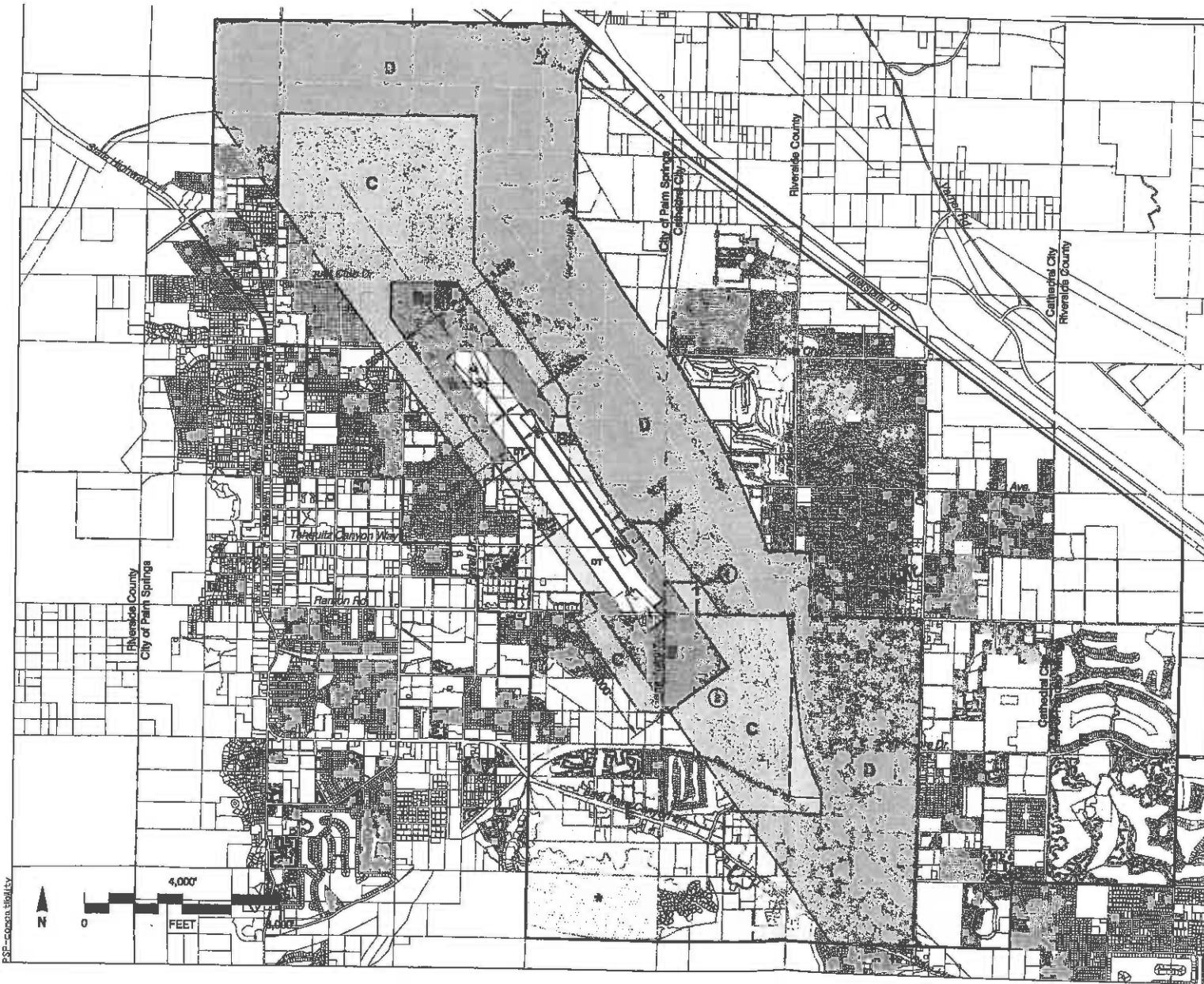
Attachment: Notice of Airport in Vicinity

cc: Carlos Campos (applicant/owner)  
Bill Wright, Wew Construction, Inc. (representative/payee)  
Thomas Nolan, Executive Director, Palm Springs International Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1036PS15\ZAP1036PS15.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

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



**Legend**

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

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

**Notes**

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

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

⊕ See Policy PS.2.1.

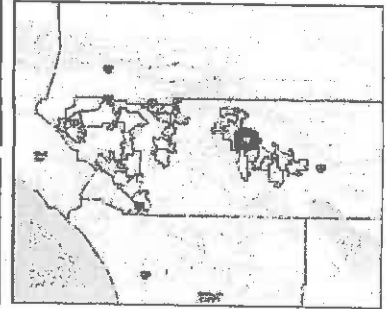
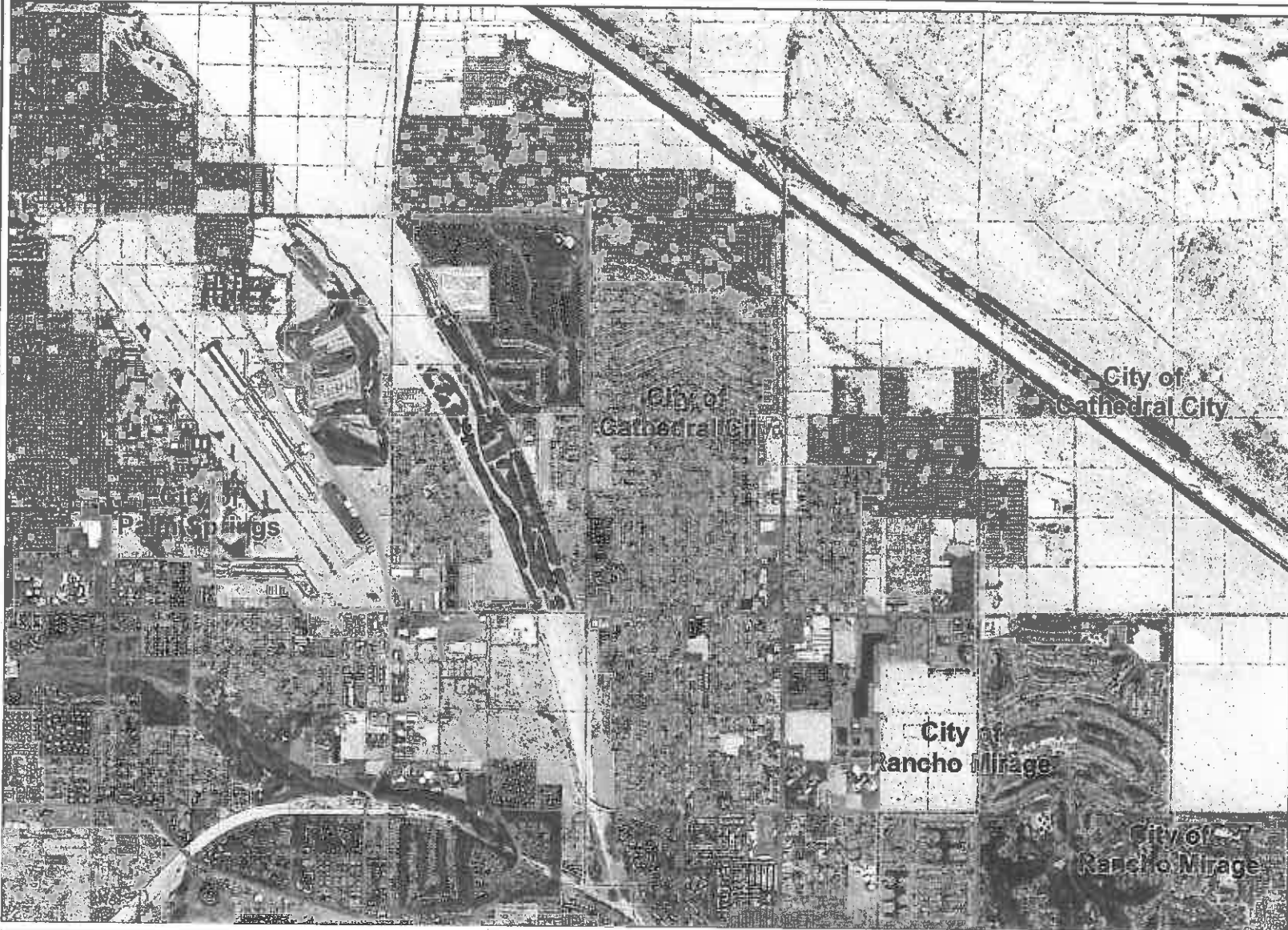
Riverside County  
 Airport Land Use Commission  
**Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document**  
 (Adopted March 2005)

Map PS-1








**Compatibility Map**  
 Palm Springs International Airport

PSP-compatibility

# My Map



## Legend

-  Airports
- Intake Boundaries**
-  <all other values>
-  NO
-  UNKNOWN
-  YES
-  Historic Preservation Districts
-  City Boundaries



0 4,991 9,982 Feet



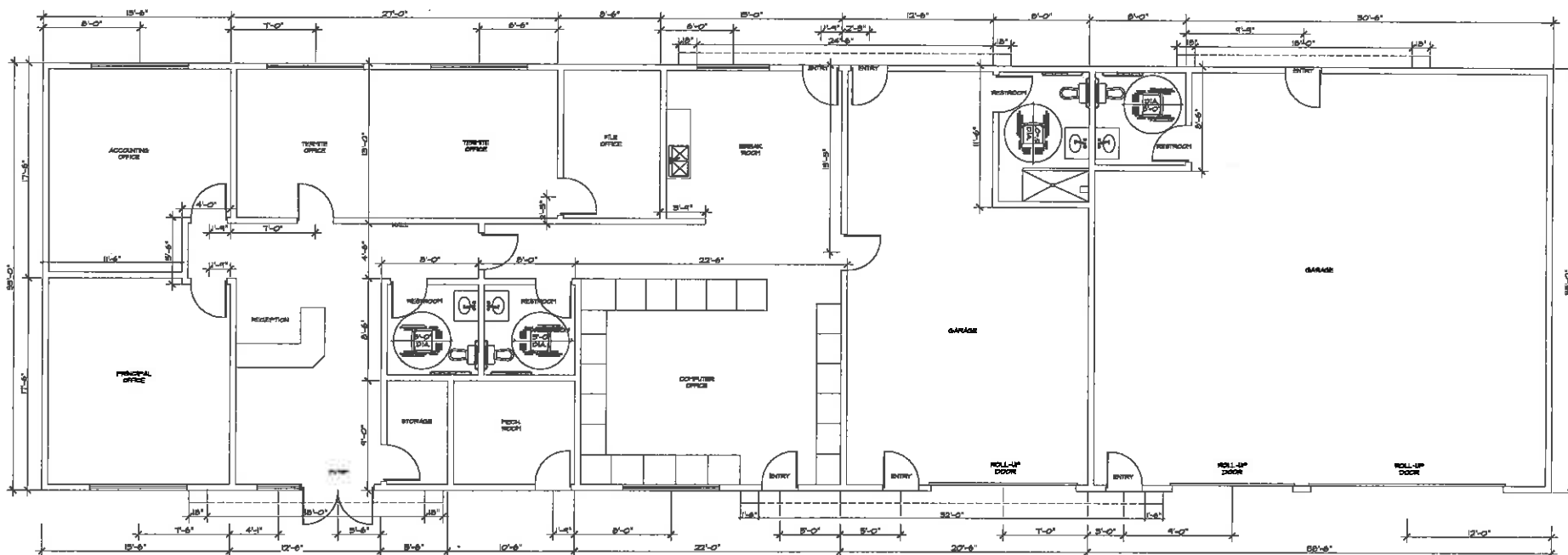
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 12/11/2015 4:07:10 PM

© Riverside County TLMA GIS

## Notes

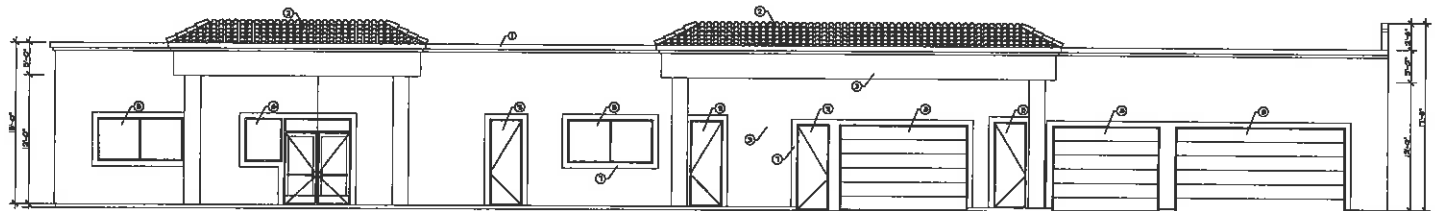




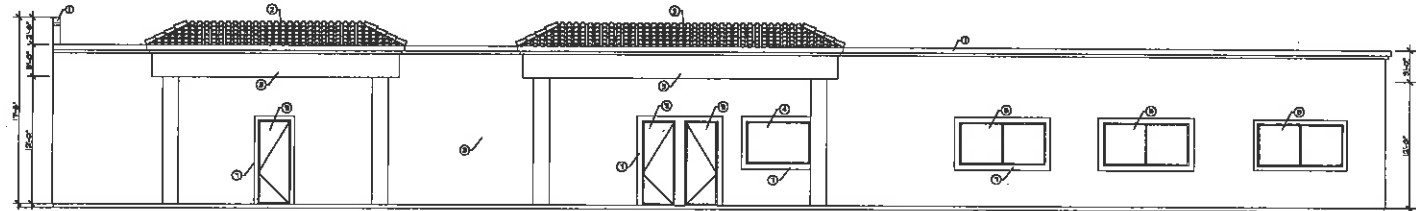
**FLOOR PLAN**  
SCALE 1/4"=1'-0"

LEGEND:  
 4,375 SQ. FT. TOTAL BUILDING  
 2,321 SQ. FT. NEW BUILDING  
 1,330 SQ. FT. STORAGE  
 715 SQ. FT. STORAGE

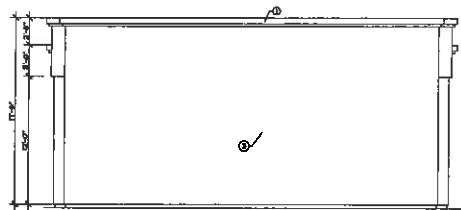
<b>PLAN PREPARER</b> ANDRES H. PROLIERO 5098 VIA PABLO THUNDER HILLS, CA 92384 PHONE: (760) 348-2343 CELL: (760) 778-3366 FAX: (760) 348-2841	<b>APN# 618-322-020</b> <b>JOB ADDRESS:</b> CARLOS CAMPOS 68-835 ALISO RD. CATHEDRAL CITY, CA. 92234 CELL: (760) 202-6456	<b>OWNER ADDRESS:</b> CARLOS CAMPOS 68-835 ALISO RD. CATHEDRAL CITY, CA. 92234 CELL: (760) 202-6456	<b>CITY OF CATHEDRAL CITY</b>  <b>FLOOR PLAN</b>		<b>SHEET NO.</b> 2
	<b>DRAMA:</b> A. PROLIERO	<b>SCALE:</b> AS SHOWN	<b>DATE:</b> SEPTEMBER 2005	<b>FILE NO.</b>	OF 6 SHEETS



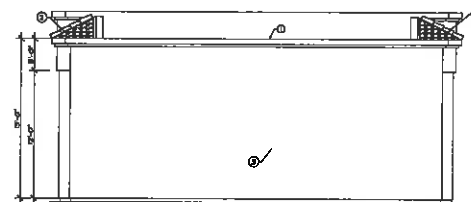
**SOUTH ELEVATION**  
SCALE 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE 1/4"=1'-0"



**EAST ELEVATION**  
SCALE 1/4"=1'-0"



**WEST ELEVATION**  
SCALE 1/4"=1'-0"

**LEGEND**

- ① FINISH: LA HABRA BRICK 3/4" FALLENROCK  
3 COAT CEMENT PLASTER ON BTH  
1/4" GALVANIZED STEEL FRESH OVER BRK  
BACKED BRK 1/8 FELT
- ② 2"X8-1/2" CONCRETE-TILE BRK INSTALLED  
REAR FELD 1/2" PER 800 SQ. FT. CARPORT  
3/8" REINFORCED TERRAZZOTA RANGE  
FORMED 1/2" 1/2" REINFORCED 1/2" FRONT  
1/2" REINFORCED RANGE 1/2" 1/2"  
BTH UNDERLATHING ON BRK 1/2" 3/8 FELT
- ③ LA HABRA BRICK 3/4" TRABUCO CRANE 3000  
3 COAT CEMENT PLASTER ON BTH  
1/4" GALVANIZED STEEL FRESH OVER BRK  
BACKED BRK 1/8 FELT
- ④ 2"X4-ALUMINUM BRIDGE DUAL INSULATING GLASS  
2 VINYL FRAME LOG E
- ⑤ 2"X4-ALUMINUM BRIDGE DUAL INSULATING GLASS  
2 VINYL FRAME LOG E
- ⑥ 2"X6-2"X4-ALUMINUM BRIDGE DUAL INSULATING GLASS  
2 VINYL FRAME LOG E
- ⑦ 2"X6-ALUMINUM BRIDGE DUAL INSULATING GLASS  
2 VINYL FRAME LOG E  
3 COAT CEMENT PLASTER ON BTH  
1/4" GALVANIZED STEEL FRESH OVER BRK  
BACKED BRK 1/8 FELT
- ⑧ OVERHEAD METAL FRAME DOOR PRE-PAINTED  
COLOR 88 MAGNIFICA CRANE 3000  
BTH GLASS BRIDGE
- ⑨ 2"X6-ALUMINUM BRIDGE DUAL INSULATING GLASS  
2 VINYL FRAME LOG E

PLAN PREPARER: ANDRES P. PERIBERO 3000 VIA PARRIS TRUCENDI VALLEY, CA 92718 PHONE: (714) 342-2643 CELL: (714) 770-820 FAX: (714) 342-1940	APN# 616-327-020 JOB ADDRESS: CARLOS CAMPOS 68-835 ALISO RD. CATHEDRAL CITY, CA. 92234 CELL: (760) 202-6456	OWNER ADDRESS: CARLOS CAMPOS 68-835 ALISO RD. CATHEDRAL CITY, CA. 92234 CELL: (760) 202-6456	CITY OF CATHEDRAL CITY ELEVATION PLAN		SHEET NO. <b>3</b>
	DRAWN: A. PERIBERO	SCALE: AS SHOWN	DATE: SEPTEMBER 2005	FILE NO.	OF 6 SHEETS



PAGE BREAK





# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

December 16, 2015

**CHAIR**

**Simon Housman**  
Rancho Mirage

Mr. Mac McGinnis

**VICE CHAIRMAN**

**Rod Ballance**  
Riverside

Desert Community College District/College of the Desert  
43-500 Monterey Avenue  
Palm Desert, CA 92260

**COMMISSIONERS**

**Arthur Butler**  
Riverside

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

**John Lyon**  
Riverside

File No.: ZAP1035PS15

Related Project: College of the Desert West Valley Campus Master Plan

**Glen Holmes**  
Hemet

APNs: 502-190-003, -004, -008, -015, -017, -018, -019, -020

**Greg Pettis**  
Cathedral City

Dear Mr. McGinnis:

**Steve Manos**  
Lake Elsinore

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC’s general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed the above referenced proposal by the Desert Community College District for a master plan to reuse the 29.11-acre site of Palm Springs Mall (excluding the freestanding Camelot Festival Theaters and Jack in the Box restaurant) located westerly of Farrell Drive, southerly of Tahquitz Canyon Way, and northerly of Baristo Road in the City of Palm Springs as the West Valley Campus of the College of the Desert. New development may occur in multiple phases.

**STAFF**

**Director**  
Ed Cooper

**John Guerin**  
**Russell Brady**  
**Barbara Santos**

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

[www.rcaluc.org](http://www.rcaluc.org)

The project is located in Airport Compatibility Zone E of the 2005 Palm Springs Airport Land Use Compatibility Plan, which does not limit land use intensity. The elevation of Runway 13R-31L at its closest point to the project site is approximately 434.08 feet above mean sea level (434.08 feet AMSL). At a distance of approximately 4,000 feet from the runway to the property line, FAA review would be required for any structures with top of roof exceeding 474.08 feet AMSL. The site has an approximate maximum existing elevation of 420 feet AMSL. At this time only the Phase I building plans are available for review, which note a maximum building height of 34 feet. However, the proposed Master Plan anticipates a maximum building height of 85 feet for a total maximum elevation of approximately 505 feet AMSL. Therefore, FAA review was required. The proposed maximum building height of 85 feet was submitted for FAA obstruction evaluation review and assigned Aeronautical Study No. (ASN) 2015-AWP-11485-OE. The FAA Obstruction Evaluation Service issued a “Determination of No Hazard to Air Navigation” for ASN 2015-AWP-11485-OE on December 15, 2015.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs 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, and 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.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential purchasers of the property and tenants of the building.
4. 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) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The Federal Aviation Administration has conducted an aeronautical study of a potential structure at a maximum height of 85 feet and a top point elevation of 505 feet above mean sea level (Aeronautical Study No. 2015-AWP-11485-OE) and has determined that neither marking nor lighting of such a structure would be necessary for aviation safety. However, if marking and/or lighting of such structure for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
6. The maximum height of any proposed structure shall not exceed 85 feet above ground level, and the maximum elevation of the proposed structure (including all roof-mounted equipment, if any) at top point shall not exceed 505 feet above mean sea level.

**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION December 16, 2015**

7. Any structure with a height greater than 85 feet above ground level or with an elevation at top point exceeding 505 feet above mean sea level shall require further review by both the Airport Land Use Commission and the Federal Aviation Administration.
8. Temporary construction equipment used during actual construction of structures shall not exceed a height of 85 feet, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
9. Within five (5) days after construction of any structure with a height exceeding 40 feet above ground level or a top point elevation exceeding 474 feet above mean sea level 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 or a decision is made not to construct any new buildings on the property.

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: Terra Nova Planning & Research, Inc., John D. Criste (representative)  
YTC Inv., c/o Lynn Yang (landowner)  
Camelot Festival Theatre, c/o Rozene R. Supple (landowner)  
Thomas Nolan, Executive Director, Palm Springs International Airport  
Simon A. Housman, ALUC Chairman  
ALUC Case File

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1035PS15\ZAP1035PS15.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

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



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2015-AWP-11485-OE

Issued Date: 12/15/2015

Mac McGinnis  
College of the Desert Bond Office  
43-500 Monterey Avenue  
Palm Desert, CA 92260

**\*\* 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: Building College of the Desert West Valley Campus  
Location: Palm Springs, CA  
Latitude: 33-49-17.08N NAD 83  
Longitude: 116-31-14.12W  
Heights: 420 feet site elevation (SE)  
85 feet above ground level (AGL)  
505 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 1)  
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

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 L.

This determination expires on 06/15/2017 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.

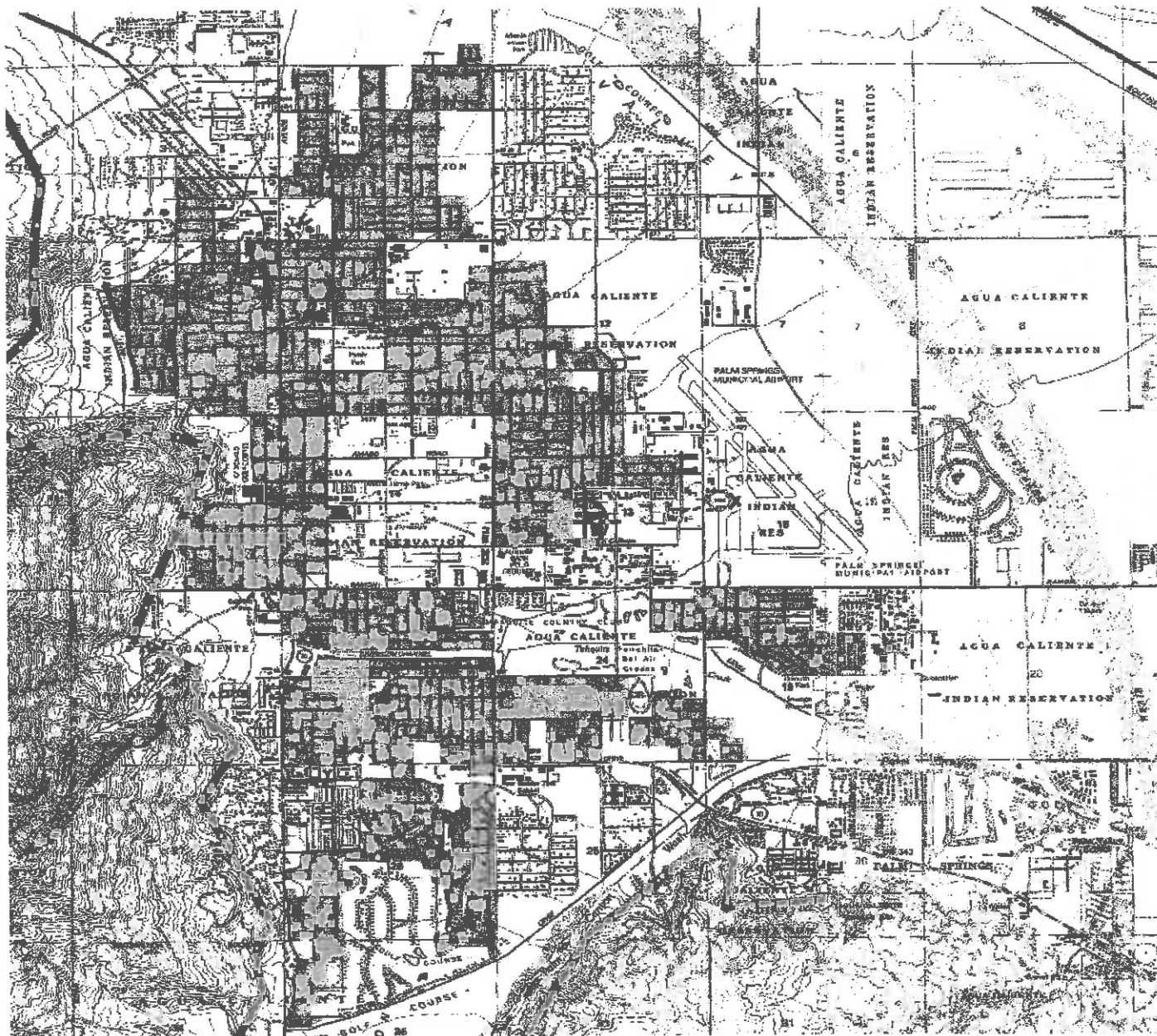
If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-11485-OE.

**Signature Control No: 273501699-275119272**  
Paul Holmquist  
Technician

( DNE )

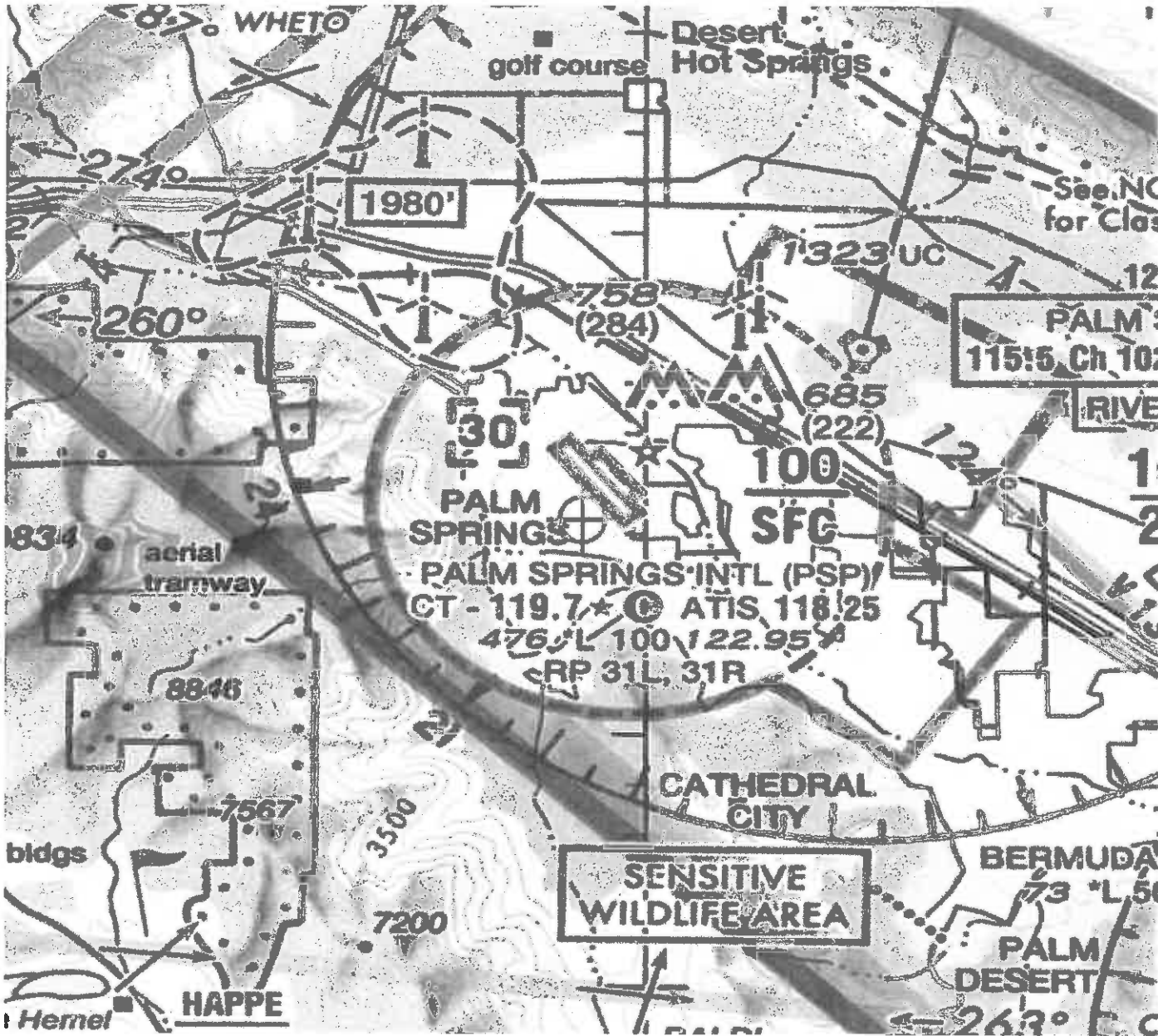
Attachment(s)  
Map(s)

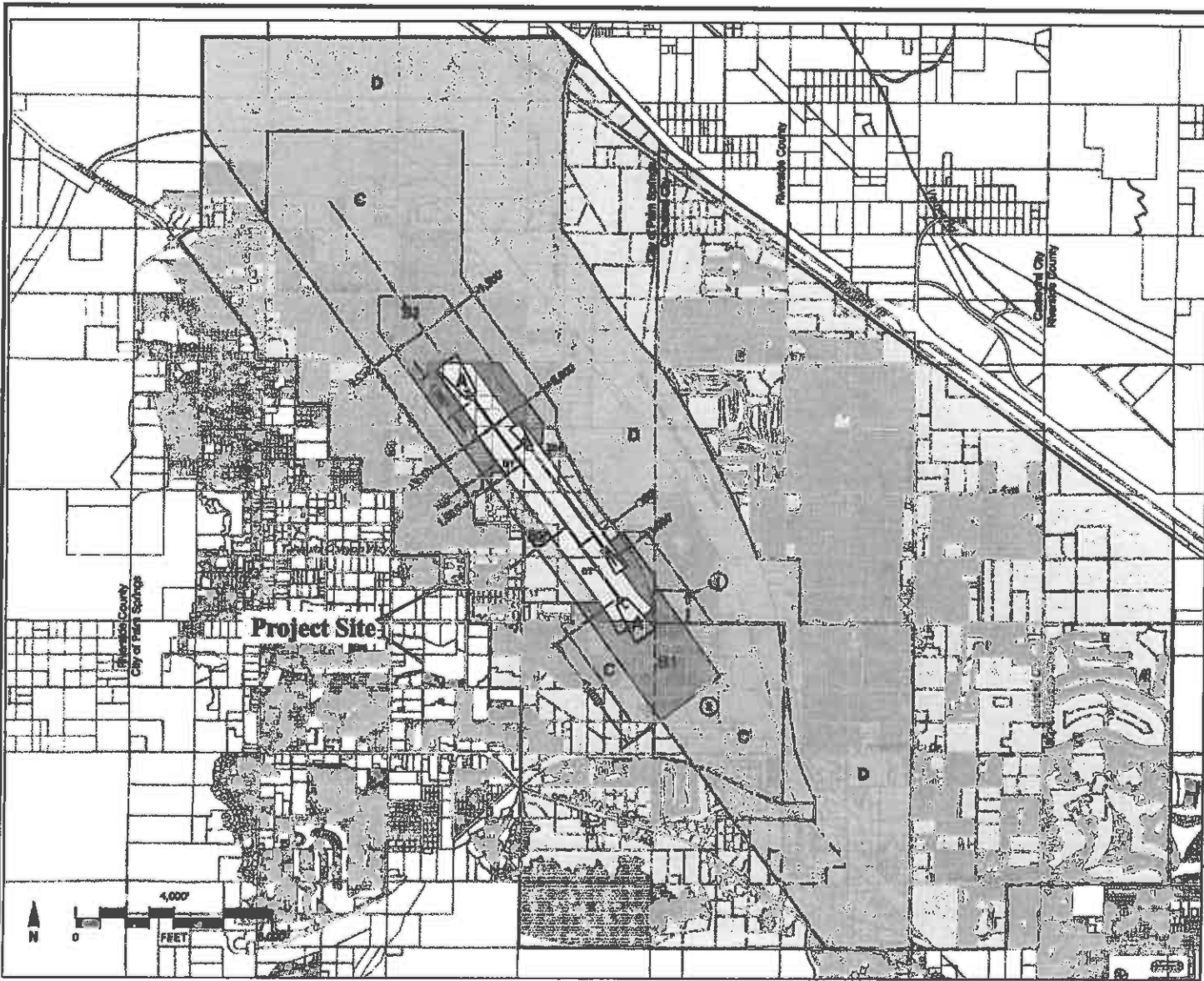
TOPO Map for ASN 2015-AWP-11485-OE





Sectional Map for ASN 2015-AWP-11485-OE





**Legend**

**Compatibility Zones**

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

**Boundary Lines**

- Airport Property Line
- City Limits

**Notes**

- All dimensions measured from runway ends and centerlines.
- DT = Displaced Threshold
- See Chapter 2, Table 2A for compatibility criteria associated with this map.
- See Policy PS.2.1.

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

Map PS-1

**Compatibility Map**  
 Palm Springs International Airport

07.22.15

Source: Riverside County Airport Land Use Compatibility Plan, Adopted March 2005

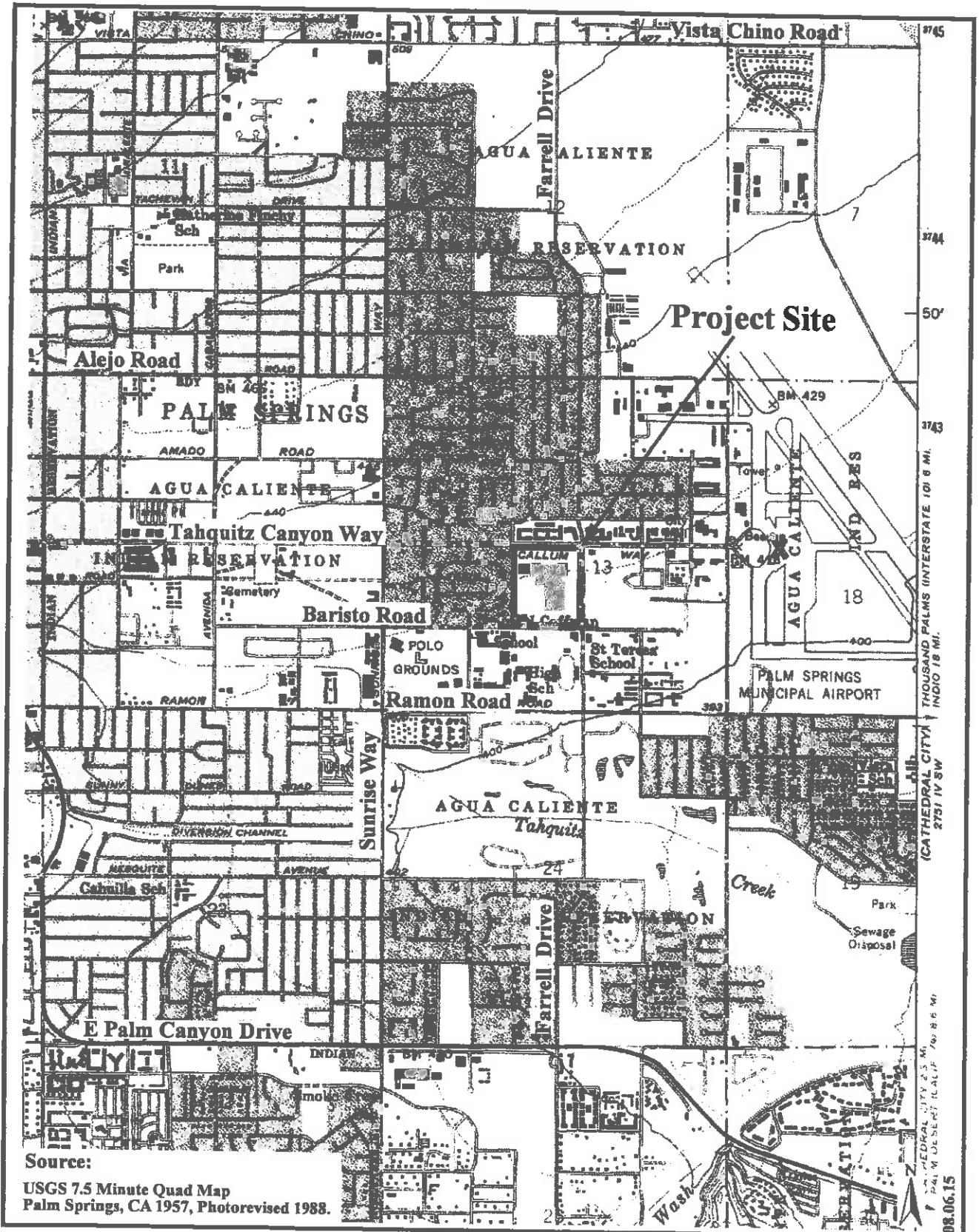


**College of the Desert - West Valley Campus**  
**Palm Springs International Airport - Land Use Compatibility Map**  
**Palm Springs, California**



**Exhibit**

**3**



Source:  
 USGS 7.5 Minute Quad Map  
 Palm Springs, CA 1957, Photorevised 1988.

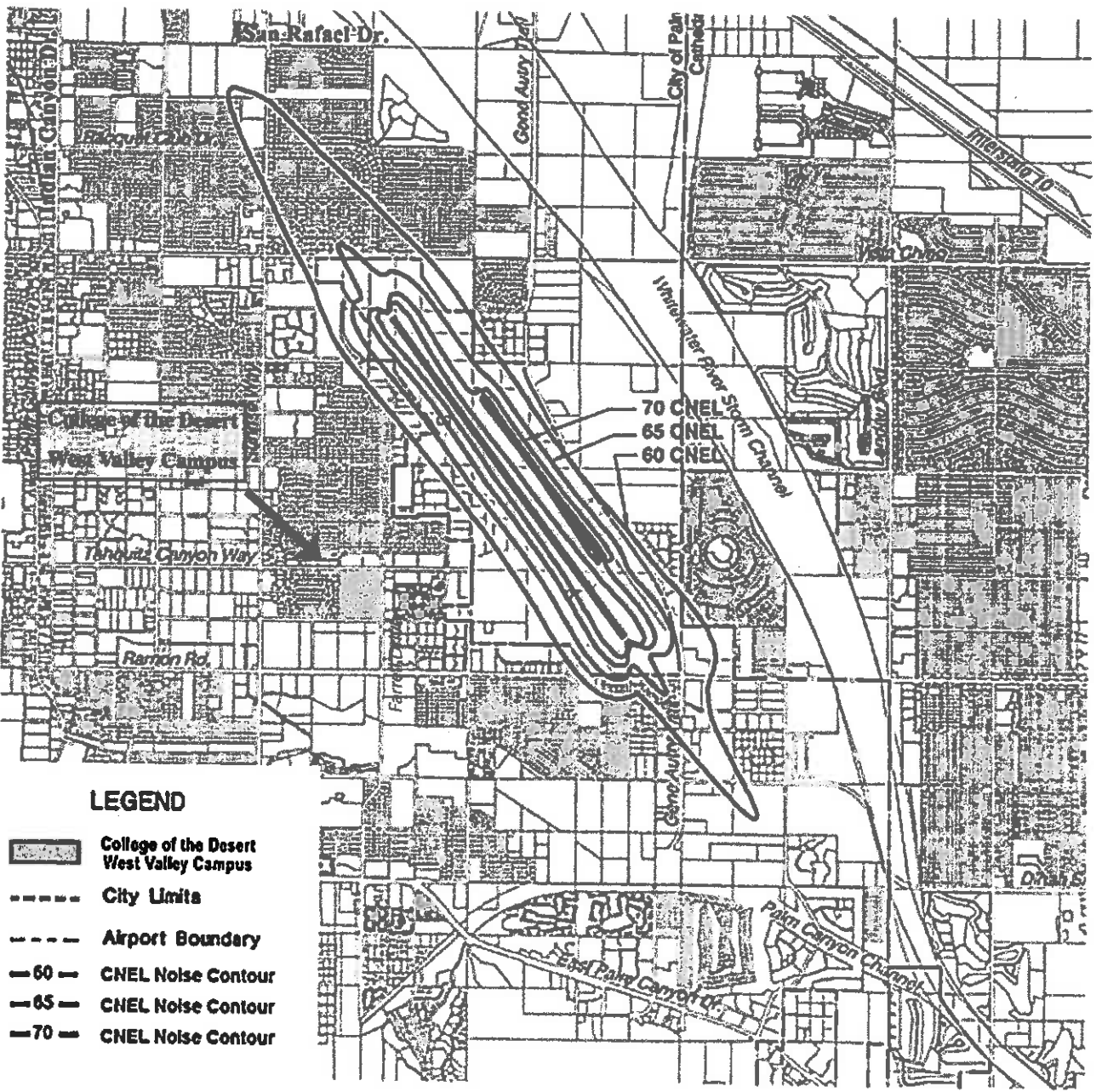


**College of the Desert - West Valley Campus**  
**Vicinity Map**  
**Palm Springs, California**









**Exhibit**  
 [Empty rectangular box]

08.06.15



**LEGEND**

-  College of the Desert West Valley Campus
-  City Limits
-  Airport Boundary
-  60 CNEL Noise Contour
-  65 CNEL Noise Contour
-  70 CNEL Noise Contour

<b>2025</b>	
Annual Operations	170,300
Average Annual Day	473



Source: Palm Springs International Airport Master Plan (May 2003)

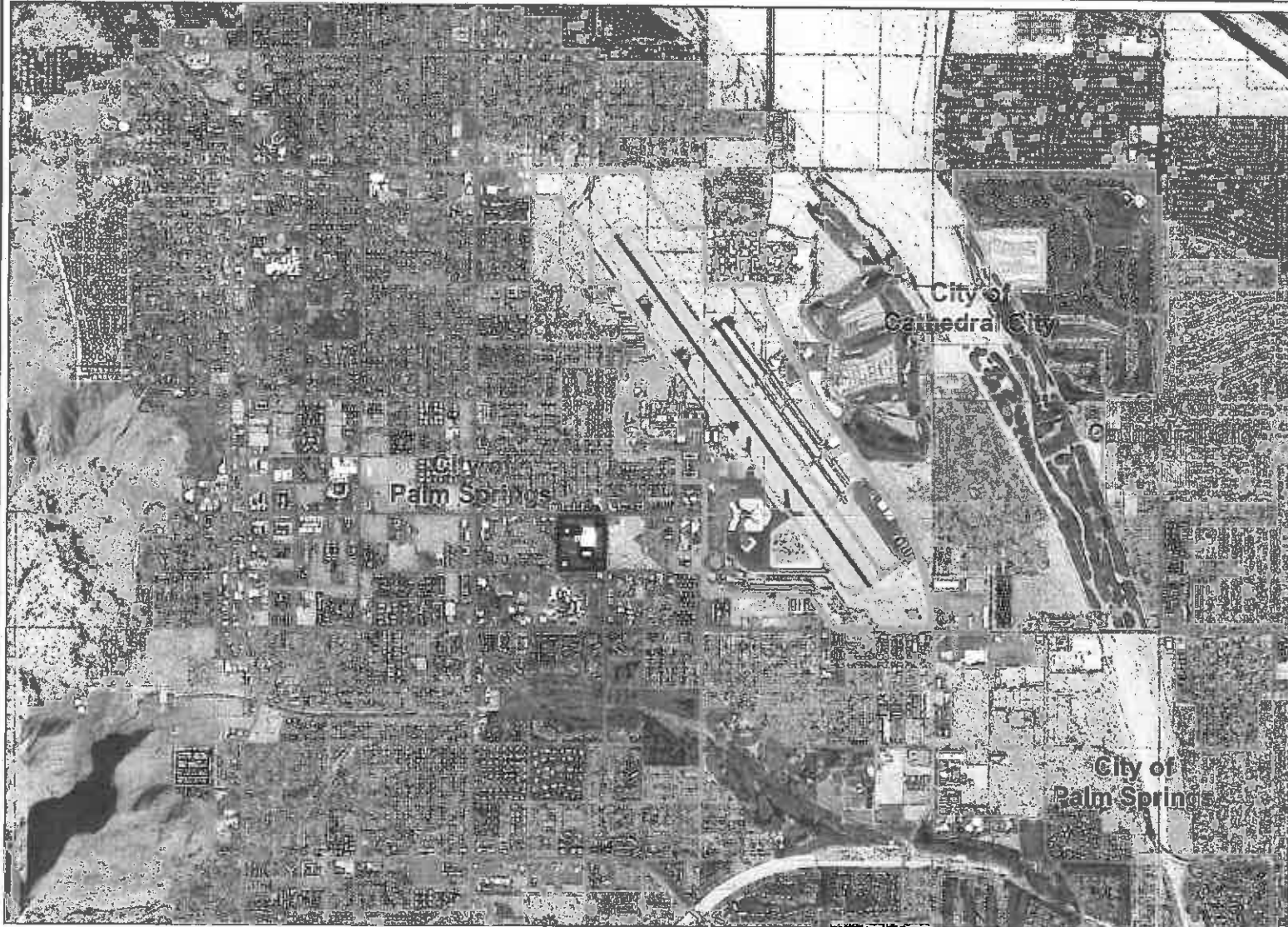
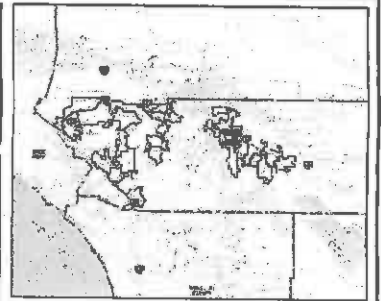
08.10.15







**College of the Desert - West Valley Campus  
Palm Springs Int'l Airport Noise Contours 2025  
Palm Springs, California**



# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts
-  City Boundaries



0 4,281 8,563 Feet



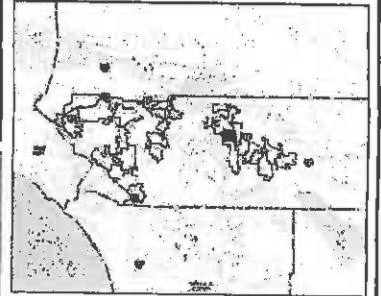
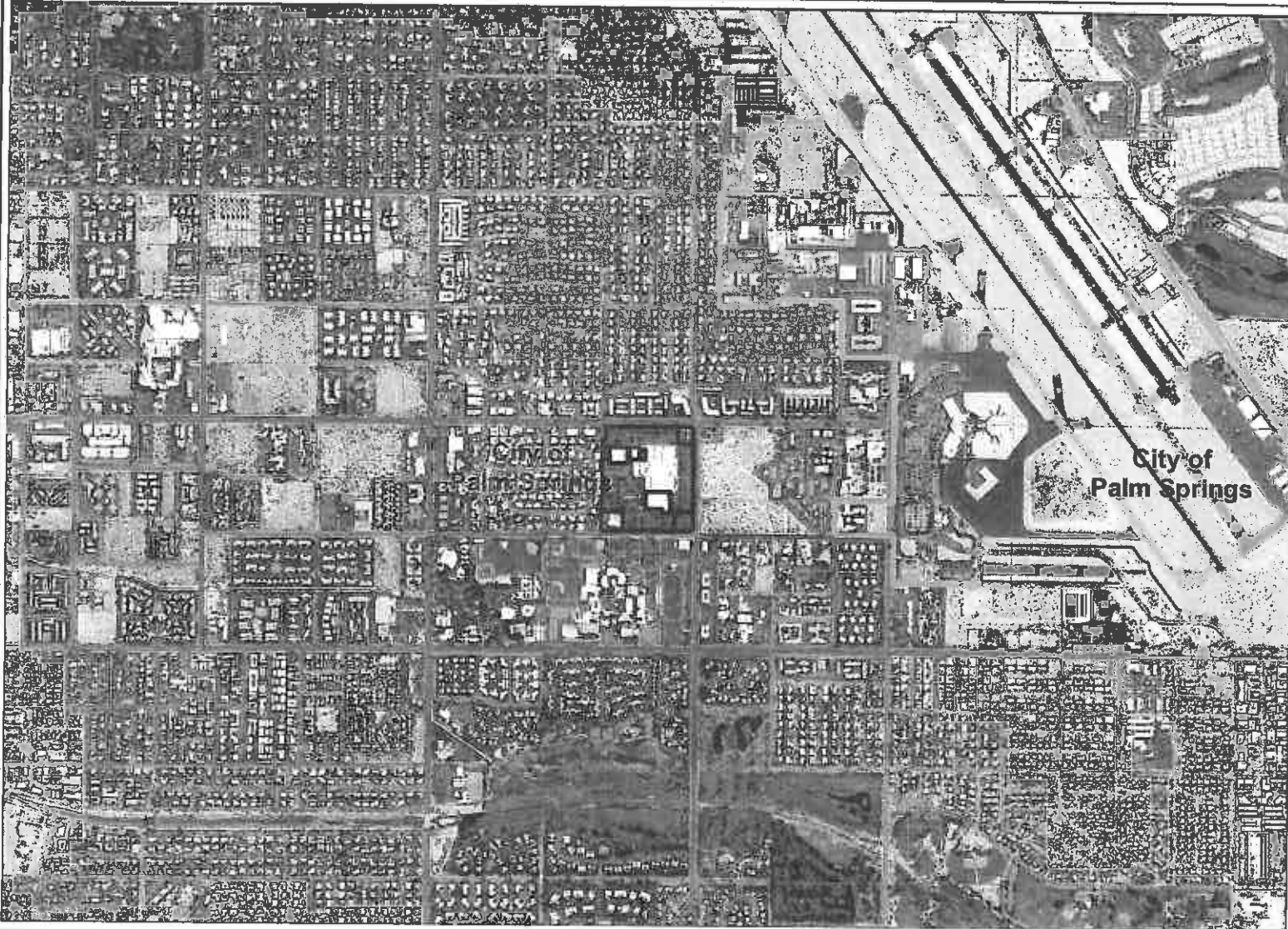
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## Notes

# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts I
-  City Boundaries



0 2,141 4,281 Feet



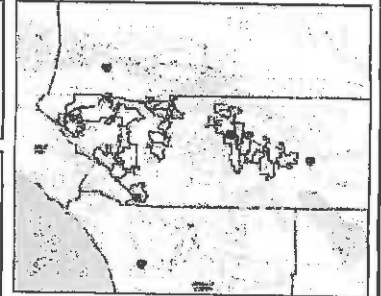
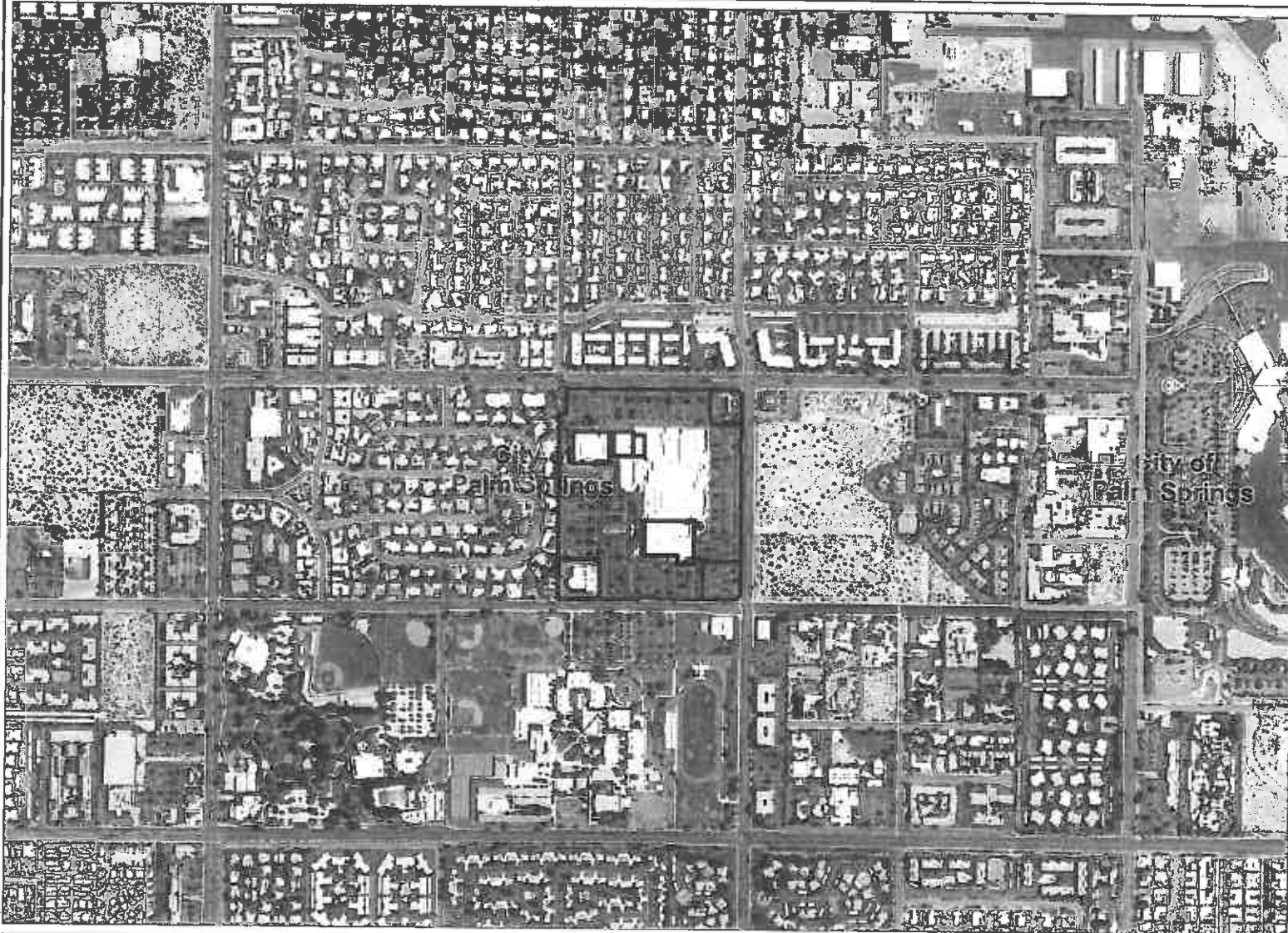
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## Notes

# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts I
-  City Boundaries



0 1,070 2,141 Feet



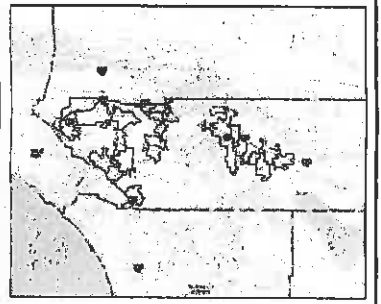
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## Notes

# My Map



## Legend

-  Airports
-  Runways
-  Historic Preservation Districts I
-  City Boundaries



0

535

1,070 Feet



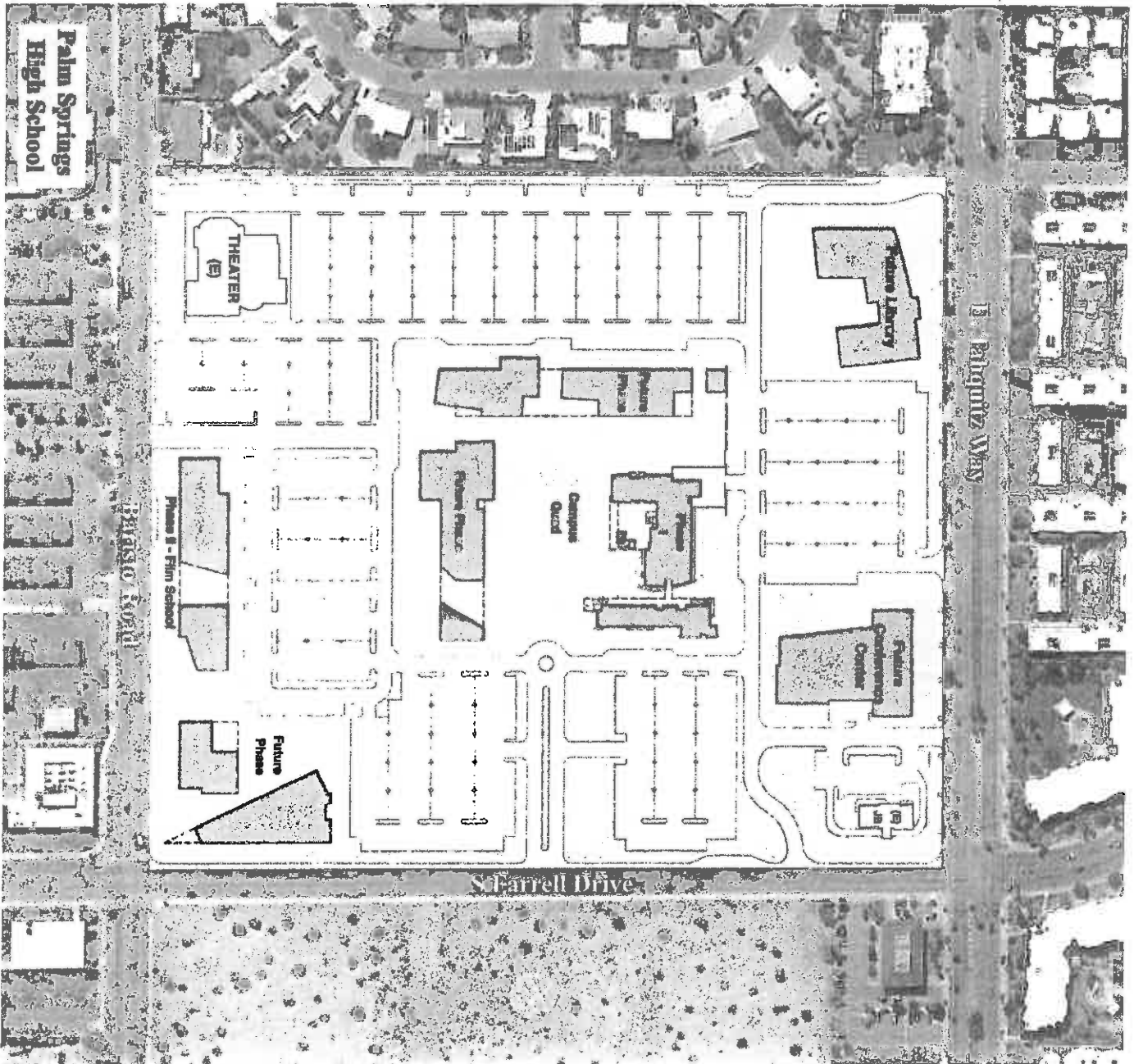
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

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## Notes





Source: Google earth image 04.27.15

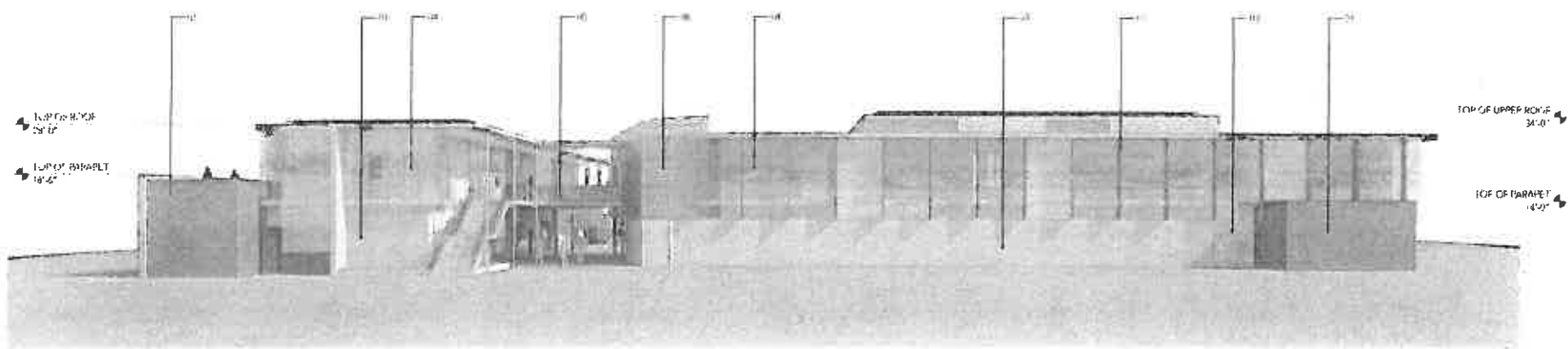


08.06.15



College of the Desert - West Valley Campus  
 Campus Master Plan - Site Plan  
 Palm Springs, California

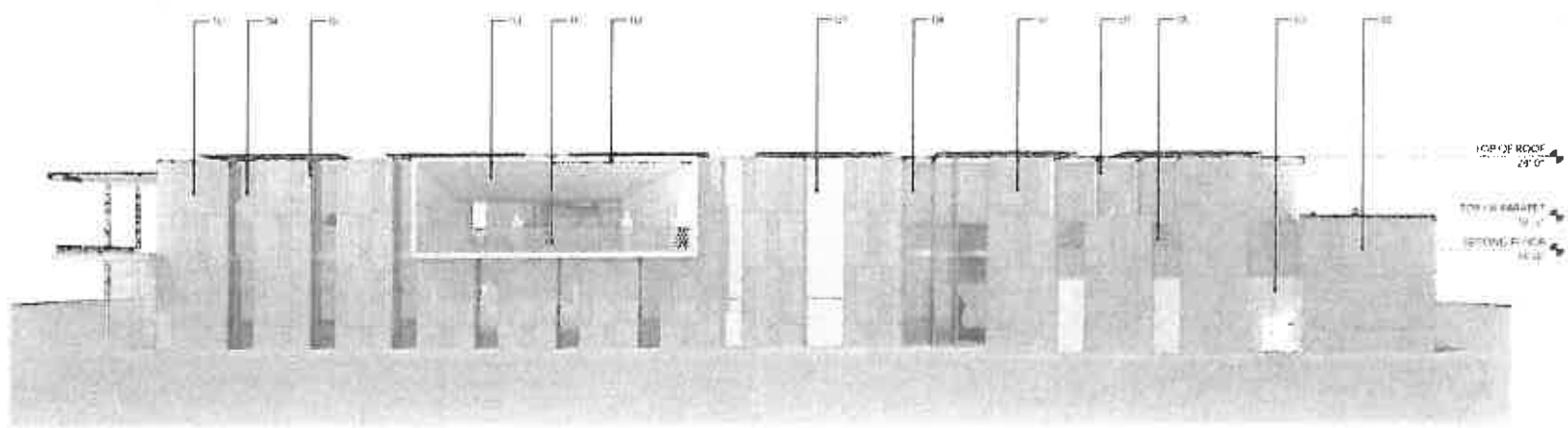




NORTH ELEVATION - FACING TAHQUITZ CANYON WAY

**MATERIAL KEYNOTES**

- 01 LARGE FORMAT PORCELAIN TILE
- 02 COMPOSITE METAL PANELS
- 03 EXTERIOR CEMENT PLASTER SMOOTH TROWEL FINISH
- 04 ALUMINUM & GLASS CURTAIN WALL
- 05 PERFORATED METAL PARAPET
- 06 PERFORATED METAL SCREEN SIGNAGE/ART/IDENTITY ELEMENT
- 07 METAL SOLAR SHADING DEVICE



EAST ELEVATION - FACING FARRELL DR.

**COLLEGE OF THE DESERT - WEST VALLEY CAMPUS  
PHASE 1 BUILDING**

Source: HMC Architects 07.23.15

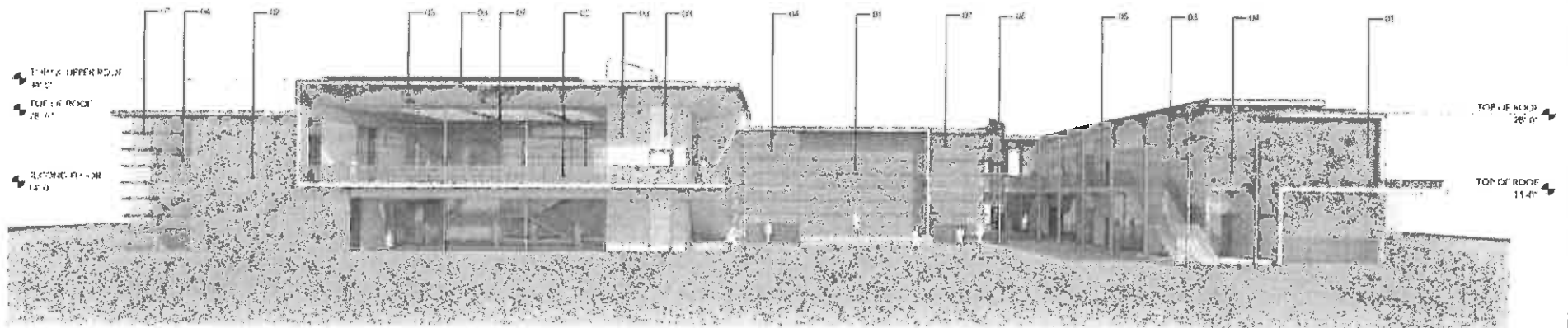


**College of the Desert - West Valley Campus  
Phase I Building Elevations - North and East Facing  
Palm Springs, California**



Exhibit

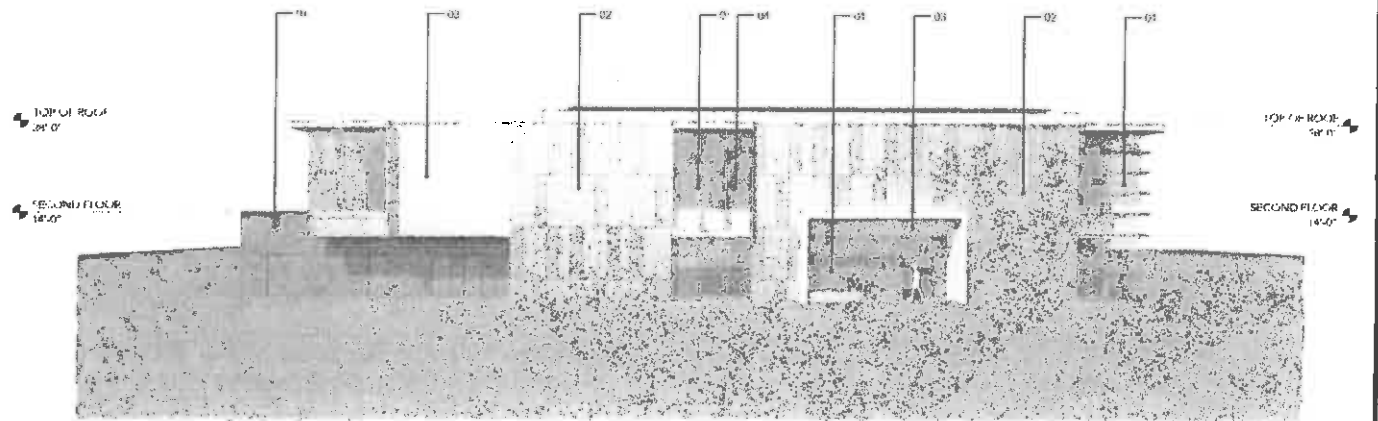
2A



SOUTH ELEVATION - FACING BARISTO RD.

**MATERIAL KEYNOTES**

- 01 LARGE FORMAT PORCELANITE
- 02 COMPOSITE METAL PANELS
- 03 EXTERIOR CEMENT PLASTER, SMOOTH TROWEL FINISH
- 04 ALUMINUM & GLASS CURTAIN WALL
- 05 PERFORATED METAL GUARDRAIL
- 06 PERFORATED METAL SCREEN SIGNAGE/ARCHITECTURAL IDENTIFICATION ELEMENT
- 07 METAL SOLAR SHADING DEVICE



WEST ELEVATION - FACING RESIDENTIAL NEIGHBORHOOD

**COLLEGE OF THE DESERT - WEST VALLEY CAMPUS  
PHASE 1 BUILDING**

Source: HMC Architects 07.23.15

2015.07.15



**College of the Desert - West Valley Campus  
Phase I Building Elevations - South and West Facing  
Palm Springs, California**



Exhibit

2B

